



Downtown Geneva Office

319 W. STATE STREET, GENEVA, IL 60134

1,505+/- SF FOR LEASE

Your Vision. Our Dedication. Your Partner.

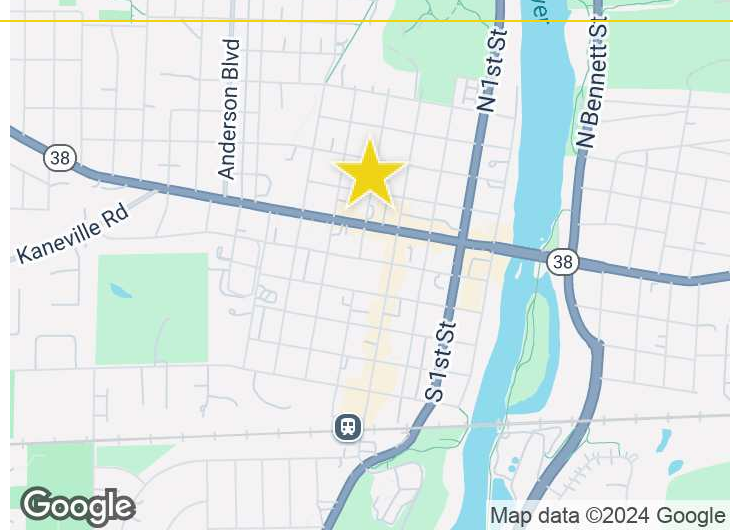
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Downtown Geneva Office

319 W. STATE STREET, GENEVA, IL 60134

2ND FLOOR OFFICE/RETAIL SPACE FOR LEASE



LEASE RATE

\$26.50 SF/YR

OFFERING SUMMARY

Available SF:	1,505 SF
Lease Type:	Modified Gross
Building Size:	20,767 SF
Traffic Count:	20,300

PROPERTY OVERVIEW

Introducing an exceptional leasing opportunity at 319 W. State Street in Geneva, IL. This prime commercial property offers a coveted downtown location and is ideal for creating an inviting and functional workspace. Tenants will appreciate the potential to tailor the space to their unique needs. Don't miss the chance to lease in this sought-after area, surrounded by strong demographics and within walking distance to the scenic Fox River. This property presents an unmatched opportunity for your business to flourish.

PROPERTY HIGHLIGHTS

- Desirable Downtown Geneva location
- Walking Distance to Scenic Fox River
- Strong Demographics

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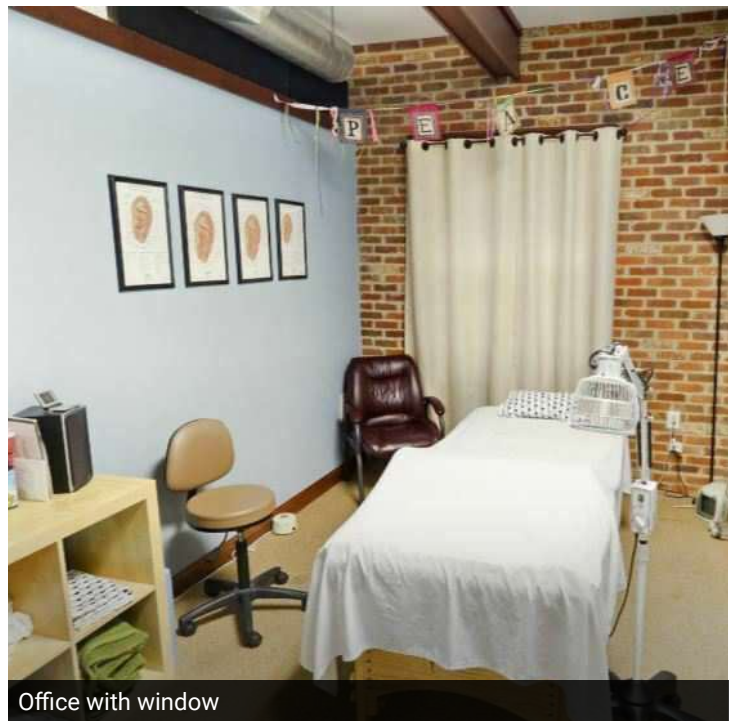


