

# DOWNTOWN GENEVA OFFICE

330 W STATE STREET  
GENEVA, IL 60134

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# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Building Size:	9,986 SF
Available SF:	1,250 SF
Year Built:	2003
Zoning:	B2
Market:	Chicago - far west
Submarket:	Kane County

## PROPERTY OVERVIEW

Deluxe office space on 2nd floor of handsome, downtown 2003 elevator building. Common areas include shared kitchenette, restrooms. Private parking lot.

SUITE 3: \$2,582/mo rent includes \$7.79/sf in pass through costs. Utilities extra. Features reception/admin office with cut-out window, 2 private offices, large conference room with storage closet. Small waiting area, plus kitchenette and tech closet. 2 assigned parking spaces in private lot. Rentable size includes 20% common area factor.

## LOCATION OVERVIEW

Downtown Geneva, an upscale, far western suburb of Chicago. Near Third Street historic shopping district and Kane County courthouse. Walk to courthouse, Metra train, restaurants and shopping. Aurelio's restaurant is on 1st floor.

# Highlights

## LEASE HIGHLIGHTS

- 2nd Floor Office Space
- Elevator Building
- Downtown Location
- Above Aurelio's Restaurant
- Private Assigned Parking





Aerial

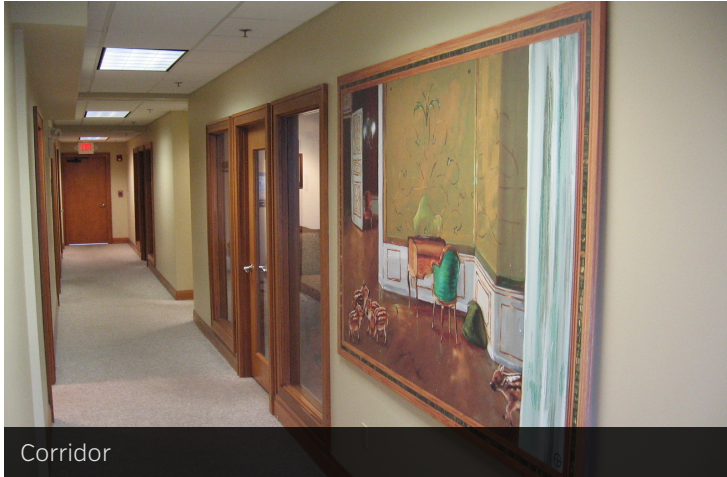




# Available Spaces

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	COMMENTS
Suite 3	Office Building	\$17.00 SF/yr	NNN	1,250 SF	\$2,582/mo rent includes \$7.79/sf in pass through costs. Utilities extra. Features reception/admin office with cut-out window, 2 private offices, large conference room with storage closet. Small waiting area, plus kitchenette and tech closet. 2 assigned parking spaces in private lot. Rentable size includes 20% common area factor.

