



**LEASE**

# Loft Suite Unit Available in Downtown Lombard

**22-26 W ST. CHARLES RD**

Lombard, IL 60148

**PRESENTED BY:**

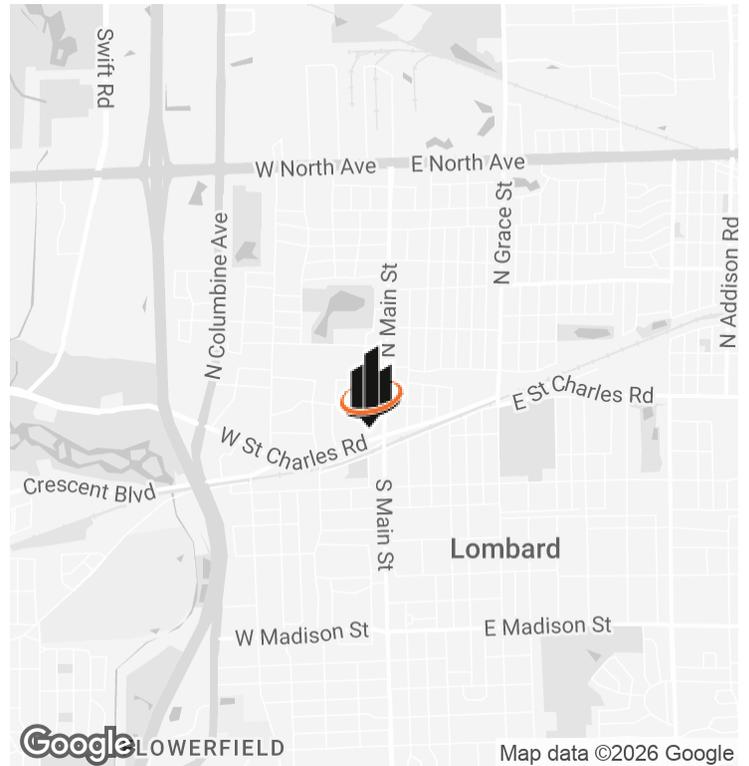
**KAREN KULCZYCKI, CCIM,  
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>OFFICE LEASE RATE:</b>	\$22.00 SF/yr (MG)
<b>OFFICE AVAILABLE SF:</b>	+/- 1,836 SF
<b>LOT SIZE:</b>	0.4 Acres
<b>NUMBER OF UNITS:</b>	1
<b>BUILDING SIZE:</b>	18,712 SF
<b>SUBMARKET:</b>	East/West Corridor

## PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present the retail and office leasing opportunity at 22-26 W Saint Charles Rd in Lombard, Illinois. This impressive two-story property with an elevator offers a modern loft-style and customizable spaces, ideal for office use. Situated in downtown Lombard at a signalized intersection, offering front and rear entry, signage, high visibility, ample street and rear lot parking, less than 2 blocks from the Lombard Metra Station, and only a few blocks from Lilac Station a 118-unit residential property, Lilacia Park, and the new Public Library. Whether you're looking for a sleek office space or a dynamic retail storefront, this property offers the perfect canvas to realize your business vision.

