



## 2035 Office Building

2035 FOXFIELD ROAD, SAINT CHARLES, IL 60174

OFFICE SPACE FOR LEASE

*Your Vision. Our Dedication. Your Partner.*

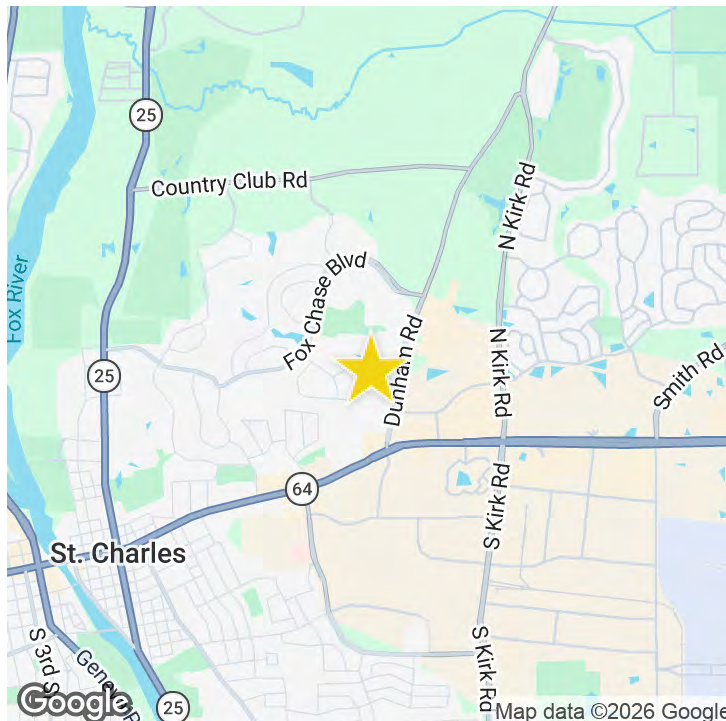
**MURRAY COMMERCIAL**

2035 Foxfield Road, Suite 203  
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**THIJS DENNISON**

Broker  
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## OFFICE SPACE FOR LEASE



### OFFERING SUMMARY

Available SF:	1,220 SF
Lease Rate:	\$22 SF/yr (Gross - inclusive of all utilities)
Total Building Size:	10,812 SF

### PROPERTY OVERVIEW

Suite 202 is a second floor corner office suite featuring three private offices and reception area.

### PROPERTY HIGHLIGHTS

- Three Private Offices and Reception Area in Spacious Corner Suite
- Lots of Natural Light
- Campus Setting with Access to Conference Rooms & Fitness Center
- On-Site Property Management
- 5 Acre Office Campus with Ample Parking

