

7 S Second Avenue, St Charles IL



OFFERING SUMMARY

Available SF:

Lease Rate:

Negotiable

Year Built:

1900

Zoning:

CBD1

Market:

Chicago - West
suburban

Submarket:

Kane County

PROPERTY OVERVIEW

6 MONTHS FREE WITH 5 YEAR LEASE. Very unique historic 1900 theater building in heart of downtown St Charles IL. Most recent use was a law firm. Uses other than office would require various upgrades per municipal code. Virtual tour available for viewing.

Dramatic two story reception/office area with large skylight. Features exposed original brick and even a live tree in the atrium. 10+ offices / conference rooms. Main level has three glass door conference rooms/offices, plus four private offices. Lots of open space, as well. Two mezzanines include 5 additional private offices, plus open admin/workstation areas. Lower level includes restrooms, kitchenette, production area and storage.

Recent upgrades include tuck pointing, painting, and clearing of side yard.

\$6,000/mo rent includes \$11.00/sf net rent plus \$5.00/sf operating expenses [CAM]. Building is also for sale (\$550,000)

LOCATION OVERVIEW

In downtown St Charles. Just south of Main St [Rt 64] and across 2nd Ave from The Office restaurant. One block east of the Arcada Theater and the Fox River bridge. Street and public garage parking. Restaurants and shopping nearby.

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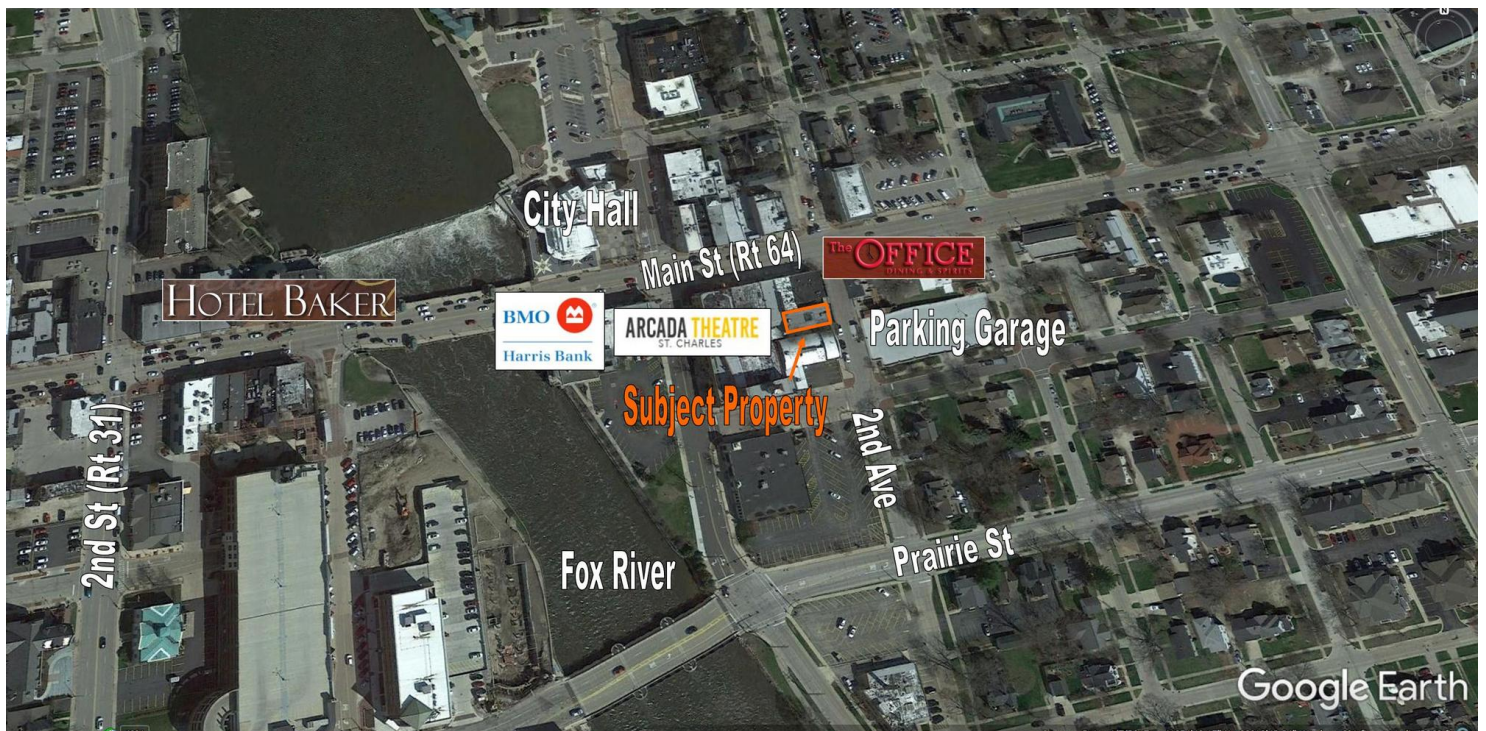
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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Aerials