# Common Area



Corridor



Kitchenette



Front Entrance Landing



Elevator Lobby



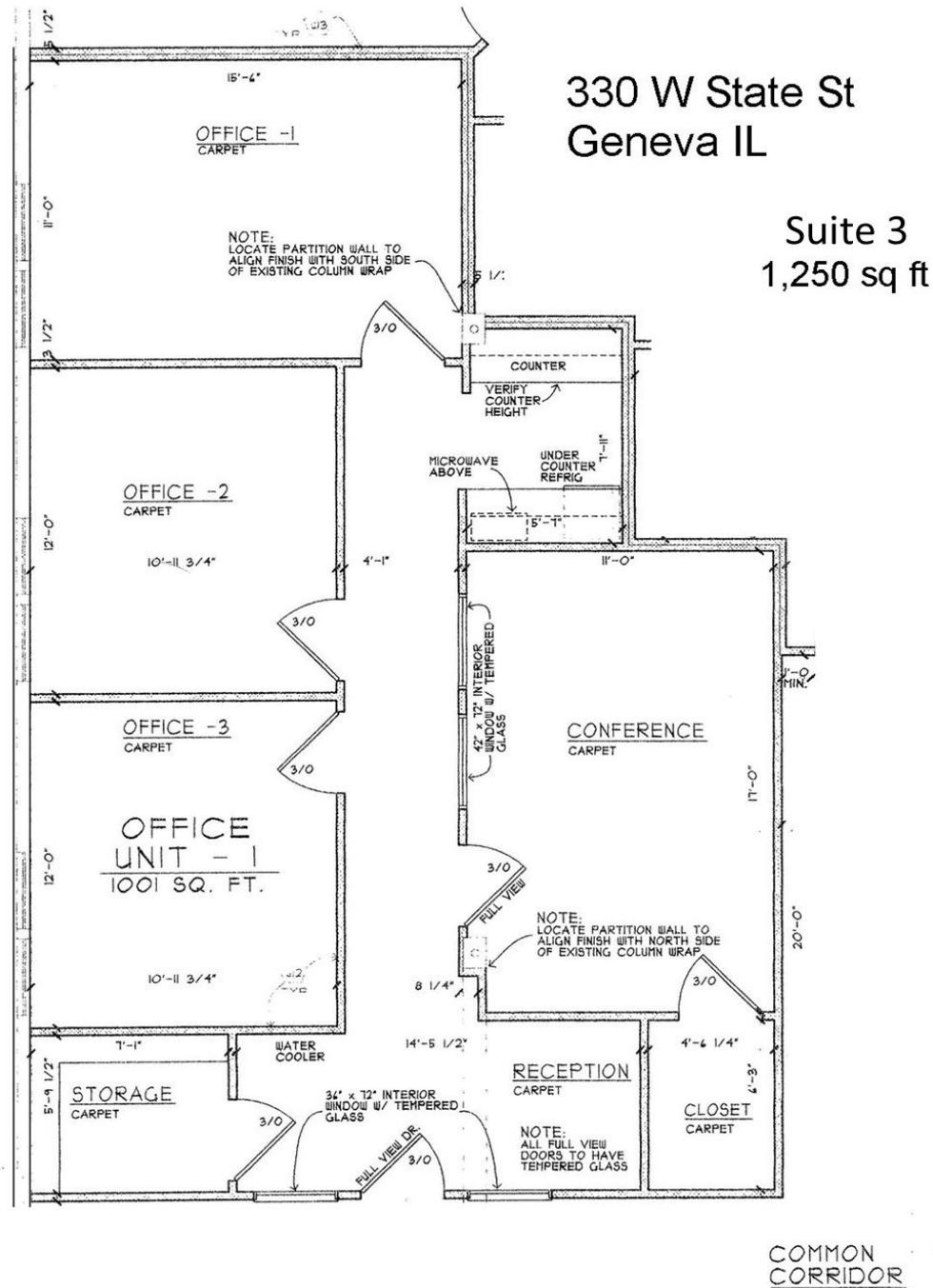
