



# DOWNTOWN GENEVA OFFICE

324 W STATE STREET  
GENEVA, IL 60134

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# Property Summary



## OFFERING SUMMARY

Available SF: 97 - 313 SF

Lease Rate: \$170.00 - \$525.00 per month (Full Service)

Year Built: 1920

Building Size: 11,440 SF

Market: Chicago - Far West

Submarket: Kane County

## PROPERTY OVERVIEW

Very economical, small office space in heart of downtown Geneva. The property includes nicely finished, lower level offices. Combine individual spaces as needed.

"Full service" rent includes all operating expenses, as well as utilities. Stated sizes reflect actual unit sq ft (no common area factor).

## LOCATION OVERVIEW

Downtown Geneva on west side of Fox River. State Street (Rt 38) location between Third and Fourth Streets. Next to Aurelio's Pizza restaurant. Walk to Metra train, court house, restaurants and shopping. Adjacent public parking lot with some 9-hour parking.

## PROPERTY HIGHLIGHTS

- Small Lower Level Office Suites
- Economical Pricing
- Adjacent Public Lot
- Multi-Tenant Setting

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# Aerial



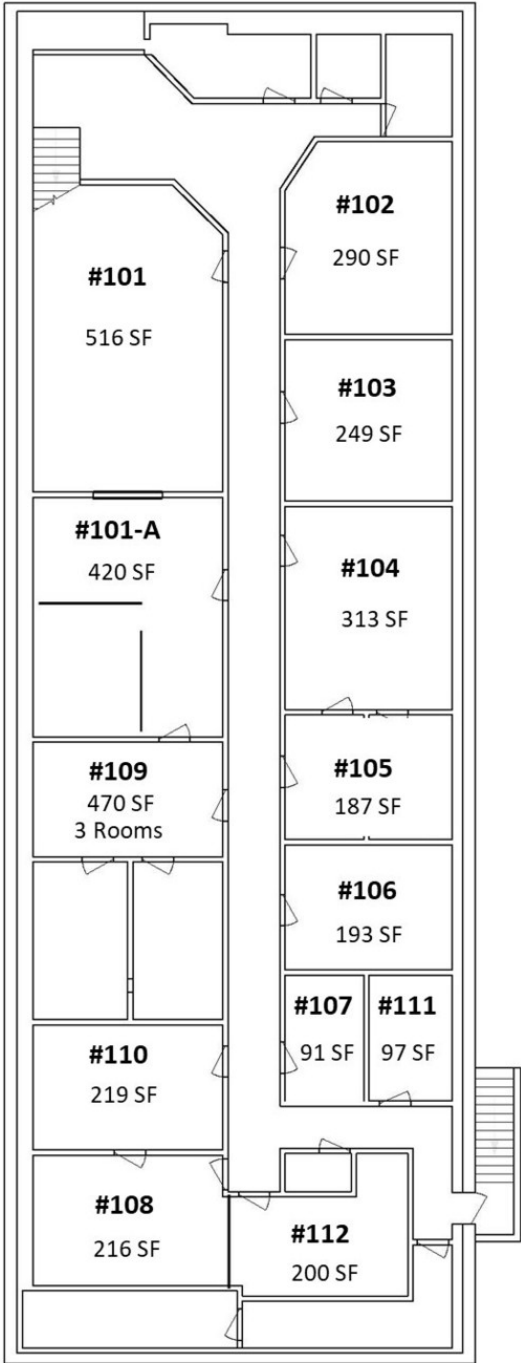
# Available Spaces

<b>LEASE RATE:</b>	\$170.00 - 420.00 PER MONTH	<b>TOTAL SPACE:</b>	97 - 313 SF
<b>LEASE TYPE:</b>	Full Service	<b>LEASE TERM:</b>	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
102	Office Building	\$375 per month	Full Service	290 SF	Negotiable	\$375/mo rent.
104	Office Building	\$420 per month	Full Service	313 SF	Negotiable	One large room. \$420/mo rent.
111	Office Building	\$170 per month	Full Service	97 SF	Negotiable	\$170/mo rent.



