



## Prime Office Space

13300 IL ROUTE 47, HUNTER, IL 60142

OFFICE SPACE FOR LEASE

*Your Vision. Our Dedication. Your Partner.*

**MURRAY COMMERCIAL**

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## OFFICE SPACE FOR LEASE



### LEASE RATE

**\$18.50 SF/YR**

### OFFERING SUMMARY

Available SF:	3,046+/- RSF
Lease Type:	Gross, plus Utilities
Building Size:	14,820+/- SF
Traffic Count:	27,500

### PROPERTY OVERVIEW

3,046+/-rsf of prime office/medical space within the recently renovated 13300 IL Rte 47 building in Huntley.

2nd floor space offering open work area, private offices, private restrooms and much more in a highly sought-after location with quick access to I-90.

### PROPERTY HIGHLIGHTS

- 3,046+/- rentable square feet
- 9 perimeter offices
- Front Reception Area
- Open work area stations
- Kitchen Area
- Two Private Restrooms
- Storage rooms
- Ample parking
- Proximity to major transportation routes

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FOOTPRINT - 3,046+/- RSF



2nd Floor Space

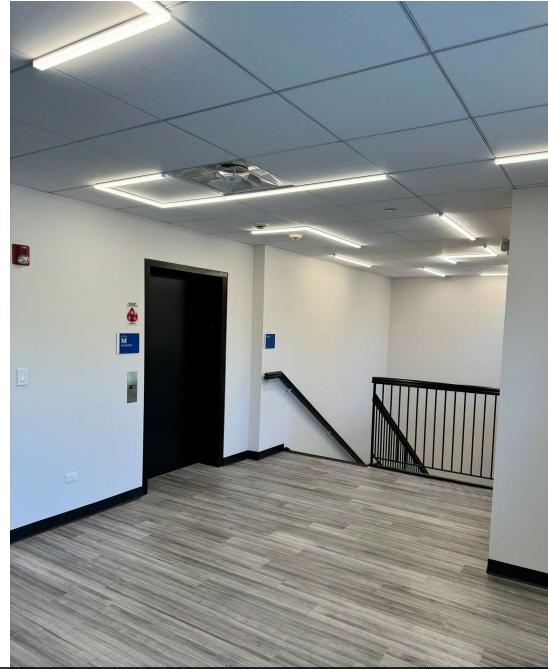
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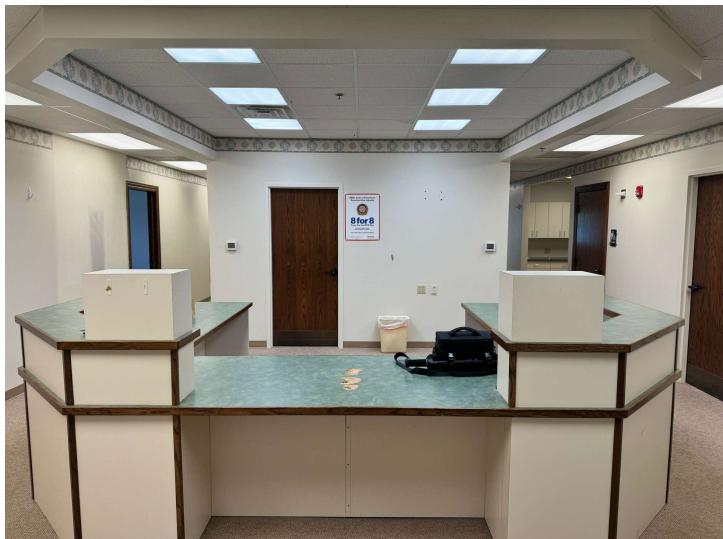
## PHOTOS