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 202	\$22.00 SF/yr	1,220 SF

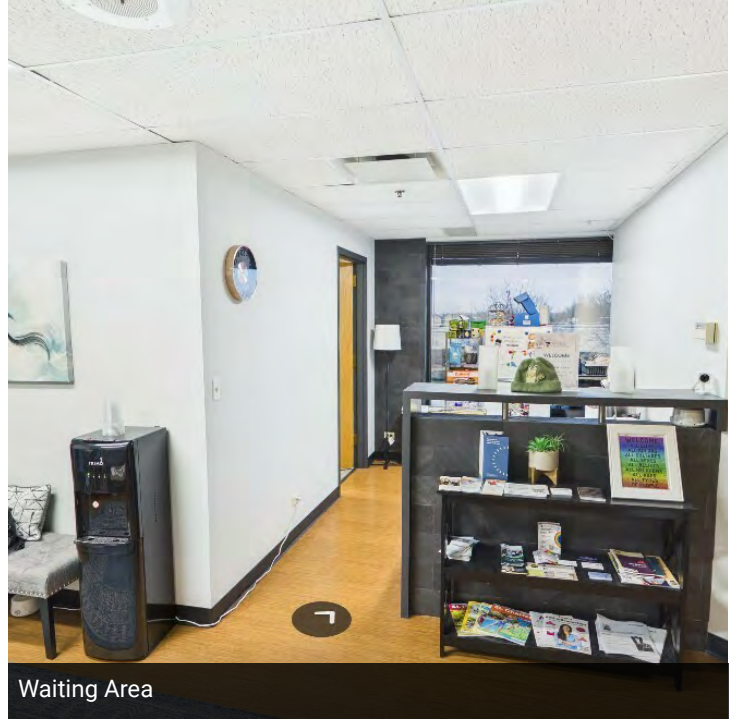
SUITE 202 FOOTPRINT



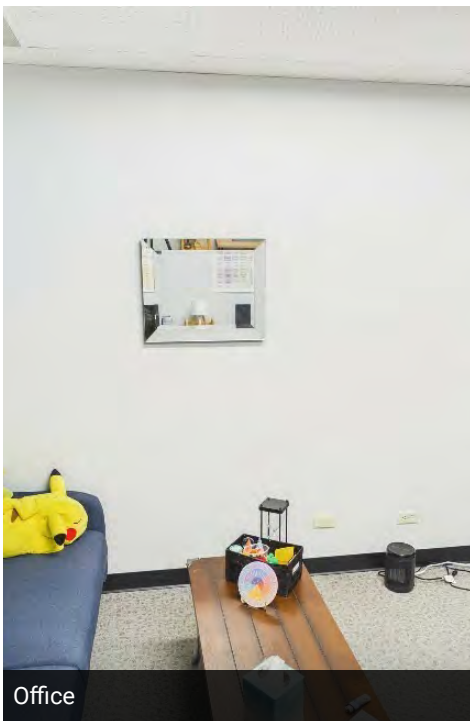
## SUITE 202 PHOTOS



Waiting Area



Waiting Area



Office



Office

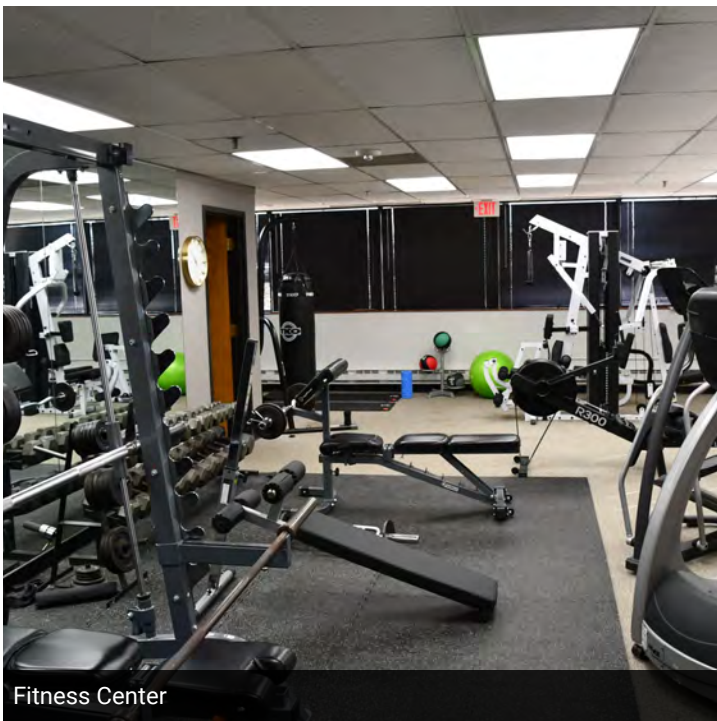