7 S SECOND AVENUE, ST CHARLES, IL 60174

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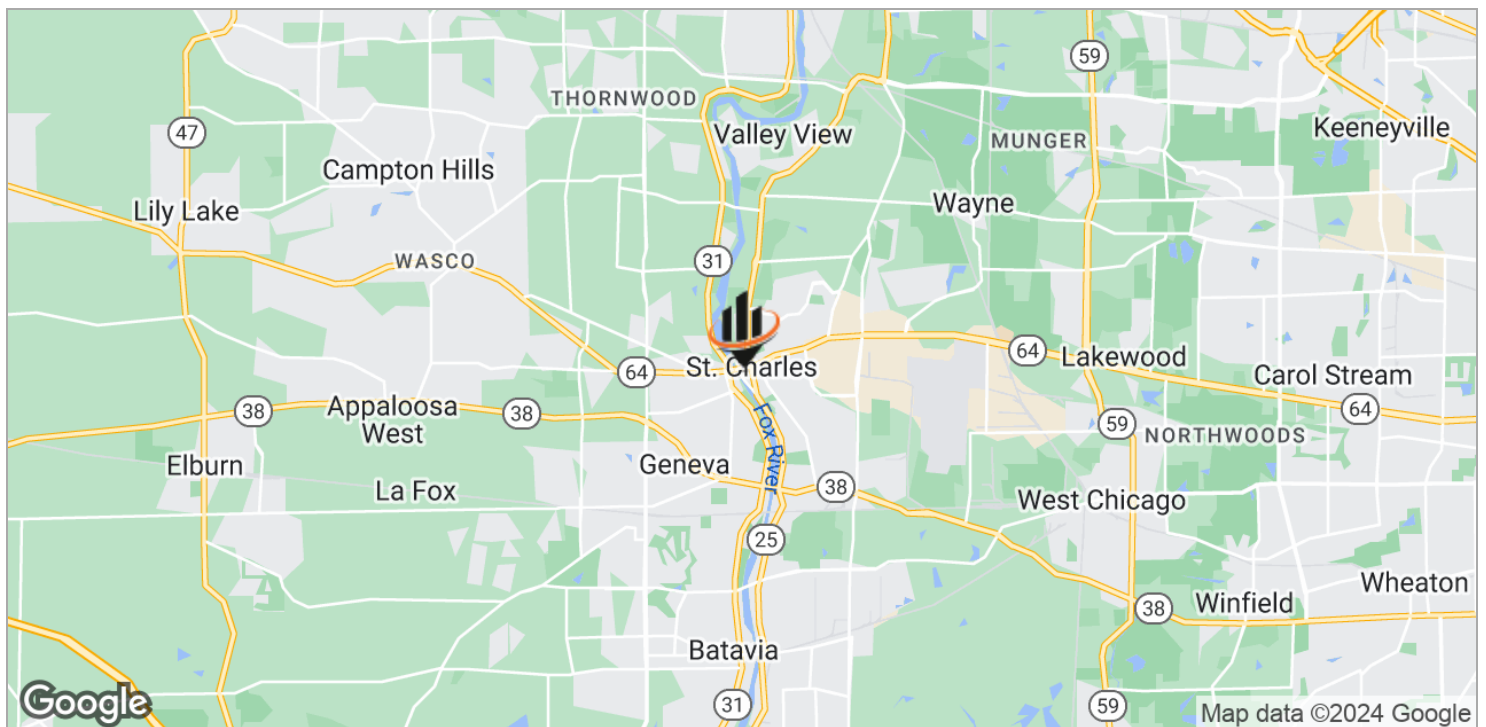