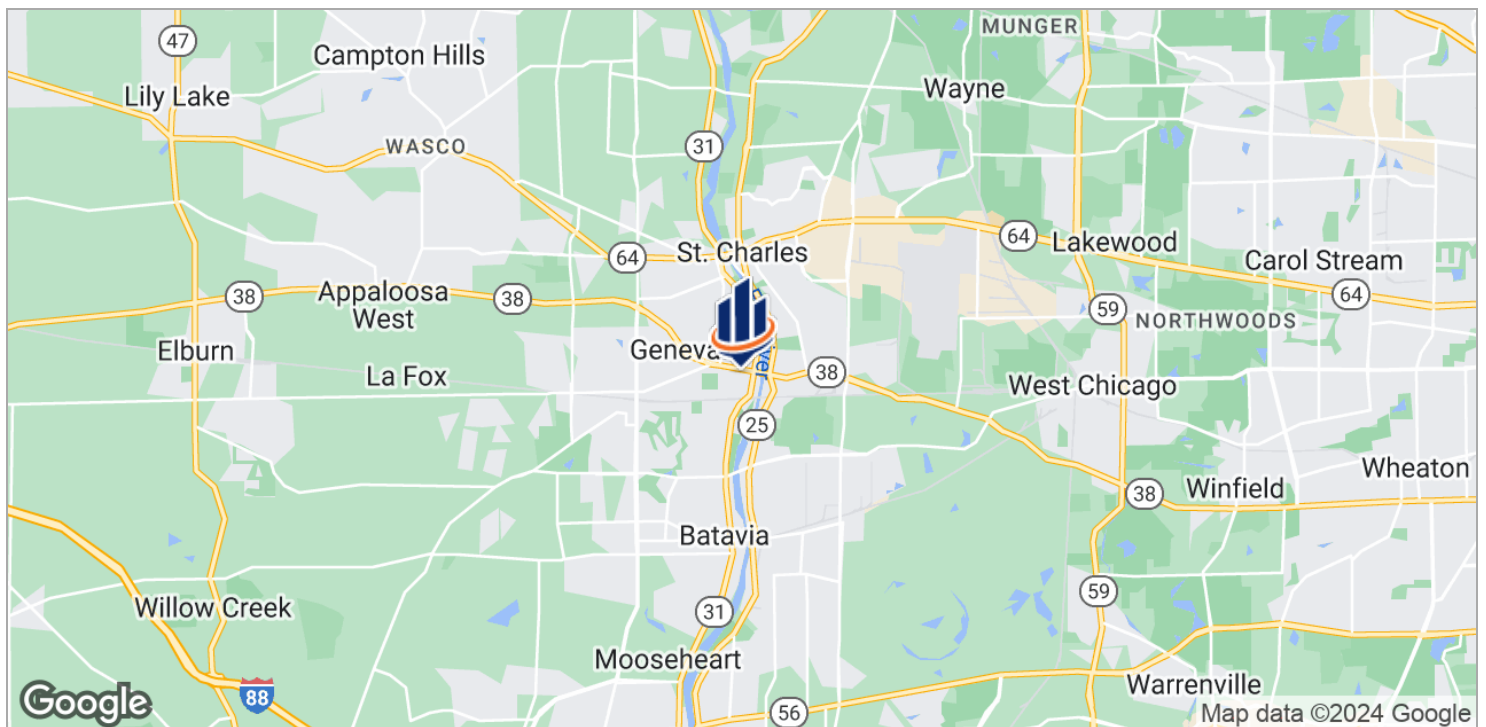
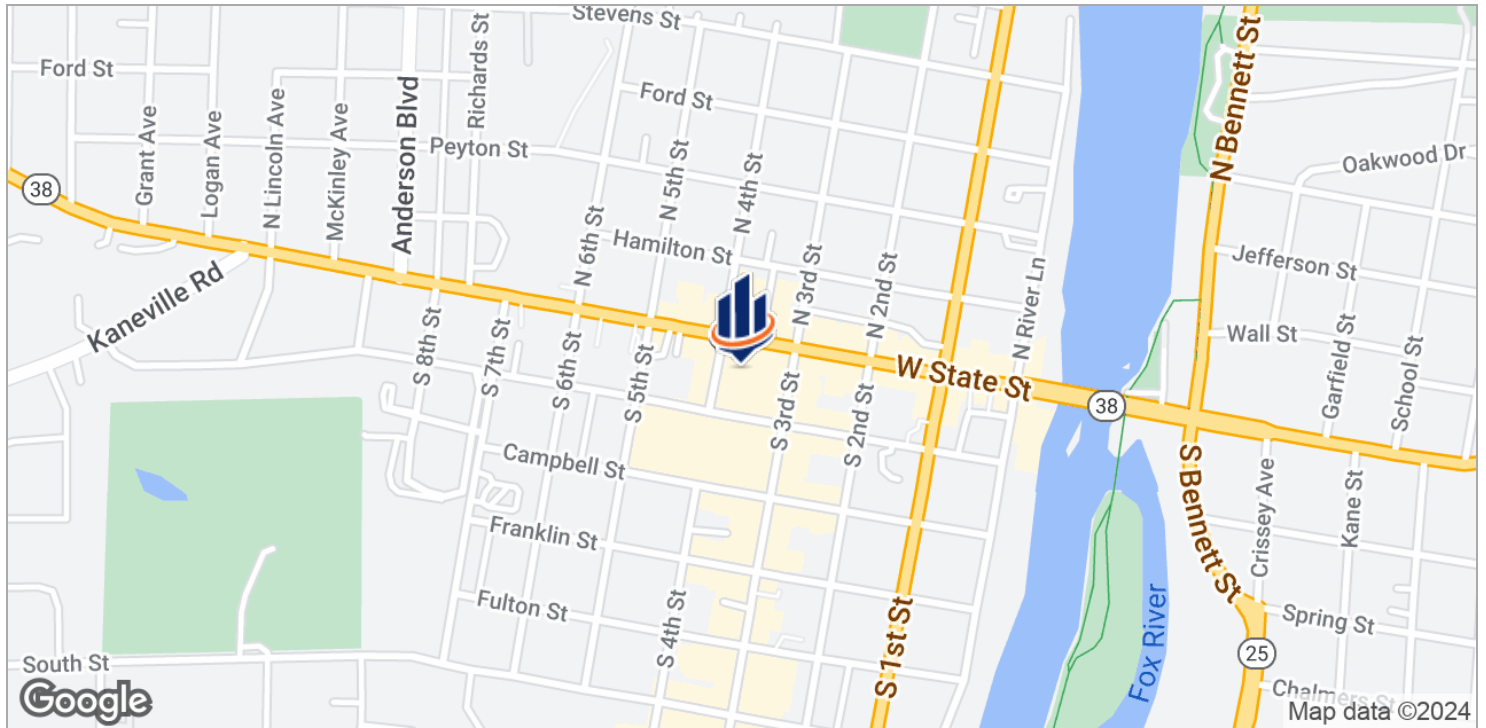
# Lower Level







# Location Maps



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