Entry to Office Suite



2nd Floor Elevator



Front Reception Area

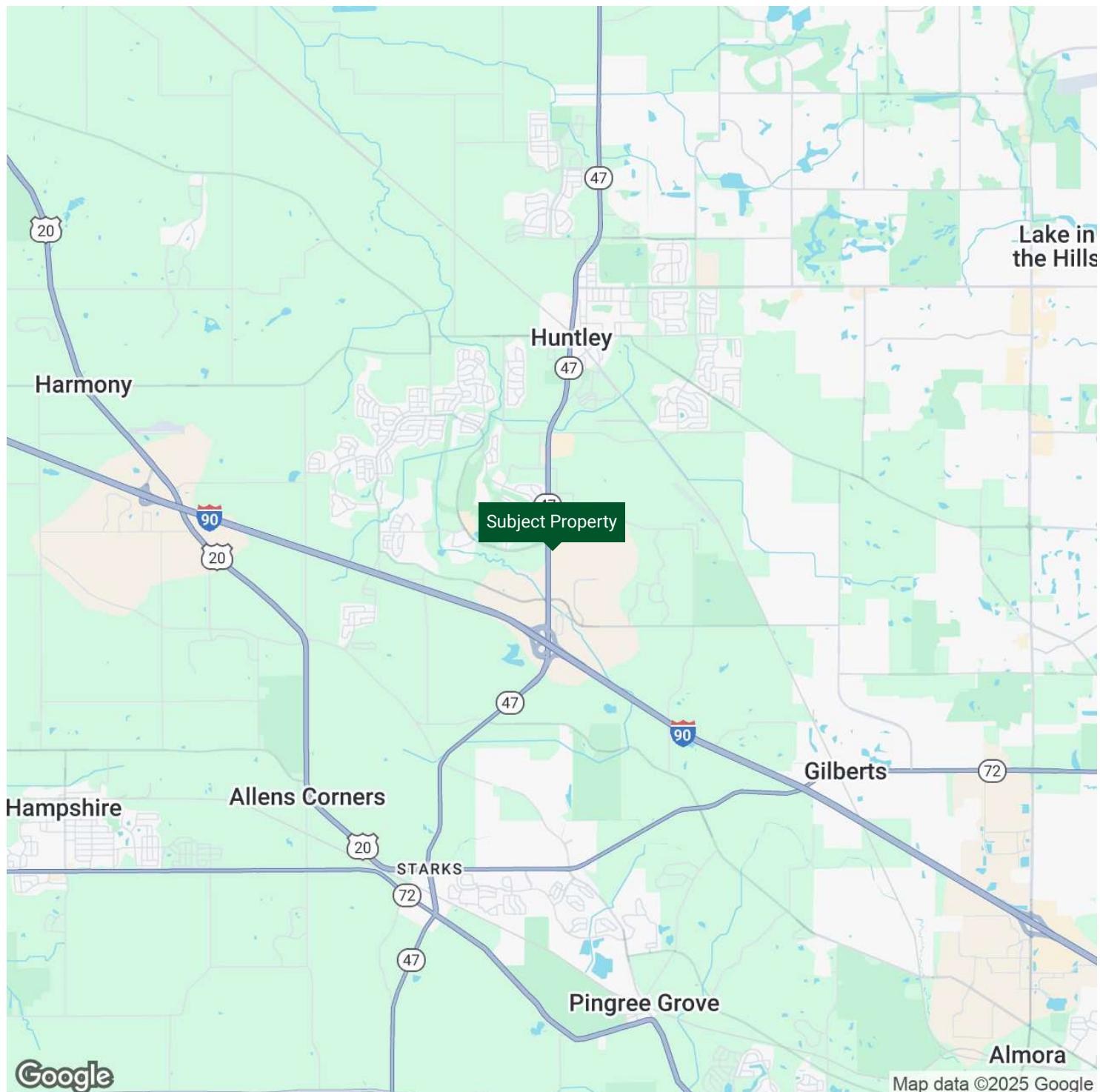


Open Work Area

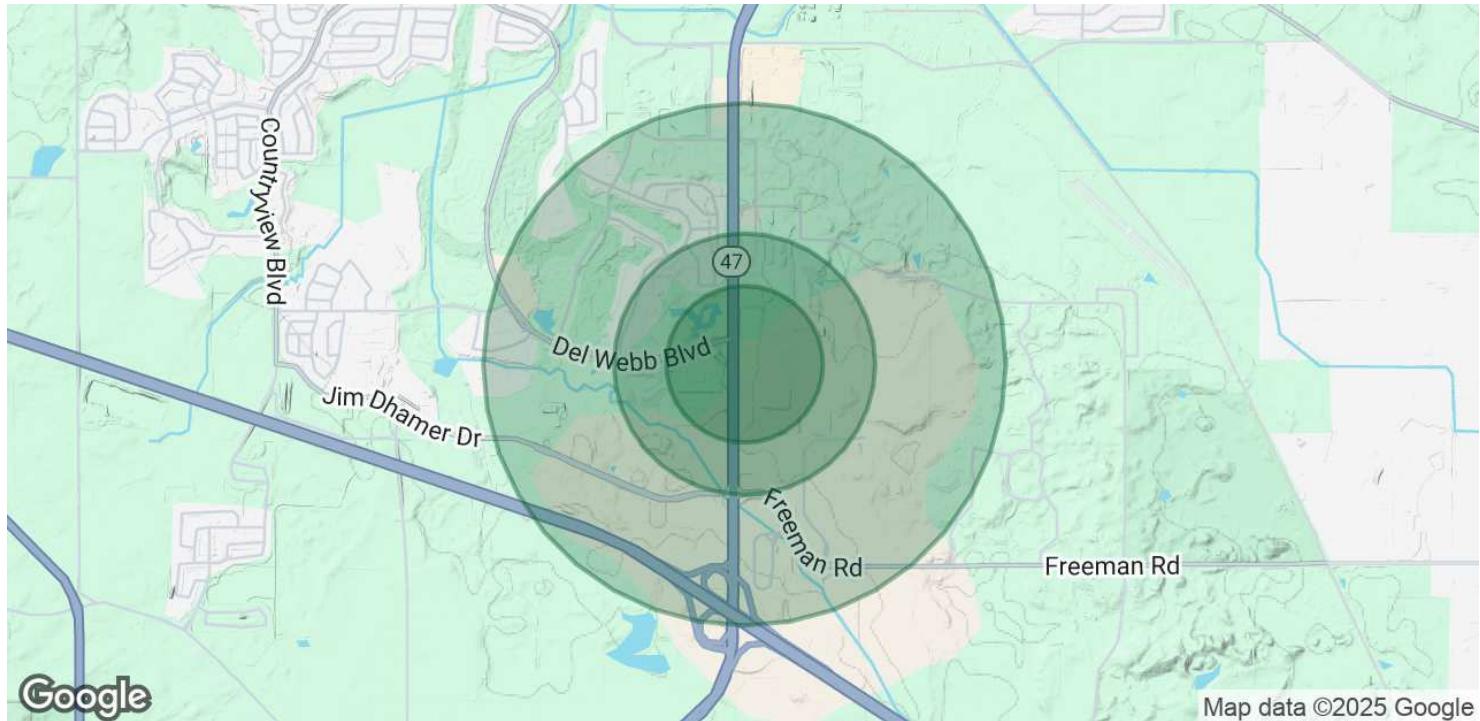
## RETAILER MAP



## LOCATION MAP



## DEMOGRAPHICS



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	192	587	1,677
Average Age	76	75	72
Average Age (Male)	76	74	72
Average Age (Female)	76	75	73

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	124	357	976
# of Persons per HH	1.5	1.6	1.7
Average HH Income	\$70,726	\$70,019	\$73,911
Average House Value	\$352,791	\$359,427	\$364,647

## TRAFFIC COUNTS

27,500/day

Demographics data derived from AlphaMap

## OFFICE SPACE FOR LEASE



### AGENCY DISCLOSURE

Thank you for allowing Murray Commercial the opportunity to share this information and/or show you the above-referenced property. This activity does not result in the Broker/Sales Associate acting as your agent. The Broker/Sales Associate is acting as the Designated Agent for the Owner. As a result, the Broker/Sales Associate will NOT act as a Dual Agent and will NOT be acting as an agent on your behalf.

The information contained herein was obtained from sources believed to be reliable; however, Murray Commercial makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale, lease, or withdrawal without notice.

## EXCLUSIVE BROKER



### JACE MURRAY

President/Managing Broker

jace@murraycommercial.com

Direct: **630.513.0173** | Cell: **630.244.3272**

## PROFESSIONAL BACKGROUND

With over 25 years of Commercial Real Estate Experience, Jace continues to exceed expectations with his client focused approach and dedication to building lasting relationships with his clients. While working with investors and clients within the commercial real estate industry, Jace has developed a unique and diversified skill set to assist clients and maximize their objectives.

His multidisciplinary commercial real estate background has provided consultative and real estate brokerage services ranging from complex land assemblage assignments, development, 1031 tax deferred exchanges, acquisition and syndication of commercial properties, and structuring a firm dedicated to providing client centered commercial real estate brokerage services and full service asset management and property management services.

## EDUCATION

As a graduate of Purdue University and The Krannert School of Business, achieving a bachelor of science degree in Management & Finance, Jace initially pursued his sales and management interests within the financial world with Prudential Preferred Financial Services, specializing in estate planning and small business planning. This established his passion for client interaction and desire to help others achieve their financial goals. He then turned to the real estate arena and joined his father in the mid 1990's to further his career and begin the evolution of Murray Commercial. As the firm has evolved to become a full service real estate brokerage and asset management company, he has been instrumental in enhancing the firm's ability to provide best of class services within the commercial real estate industry.

## MEMBERSHIPS

Active throughout the community and a lifetime resident of the St. Charles area, Jace continues to be active in many volunteer activities and philanthropic support of our communities. He is currently an active board member of the Northwestern Memorial Foundation and past board member of the Delnor Health System.