

Downtown Redevelopment

1ST STREET

St. Charles, IL 60174



CORCORAN
COMMERCIAL REAL ESTATE

PREMIER SPACE
FOR LEASE



PROPERTY INFORMATION:

- Project Start 2006 (The Plaza)
- ALE Building 2015
- Sterling Building 2018
- Riverloft Building 2020
- 429 Parking Spaces (Plaza)
- 110 Parking Spaces (2 level River Deck)
- Mixed Use development (Retail, Office, Residential Condos)
- Great Restaurants and Conveniences
- Limited Retail Space Available

CONTACT INFORMATION:

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AVAILABLE UNIT INFORMATION:

The Plaza Building:

141 S 1st Street —RETAIL—2,744 SF

- Available late 2025

100 S 1st Street—OFFICE

- Available 1/1/2026
- 2,000—7,354 SF

ALE Building:

162 S 1st Street—RETAIL—1,954 SF

- Available Now

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141 S 1ST STREET
THE PLAZA



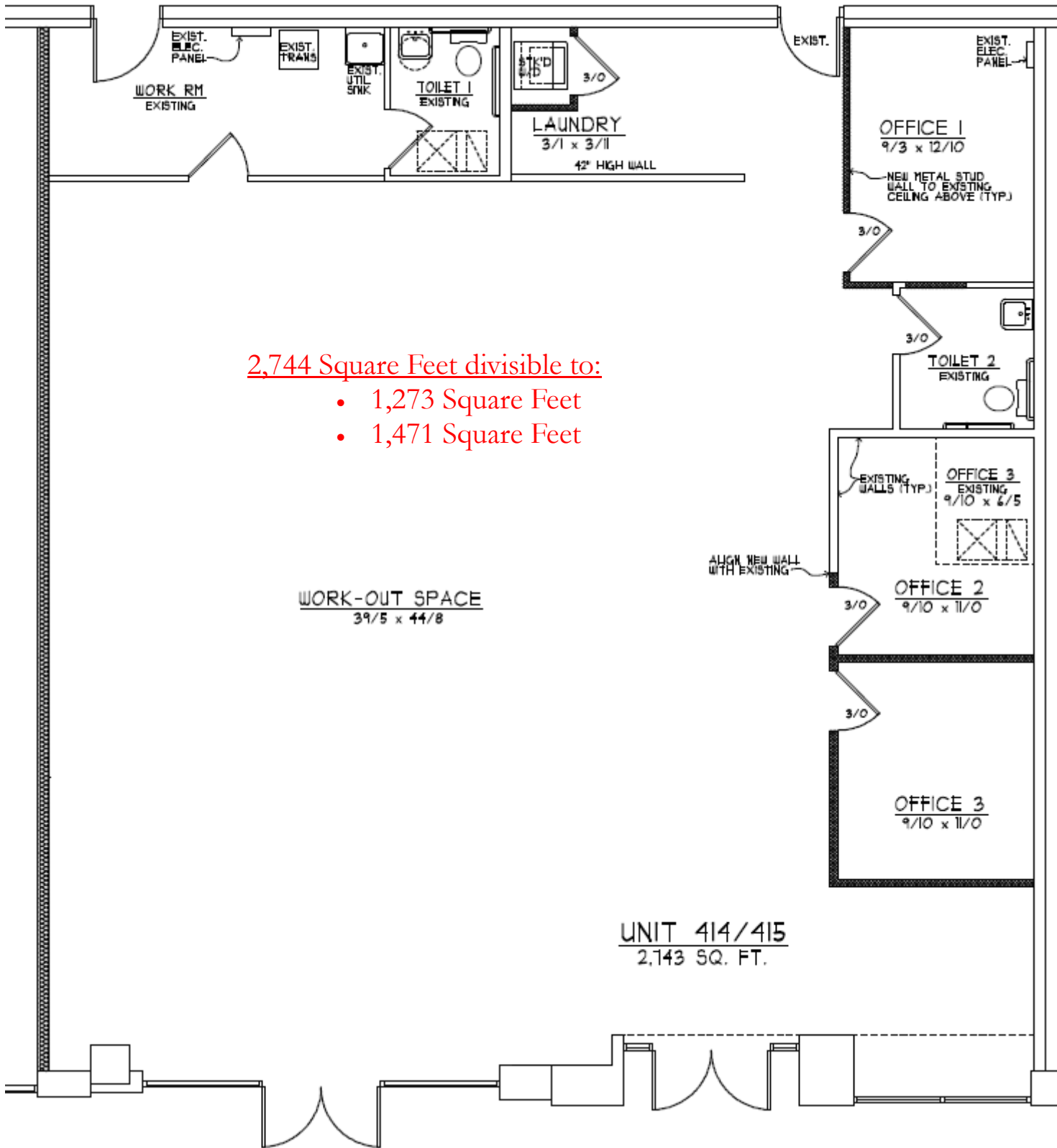
141 S. 1st Street—2,774 SF
Base Rent: Withheld
RE Tax / CAM: \$6.20