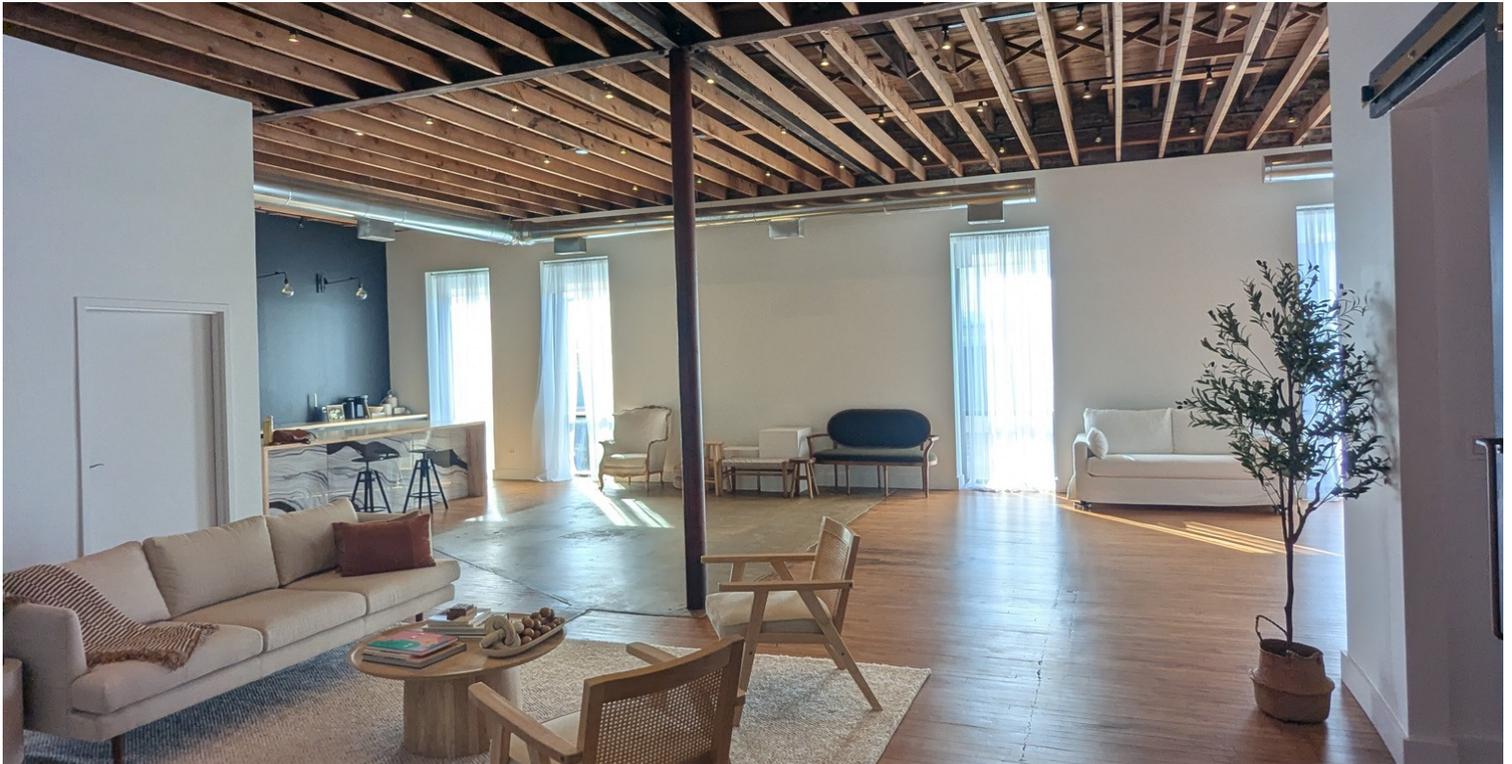
## PROPERTY HIGHLIGHTS

- ±1,836 SF Loft Style Office Suite
- 10' Ceiling Height | Open Floor Plan
- Signalized Intersection | On-site Parking
- Front and Rear Entry | High Visibility
- Steps away from the Metra Station

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## LEASE SPACE



### LEASE INFORMATION

<b>LEASE TYPE:</b>	MG	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	1,836 SF	<b>LEASE RATE:</b>	\$22.00 SF/yr