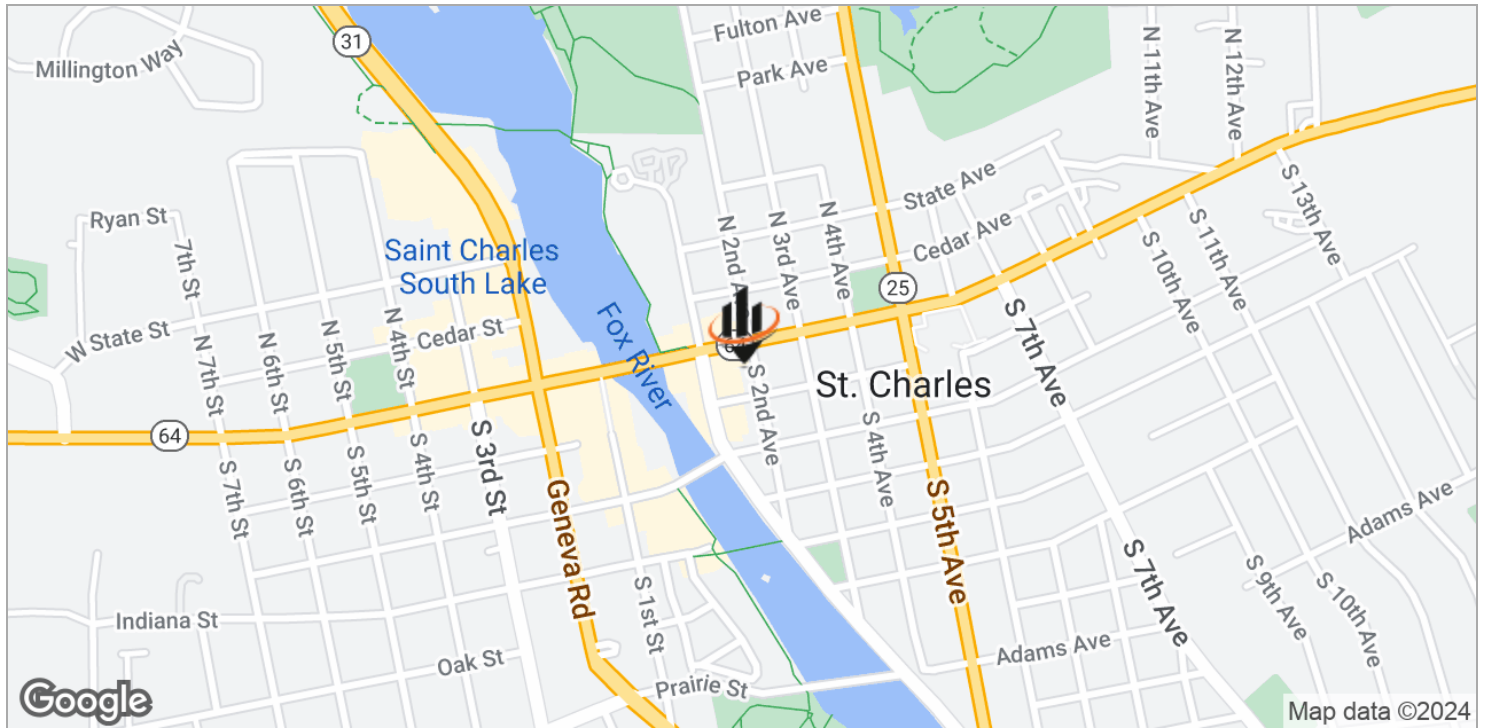
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Location Maps

