

CHARLESTON CTR OFFICE SUITES

311 N SECOND STREET
ST CHARLES, IL 60174

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Property Summary



OFFERING SUMMARY

Available SF:	1,069 - 2,496 SF
Lease Rate:	\$15.00/SF (NNN); \$400/mo (Full service)
Year Built:	1990
Zoning:	CBD1
Market:	Chicago - Far West
Submarket:	Kane County

PROPERTY OVERVIEW

First class office suites in elevator building. Mixed use office/retail/restaurant building. Tenants include E & S Fish Company, Jalisco Tacos, Honey Baked Ham. Management in building. On-site parking. Sizes include additional 20% to account for common area.

LOCATION OVERVIEW

Rt. 31 [2nd St] just 3 blocks north of Rt. 64 [Main St.] Near downtown St. Charles and the Fox River

PROPERTY HIGHLIGHTS

- First Class Office Suites
- Office / Retail / Restaurant Building
- Elevator Access
- Management in Building
- On-site Parking

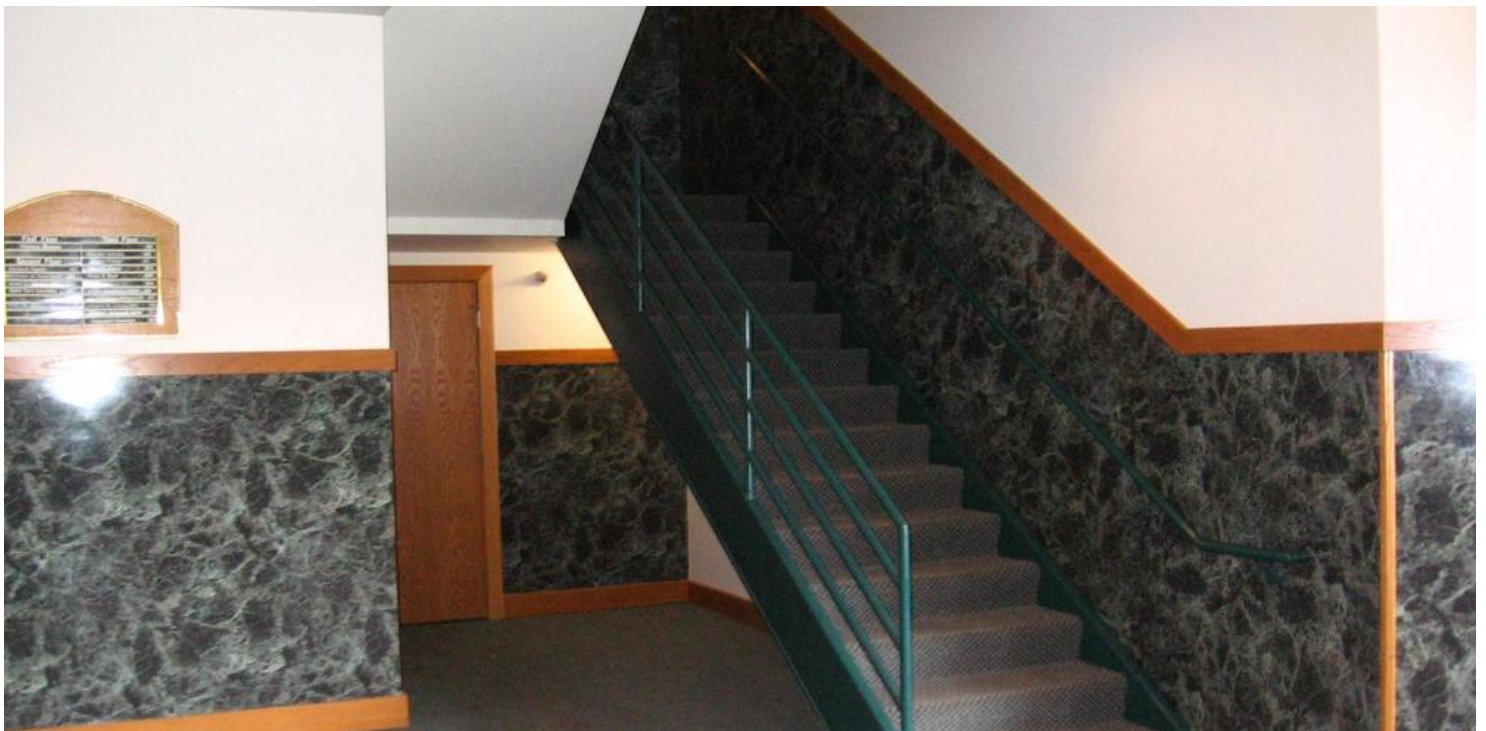
Aerials



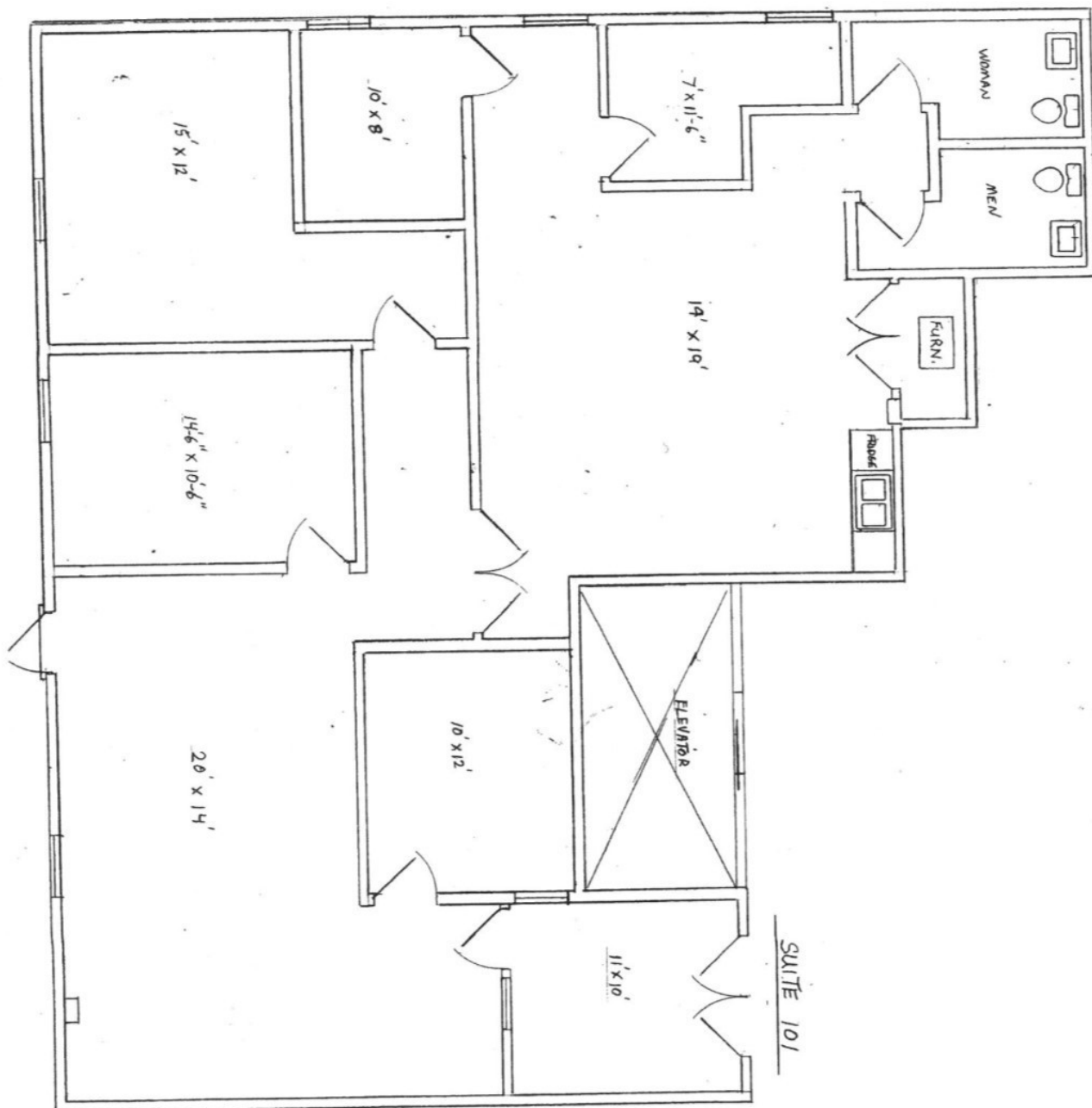
Available Spaces

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
101	Office Building	\$15.00 SF/yr	NNN	2,496 SF	Negotiable	\$4,615/mo includes \$7.19/sf in pass thru costs. Utilities additional. First floor suite. Direct lobby access. Variety of flexible rooms. Private restroom.
202	Office Building	\$13.00 SF/yr	NNN	1,614 SF	Negotiable	\$2,715/mo rent includes \$7.19/sf in CAM and taxes. Utilities additional. Executive-style suite with waiting room, reception, open admin, private offices, kitchenette.
207	Office Building	\$12.00 SF/yr	NNN	2,212 SF	Negotiable	\$3,537/mo rent includes \$7.19/sf in pass thru costs. Mix of 6 private offices, 2 kitchenettes, 2 waiting areas, reception & 2 balconies overlooking downtown St Charles & the Fox River.
301	Office Building	\$13.00 SF/yr	NNN	1,069 SF	Negotiable	\$1,798/mo rent includes \$7.19/sf in pass thru costs. Utilities additional.
303	Office Building	\$13.00 SF/yr	NNN	1,240 SF	Negotiable	\$2,086/mo rent includes \$7.19/sf in CAM and taxes. Utilities additional. Large front room plus two private offices with windows.