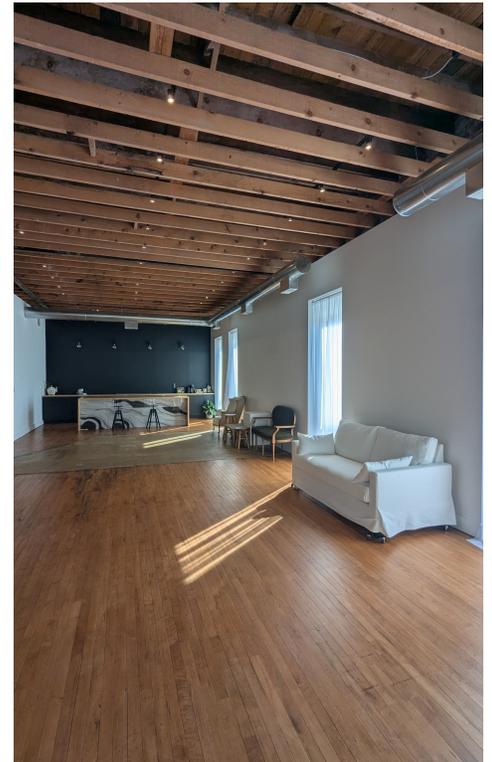
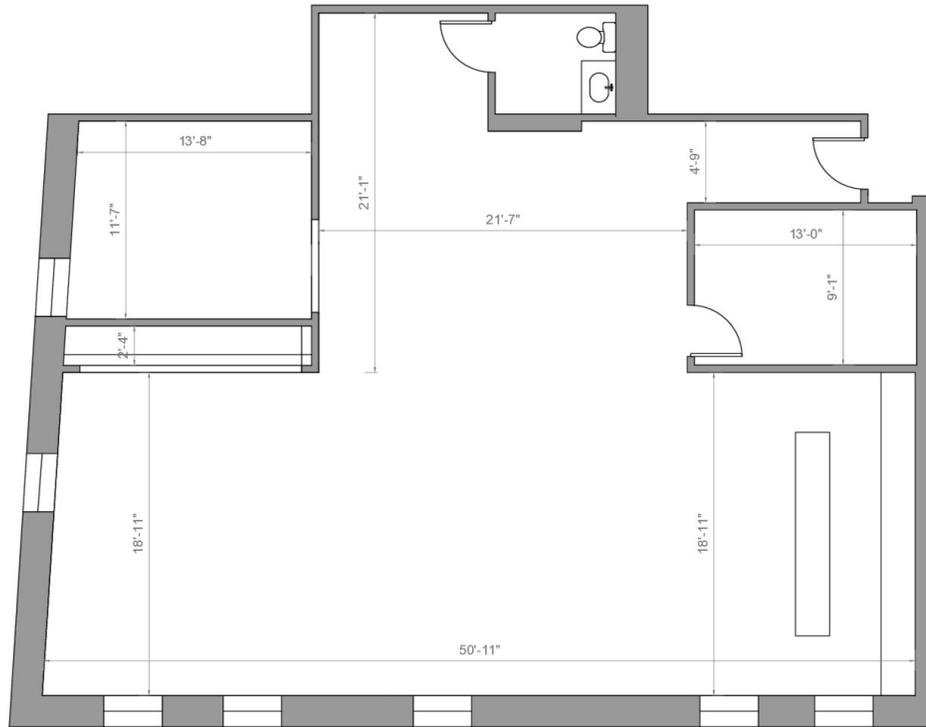
### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 201	Available	1,836 SF	Modified Gross	\$22.00 SF/yr	Open Concept   10' Ceiling Private Office   Storage Hardwood Floor   Private Restroom