Front Entry



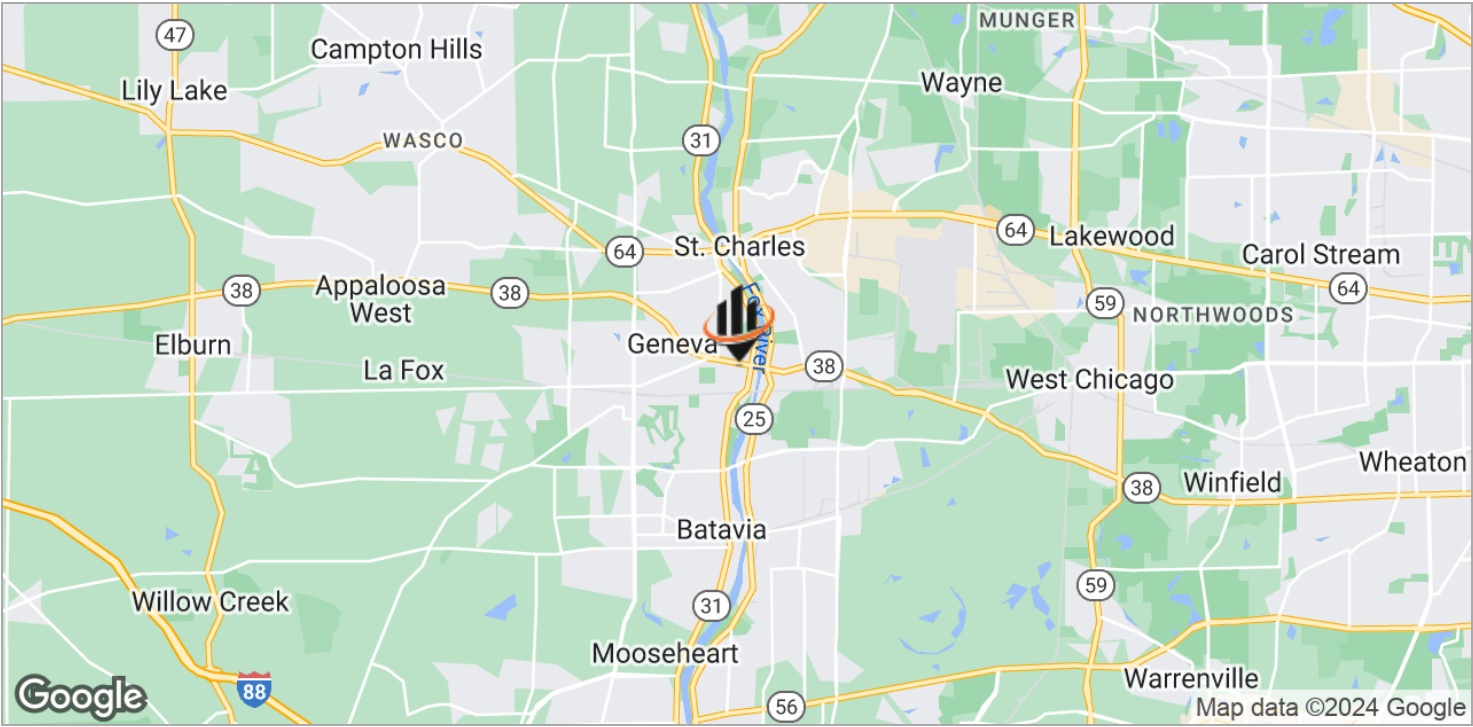
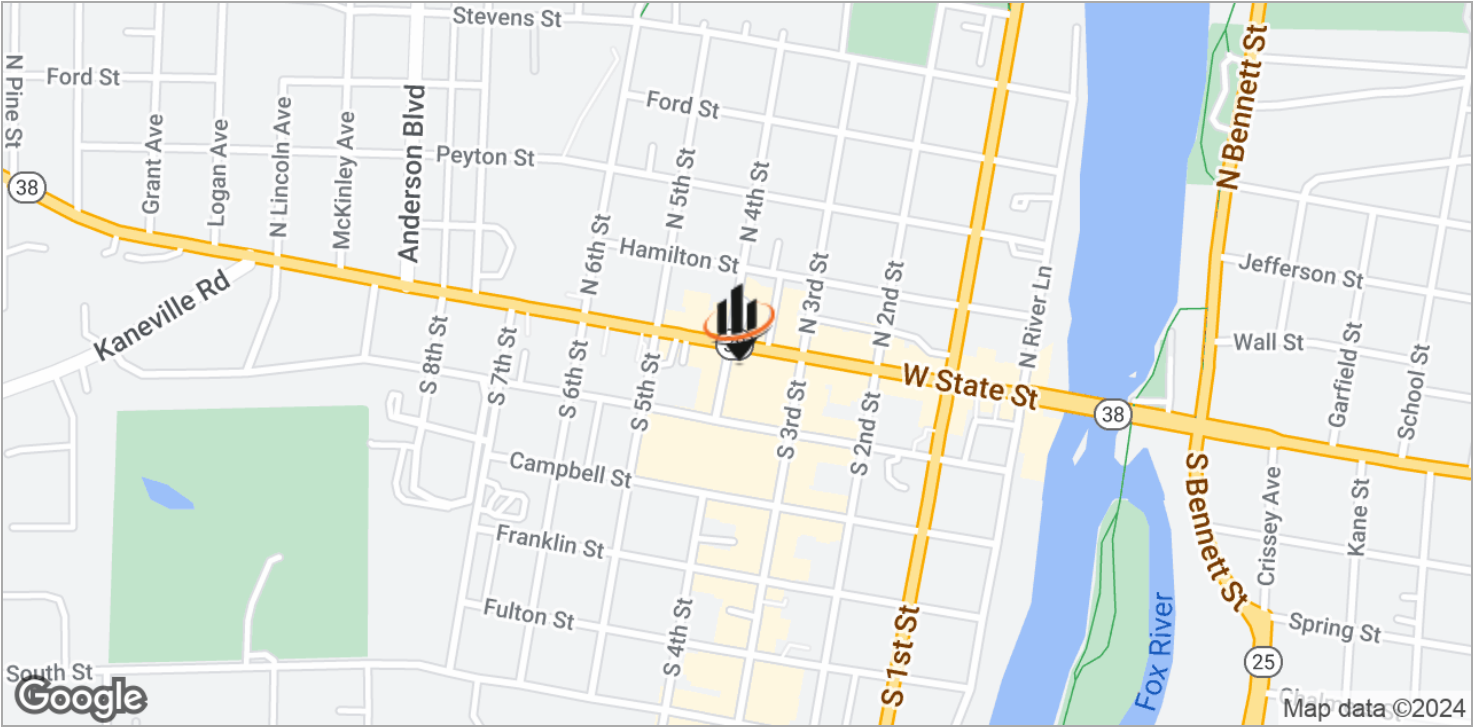
Private Parking