Entryway



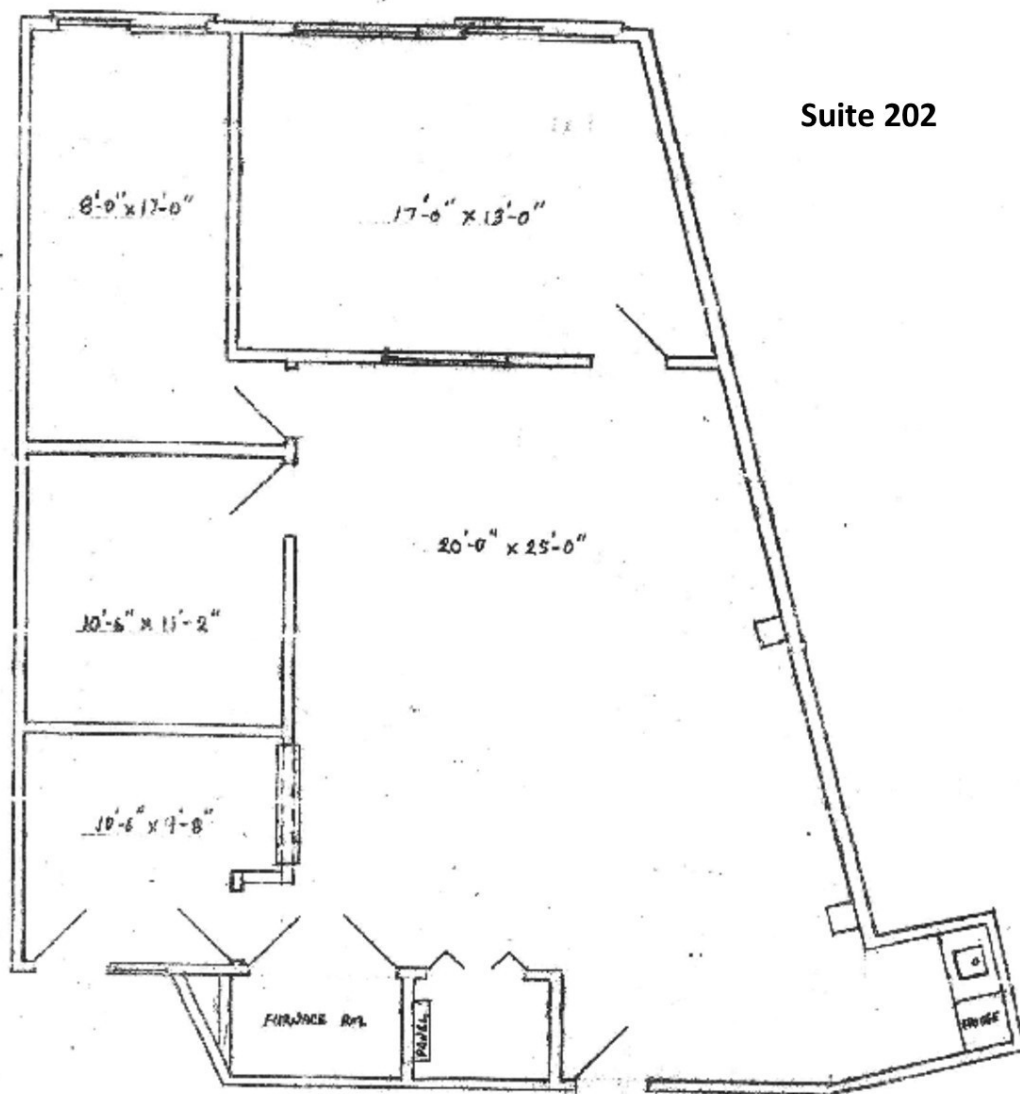
Suite 101



Suite 101



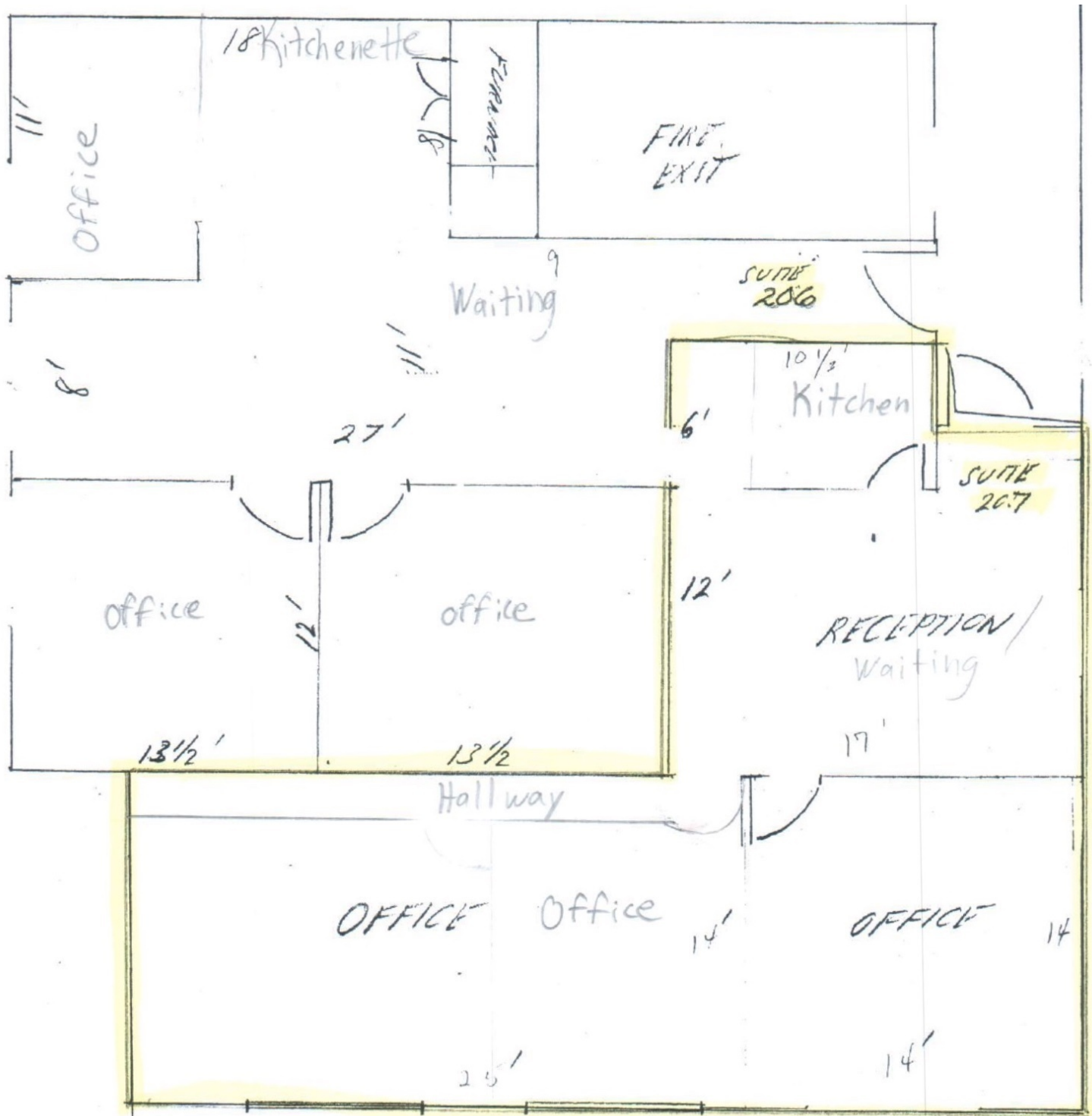
Suite 202



Suite 202



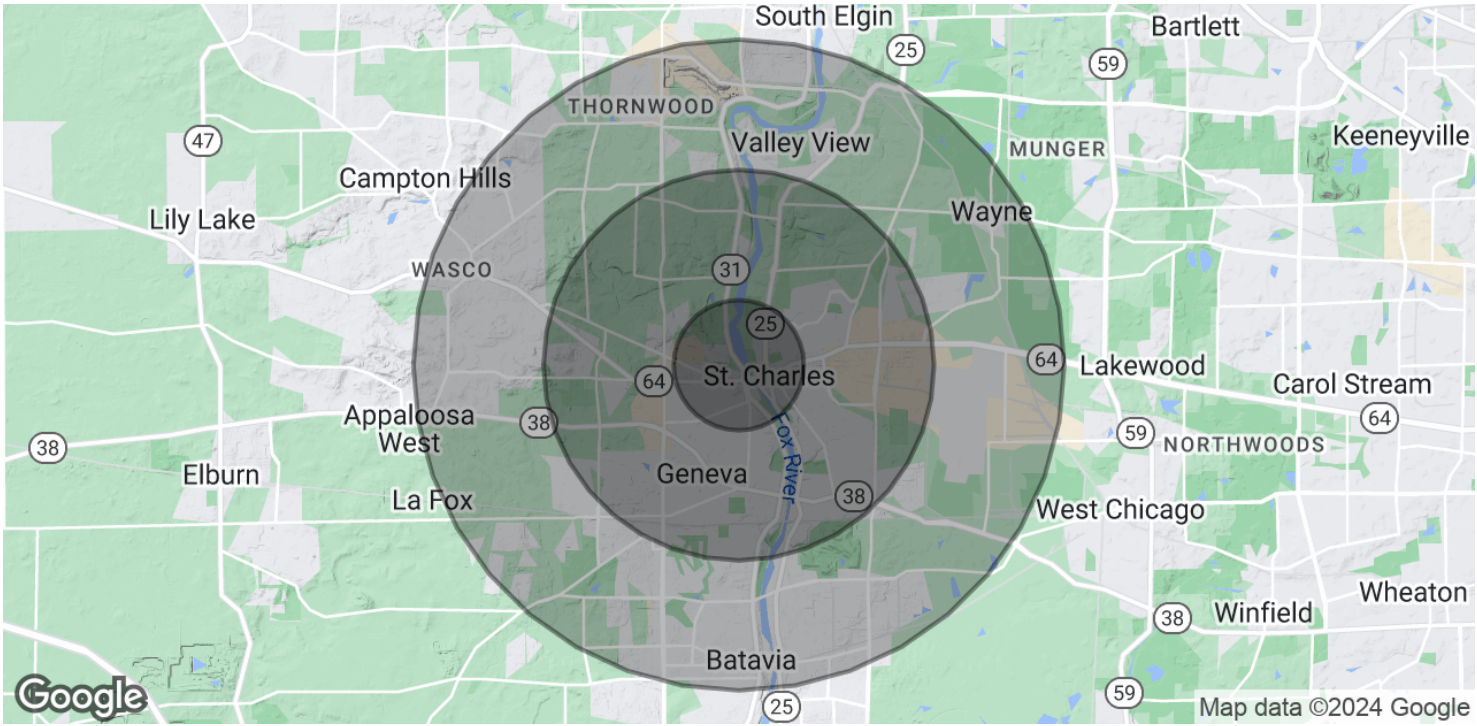
Unit 207



Suite 207 Photos



Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,232	52,360	119,334
Average Age	40.4	40.1	39.2
Average Age (Male)	38.2	38.6	38.3
Average Age (Female)	43.1	41.8	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,997	19,480	42,845
# of Persons per HH	2.4	2.7	2.8
Average HH Income	\$95,762	\$111,186	\$113,033
Average House Value	\$374,982	\$385,293	\$387,959

2020 American Community Survey (ACS)

Location Maps