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# +/- 1,836 SF SUITE 201



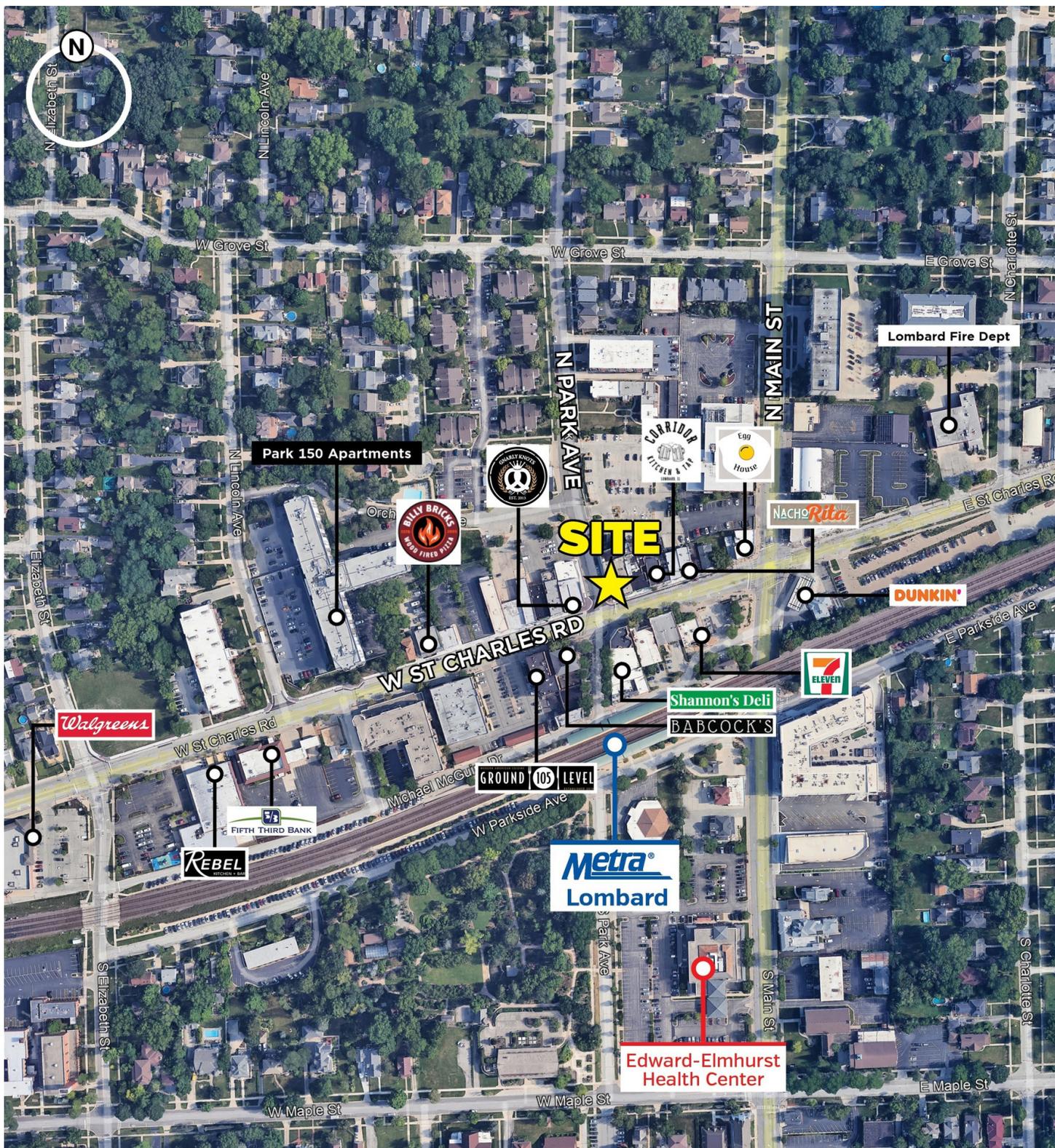