# Suite 3 Floor Plan



# Location Maps





# Geneva City Info



## HIGHLIGHTS

Kane County Seat  
Festivals  
Shopping  
Recreation  
Arts  
Dining

Airports: O'Hare, Midway, DuPage  
Rail: Geneva Metra Station, Union Pacific West Line  
Pace Bus Routes

Interstates: I-90, I-88, I-355  
State Highways: IL 25, IL 31, IL 38  
County Thoroughfares: Randall Rd, Kirk Rd

Home of Northwestern Medicine-Delnor Hospital

## GENEVA, IL

35 miles west of downtown Chicago. Known for its historic downtown business district and Geneva Commons Lifestyle Shopping Center on Randall Road. Home to Geneva Business Park (adjacent to DuPage Airport), Kane County Cougars Baseball, festivals, bike trails and restaurants. Intersected by the Fox River.

Character found in historic architecture, adaptive use of historic buildings, graceful trees and attention to landscaping.

Open space and recreation opportunities for residents of all age groups and abilities. 700 acres of park land, 580 acre Prairie Green Preserve, 2 golf courses. Bike/walking trails, playgrounds, outdoor aquatic center, recreation centers, fitness centers, skate park.

Excellent schools , parks, and library



# Kane County Info



## HIGHLIGHTS

County seat is Geneva

Comprised of 16 townships

Accessible Airports: O'Hare, Midway, DuPage, Aurora Municipal

Rail: Metra stops in Elgin, Aurora, Geneva, LaFox, Elburn

Pace Bus Routes

Extensive biking and hiking trail system

Interstates: I-88, I-90  
US Highways: 20, 30, 34

Higher Education: Aurora University, Judson University, Elgin Community College, Waubesa Community College

## KANE COUNTY, IL

2016 Population: Over 526,000

Land Area: 524 square miles

Notable feature is the Fox River. Largest cities are situated along the river - Aurora, Elgin, St Charles, Geneva, Batavia.

The 2030 Land Resource Management Plan divides the county into 3 areas: Urban Corridor - eastern portion, Critical Growth Corridor - middle portion, Agricultural Corridor - western portion.

Thriving commercial base. Farming has long been a way of life and an important economic activity in Kane County. Some farmland has been converted to accommodate increased growth. Official efforts are being made to preserve & protect farmland.

Forest Preserves: Approximately 20,000 acres.