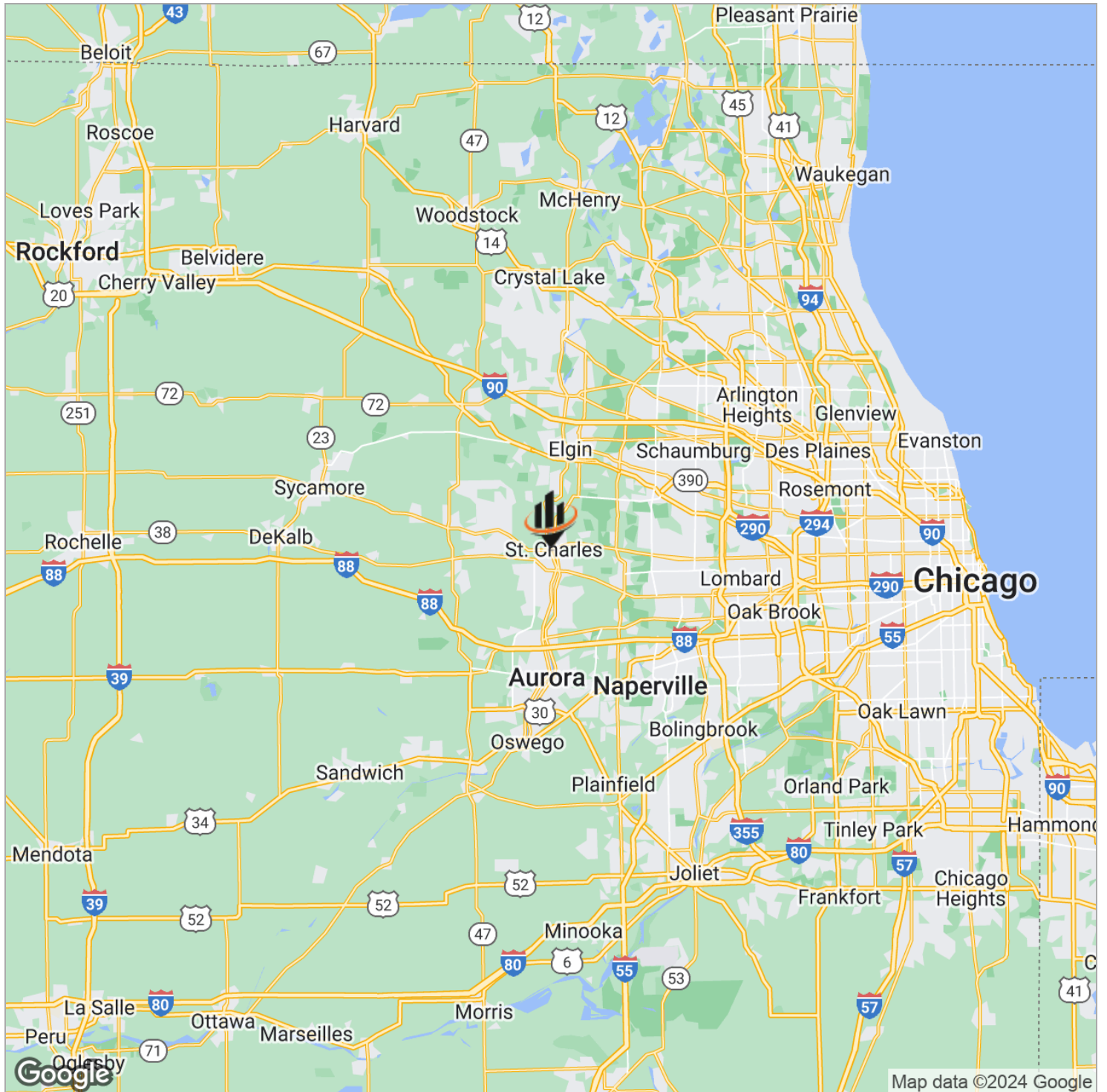


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Regional Map

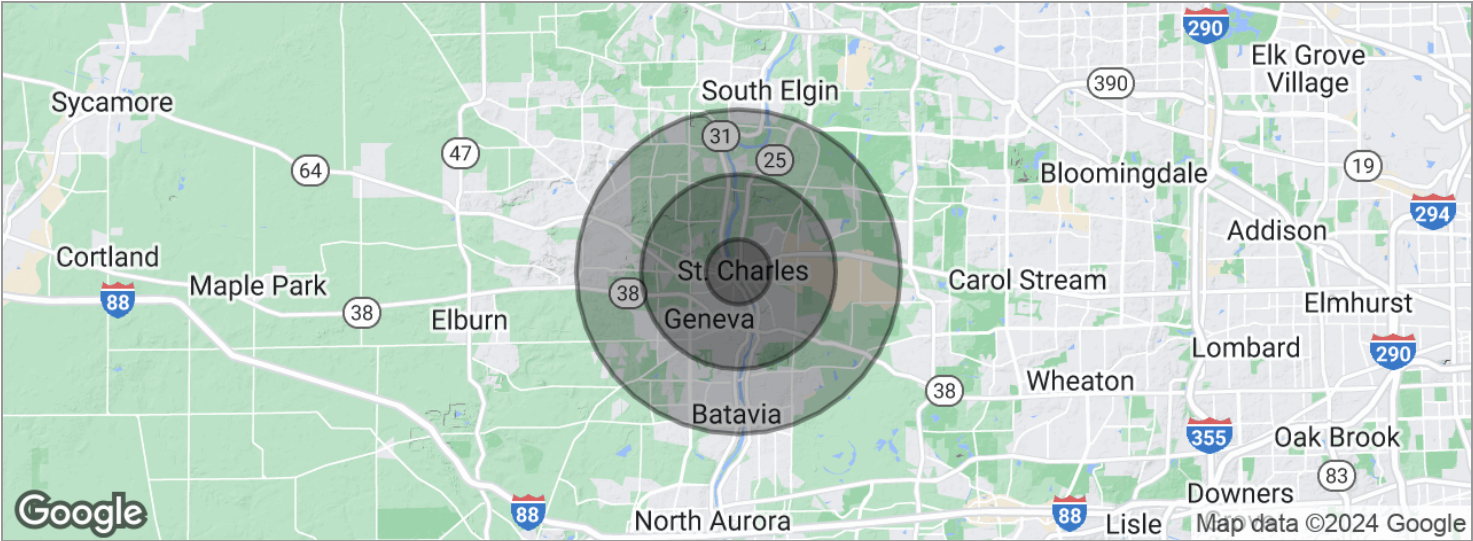


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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,240	53,283	120,353
Median age	40.9	40.2	39.1
Median age [Male]	38.0	38.5	38.2
Median age [Female]	44.3	42.1	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,473	19,952	43,274
# of persons per HH	2.4	2.7	2.8
Average HH income	\$93,750	\$110,362	\$111,654
Average house value	\$363,048	\$383,055	\$383,950

* Demographic data derived from 2020 ACS - US Census

St Charles Info



HIGHLIGHTS

Festivals
Dining
Arts and Culture Resources
Recreation - Bike and Walking Paths

Airports: O'Hare, Midway, DuPage

Interstates Serving Community: I-90, I-88, I-39, I-355

State Highways: IL 25, IL 31, IL 64, IL 38

County Thoroughfares: Randall Rd, Kirk Rd

Rail: Geneva Metra Station - Union Pacific West Line

Pace Bus Routes

ST CHARLES, IL

Friendly neighborhoods, diverse retailers, international employers, innovative schools, beautiful parks, unique architecture, varied cultural amenities.

Located in Kane & DuPage counties, 35 miles west of downtown Chicago. Over 2,100 businesses employ over 34,200 people. They consist of a balanced mix of retailers, restaurants, offices and manufacturing facilities. They are assisted by the Chamber of Commerce, a full service Convention and Visitors Bureau, and the Downtown St Charles Partnership.

Intersected by the Fox River which enhances the town's beauty and provides recreational activities. The St Charles Park District is a noticeable presence. It is their mission to enrich the quality of life of Park District residents through excellence in programs, parks, facilities and services - swimming pools, golf courses, natural areas, and a wide variety of instructional and recreational opportunities for all ages.

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.