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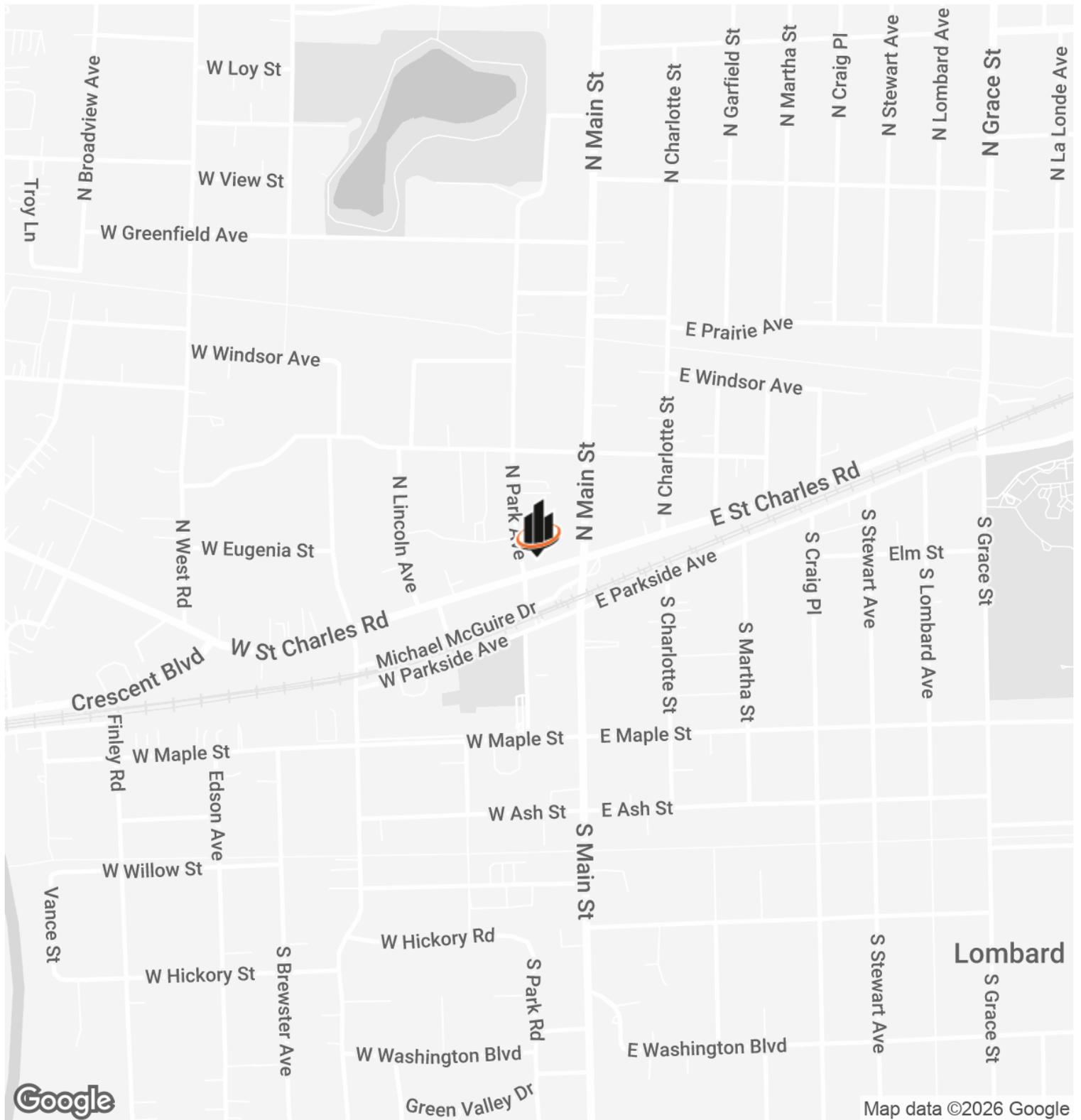
# AREA RETAIL