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141 S 1ST STREET
THE PLAZA



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162 S 1ST STREET
ALE BUILDING



162 S. 1st Street—1,954 SF
Base Rent: Withheld
RE Tax / CAM: \$7.93



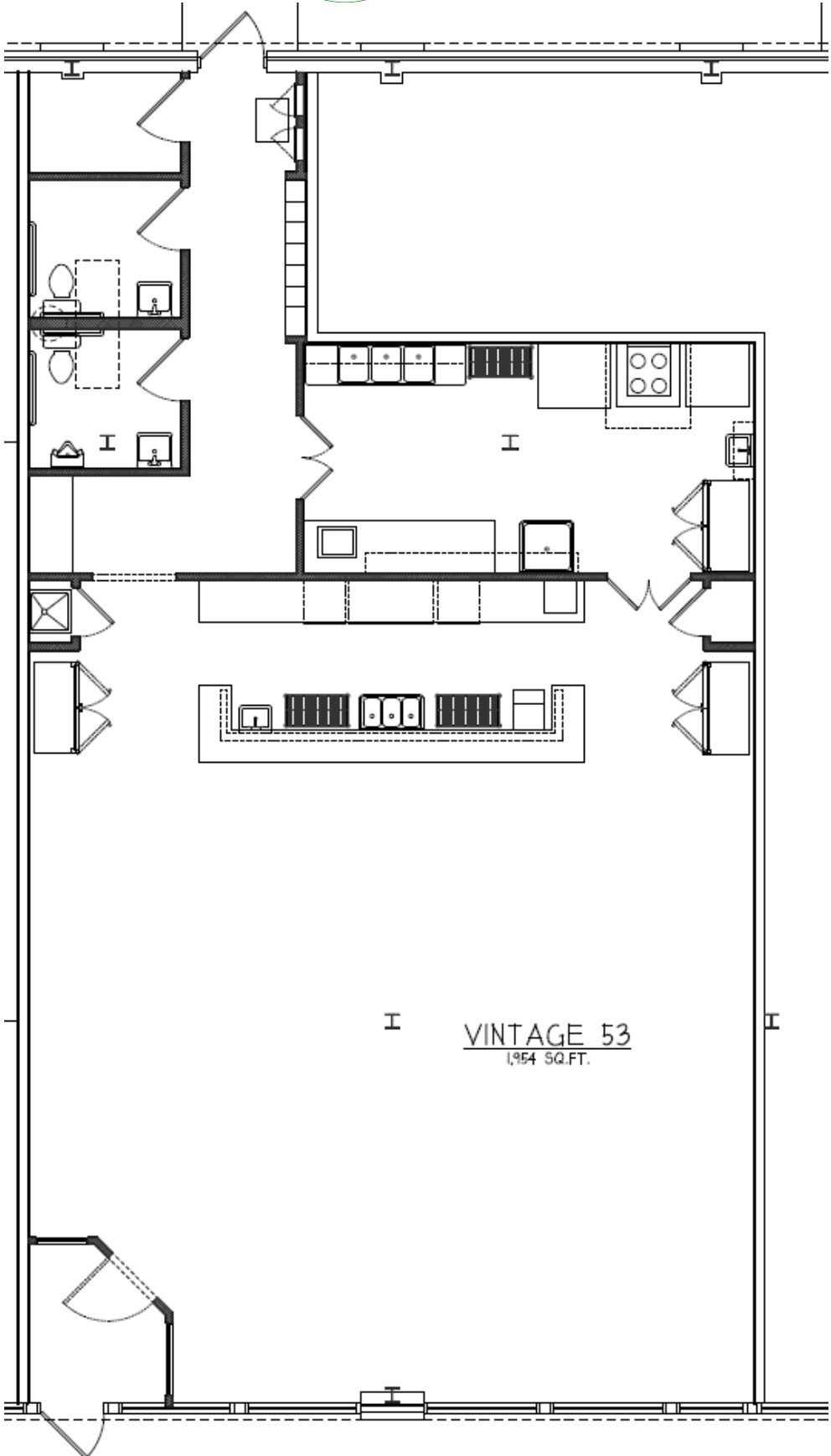
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162 S 1ST STREET
ALE BUILDING



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100 ILLINOIS STREET
THE PLAZA

Office Space
Coming Soon



Available 1/1/2026

100 Illinois Street—7,354 SF
Space can be demised
Base Rent: Withheld
RE Tax / CAM: \$8.10 per SF

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CORCORAN
COMMERCIAL REAL ESTATE



100 ILLINOIS STREET
THE PLAZA

**Office Space
Coming Soon**