Office

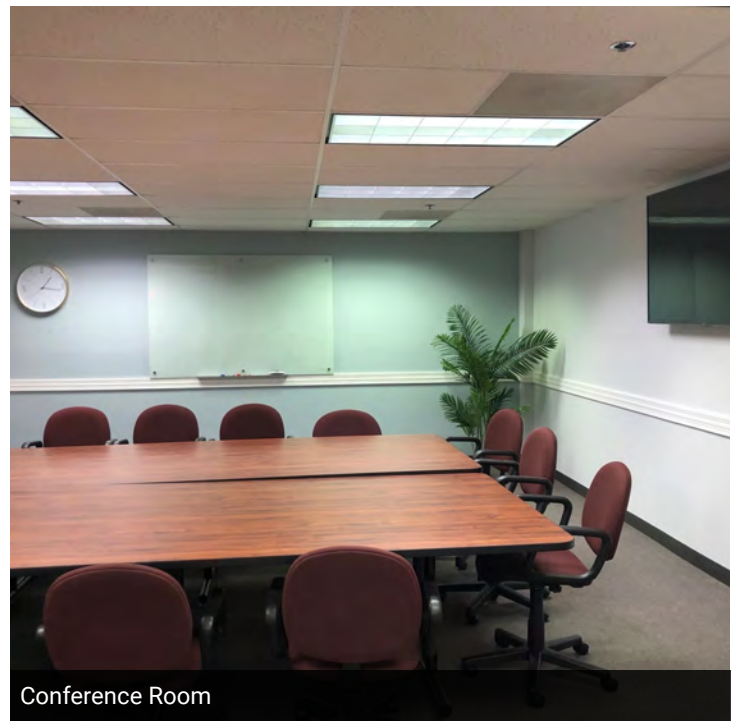
## PROPERTY PHOTOS



Professional Office Campus



Fitness Center



Conference Room

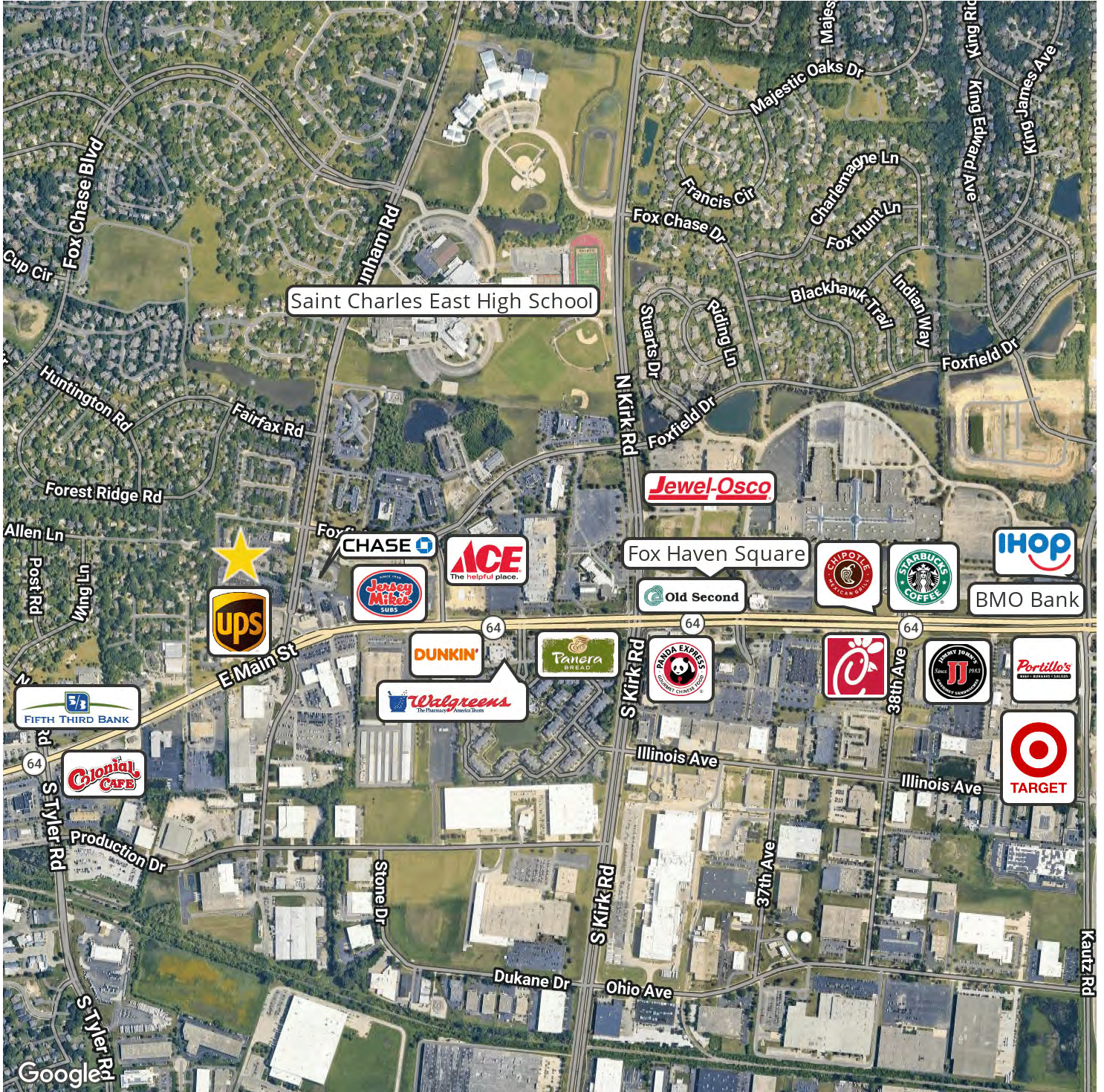
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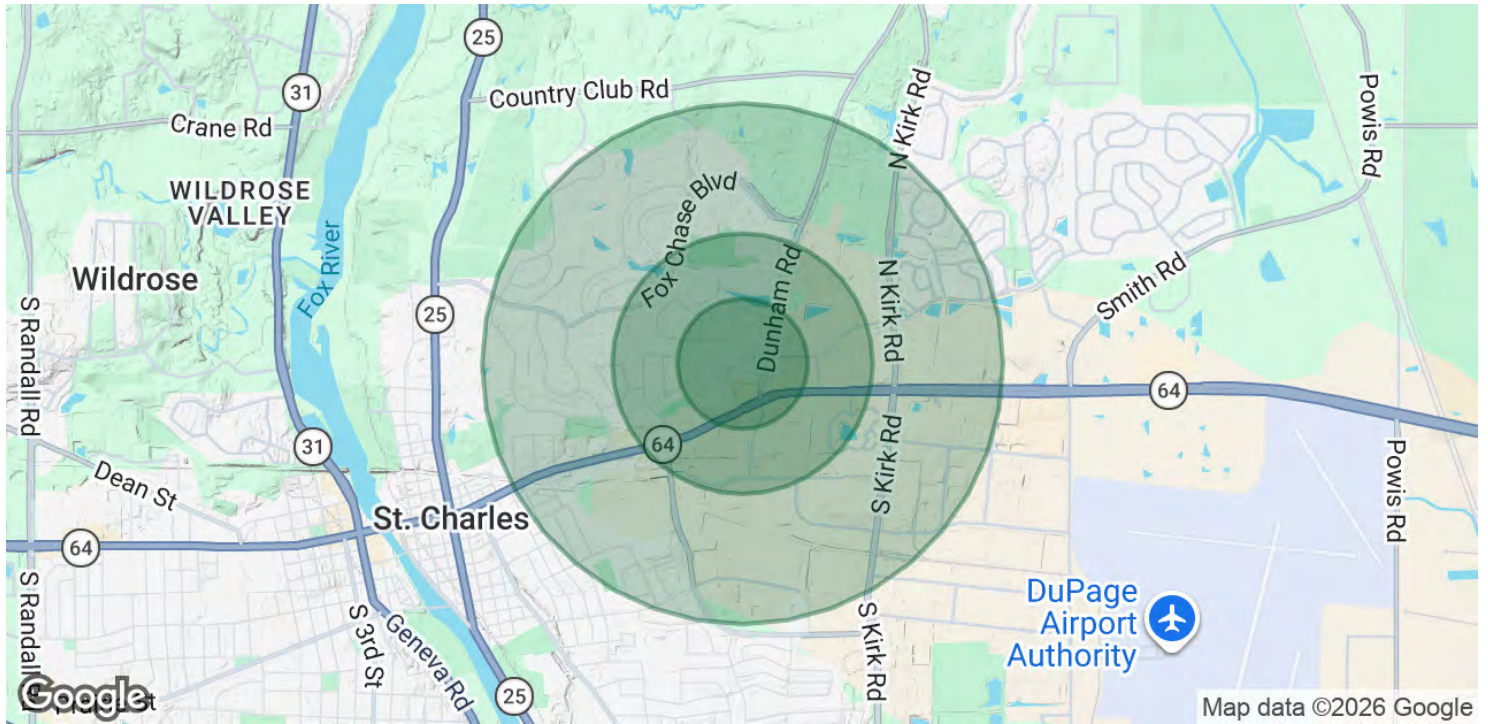
## PROPERTY LOCATION