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# LOCATION MAP



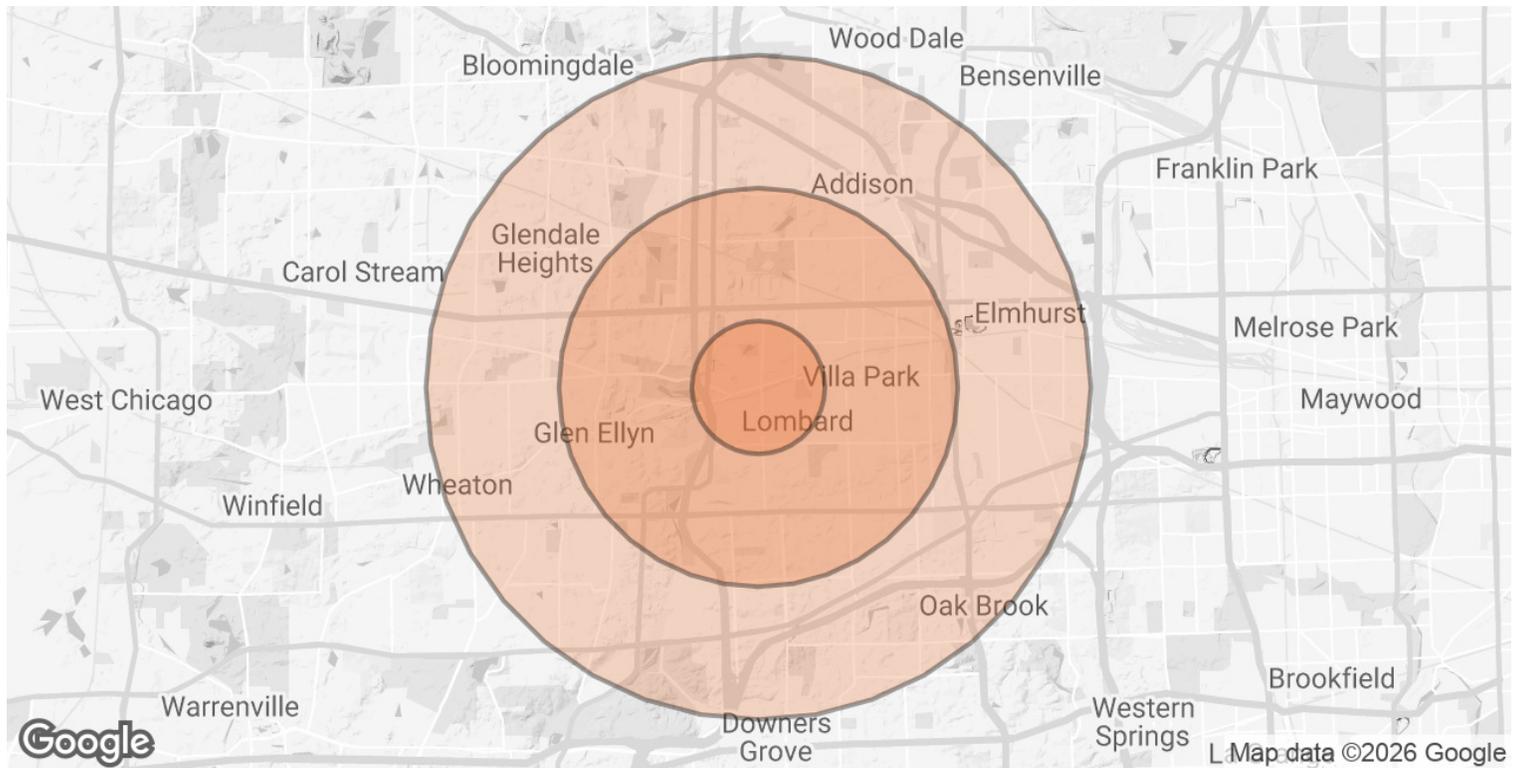
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	14,278	105,909	293,235
<b>AVERAGE AGE</b>	41	40	41
<b>AVERAGE AGE (MALE)</b>	40	39	40
<b>AVERAGE AGE (FEMALE)</b>	42	41	42

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	5,698	39,855	109,372
<b># OF PERSONS PER HH</b>	2.5	2.7	2.7
<b>AVERAGE HH INCOME</b>	\$139,256	\$135,106	\$139,996
<b>AVERAGE HOUSE VALUE</b>	\$408,917	\$395,270	\$443,916

Demographics data derived from AlphaMap

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