

LEASE

1400 COLUMBUS

1400 1402 N Columbus St Ottawa, IL 61350



PROPERTY DESCRIPTION

645/1,406 sf office space.

PROPERTY HIGHLIGHTS

- 2 private offices
- Large Conference Room
- Reception Area
- Open Area
- Common Restrooms
- Common Breakroom

OFFERING SUMMARY

Lease Rate:	\$1,560.00 - 3,000.00 per month (Full Service)
Number of Units:	3
Available SF:	645 - 2,051 SF
Lot Size:	0.56 Acres
Building Size:	6,120 SF
Zoning:	Industrial
APN:	21-02-435-002

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,852	10,089	15,417
Total Population	5,726	21,515	33,112
Average HH Income	\$50,648	\$63,944	\$67,451

Nick Ferro
815 405 3679



**COLDWELL BANKER
COMMERCIAL**
REAL ESTATE GROUP

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	36 months
Total Space:	645/1,406 SF	Lease Rate:	\$1,560.00 - \$3,000.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1400 Columbus B	Available	1,406 - 2,051 SF	Full Service	\$3,000 per month	1,406 sf general office space. Join Coldwell Banker Real Estate Group and Well Fargo in the office building. Reception area, 2 private offices, conference room and additional office space. Shared restrooms and large breakroom.
1400 Columbus C	Available	645 - 2,051 SF	Full Service	\$1,560 per month	645 sf general office space. Join Coldwell Banker Real Estate Group in the office building. Shared restrooms and large breakroom. Full Service Gross Lease. Utilities Included!

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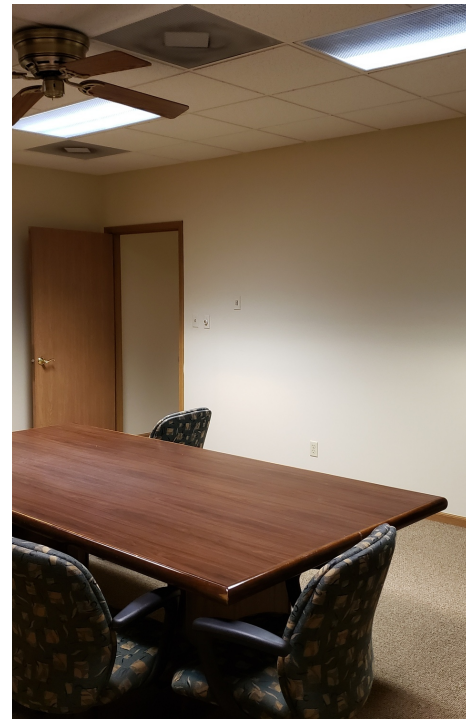


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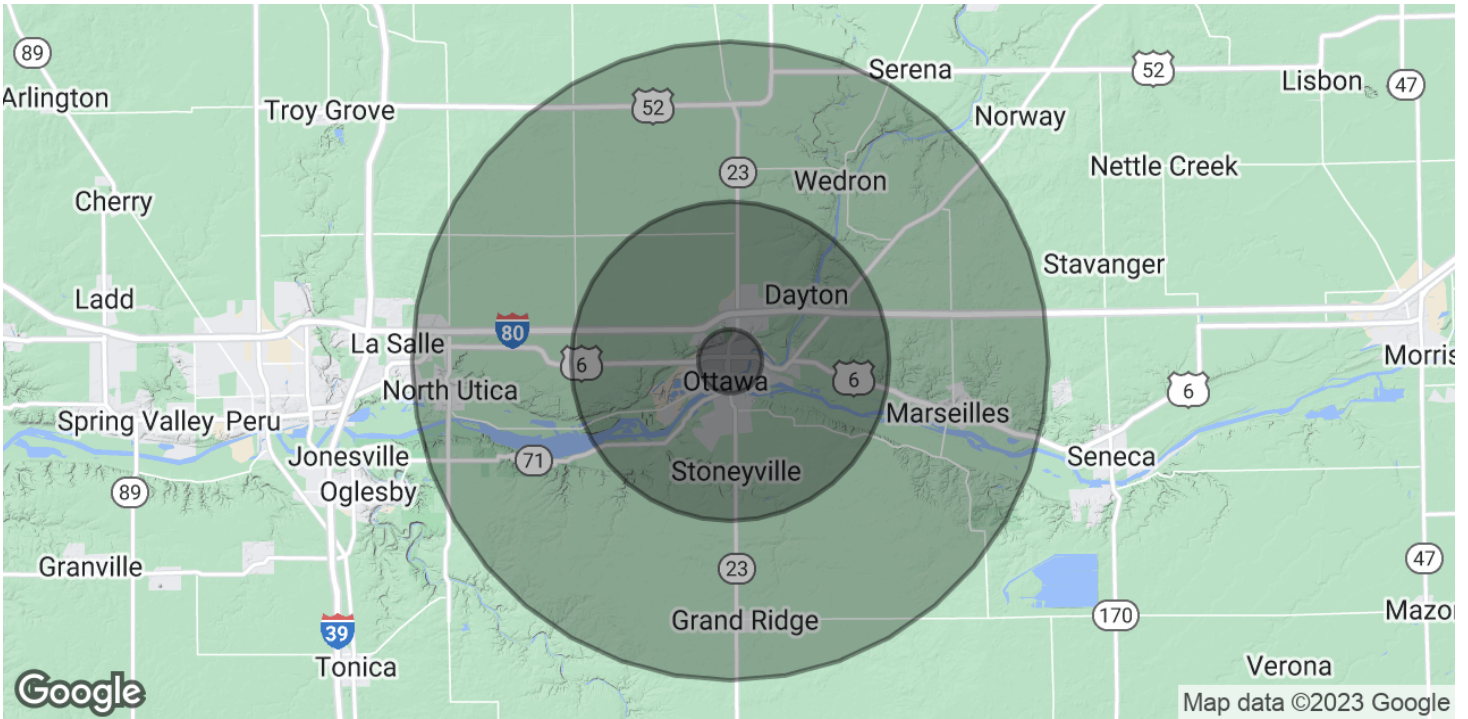


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,726	21,515	33,112
Average Age	42.3	42.6	43.4
Average Age (Male)	42.5	41.1	42.4
Average Age (Female)	42.9	43	44.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,852	10,089	15,417
# of Persons per HH	2	2.1	2.1
Average HH Income	\$50,648	\$63,944	\$67,451
Average House Value	\$113,789	\$139,782	\$150,561

* Demographic data derived from 2020 ACS - US Census

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