## RETAILER MAP



## DEMOGRAPHICS



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	500	1,780	5,908
Average Age	49.2	47.5	46.6
Average Age (Male)	45.4	44.6	44.2
Average Age (Female)	52.2	49.8	48.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	205	721	2,344
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$154,685	\$153,097	\$162,664
Average House Value	\$444,558	\$440,771	\$497,197

\* Demographic data derived from 2020 ACS - US Census

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## OFFICE SPACE FOR LEASE



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## EXCLUSIVE BROKER



### THIJS DENNISON

Broker

thijs@murraycommercial.com

Direct: 630.513.0173 | Cell: 630.251.2144

### PROFESSIONAL BACKGROUND

Thijs joined Murray Commercial in 2022. He values building strong relationships with clients and tenants through his strong communication skills and results-driven approach. Thijs left the education field, where he was a High School math teacher, to pursue his interests in commercial real estate.

The Murray Team relies on Thijs as a Property Manager and Commercial Broker. As a Commercial Broker, Thijs focuses on details and communication with his clients to meet their needs and Murray's high standards of business. With his finance and math background and through proformas and analytical data, he assists his clients into making informed decisions. As a Property Manager, Thijs uses his analytical skills to create annual operating budgets to ensure the asset is performing at a maximum capacity. His clear communication and passion to work with others makes overseeing day-to-day operations on commercial properties simple and efficient for property ownership.

Thijs attended Purdue University where he earned a degree in Financial Counseling and Planning. He also attended North Central College where he earned a Secondary Ed. mathematics degree and a masters in curriculum and instruction. In his spare time he enjoys coaching softball at St. Charles North High School and for the Dennison Silver Hawks Organization.

### EDUCATION

Purdue University- BA in Financial Counseling and Planning

North Central College- BA in Secondary Ed. Mathematics

American College of Education- Masters in Instructional Design

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