Reception

Suite 210 & 220 Footprint



Reception / Lobby

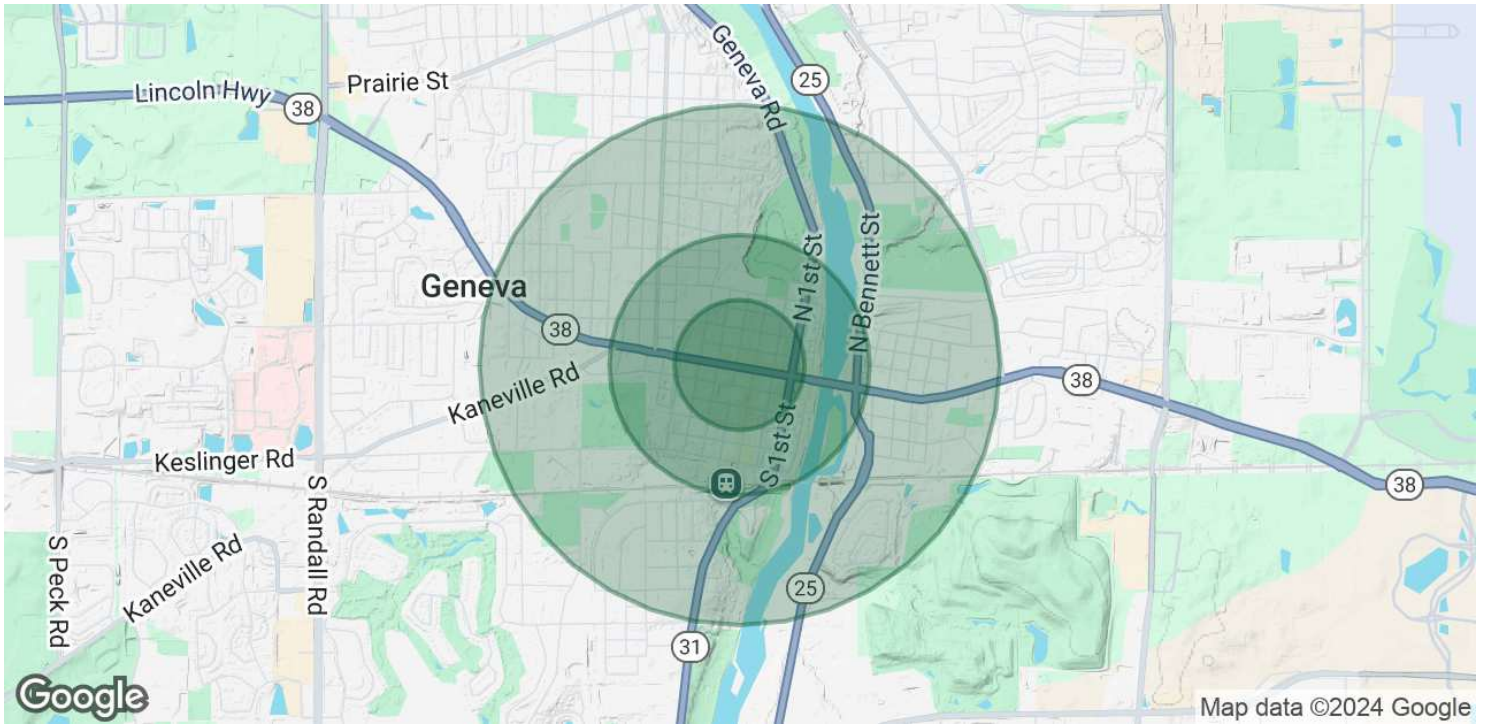


Office with window

LOCATION / RETAILER MAP



DEMOGRAPHICS



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	560	2,253	7,828
Average Age	39.2	40.7	43.3
Average Age (Male)	39.8	40.2	40.8
Average Age (Female)	39.5	41.2	44.2

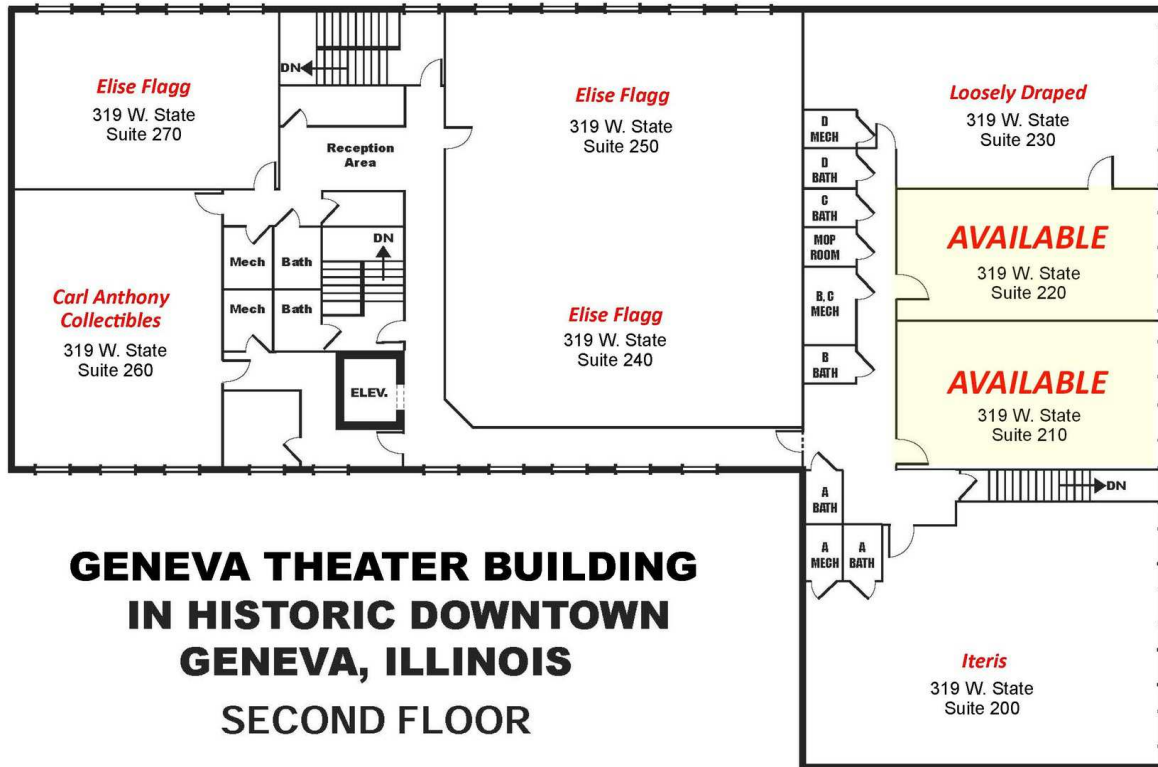
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	215	865	3,270
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$141,503	\$129,725	\$124,572
Average House Value	\$371,058	\$354,586	\$324,892

TRAFFIC COUNTS

W. State Street (Route 38) & Fourth Street 20,300/day

2020 American Community Survey (ACS)

2ND FLOOR OFFICE/RETAIL SPACE FOR LEASE



GENEVA THEATER BUILDING IN HISTORIC DOWNTOWN GENEVA, ILLINOIS SECOND FLOOR

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



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