



Medical Office - Unit N1

2210 DEAN STREET, SAINT CHARLES, IL 60175

LEASE BROCHURE

Your Vision. Our Dedication. Your Partner.

MURRAY COMMERCIAL

2035 Foxfield Road, Suite 203
St. Charles, IL 60174
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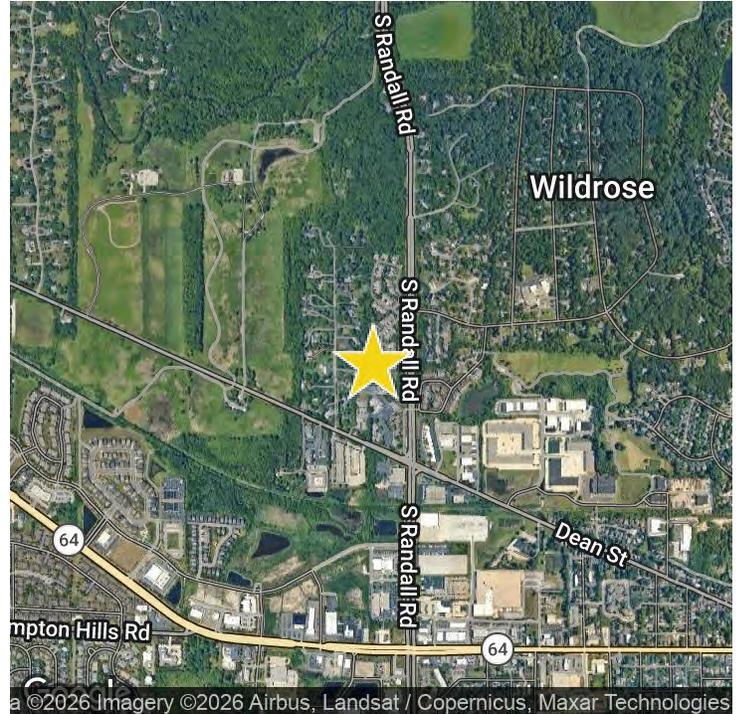
JACE MURRAY

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THIJS DENNISON

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MEDICAL OFFICE SPACE FOR LEASE



MONTHLY RATE **\$1,950**

OFFERING SUMMARY

Available SF: 1,100 SF
Price / SF: \$21.27
Lease Type: Modified Gross
Year Built: 1985

PROPERTY OVERVIEW

Turnkey medical office with reception/waiting area, 3 treatment rooms, office, 2 restrooms including one full bath with shower and storage.

Rent includes all CAM & Taxes. Tenant pays utilities.

PROPERTY HIGHLIGHTS

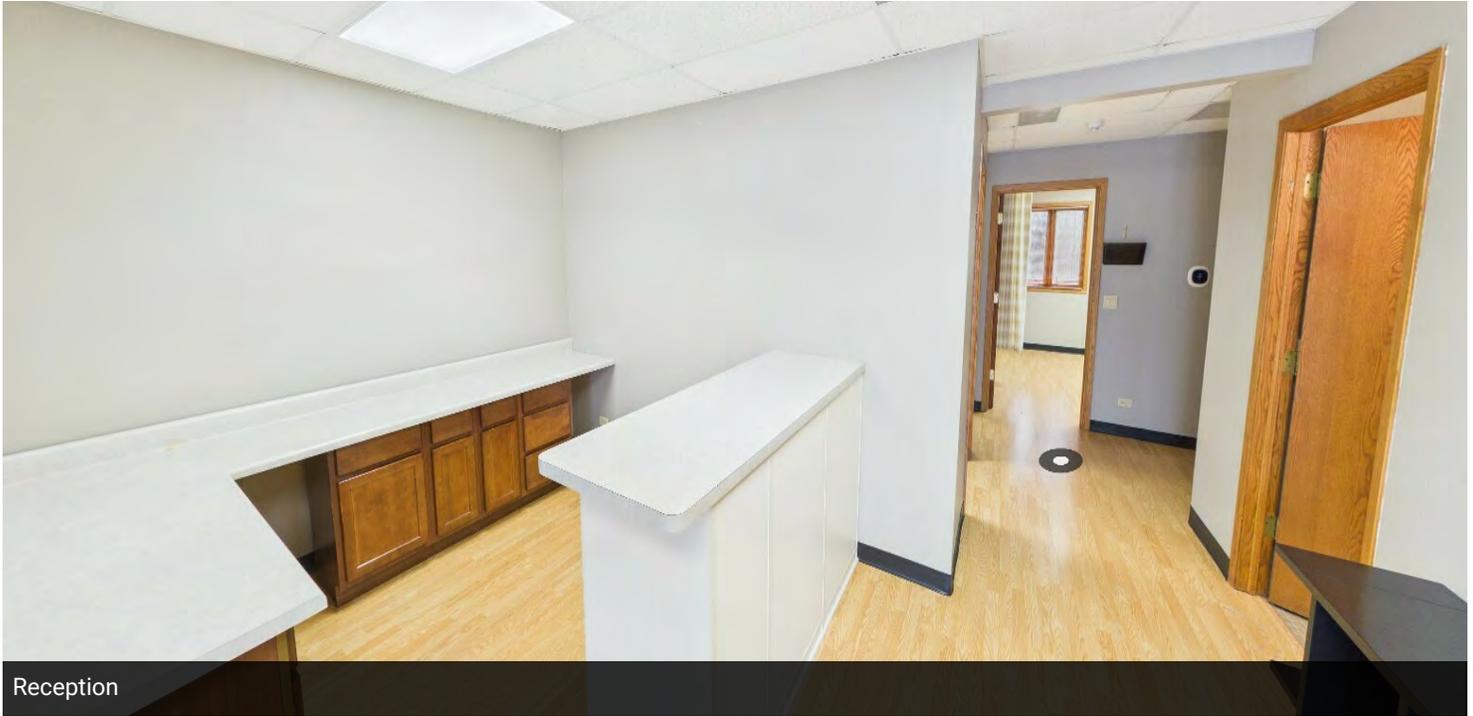
- Professional Medical Office
- Ample Parking
- Convenient Randall Road Location



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MEDICAL OFFICE SPACE FOR LEASE



Reception

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Medical Office Space	1,100 SF	Modified Gross	\$1,950 per month	<p>Medical office space in the Randallwood Professional Office Park at the NW corner of Dean Street and Randall Road. Features include reception/waiting area, 3 offices/treatment rooms, 2 restrooms -- one with full bath and shower, and one office/storage area. Great location near Northwestern Medicine Delnor Hospital and many other professional and medical tenants in the office park.</p> <p>Rent includes all CAM & Taxes. Tenant pays utilities.</p>

MEDICAL OFFICE SPACE FOR LEASE



Office



Treatment Room



Treatment Room



Treatment Room

MEDICAL OFFICE SPACE FOR LEASE



Floor Plan



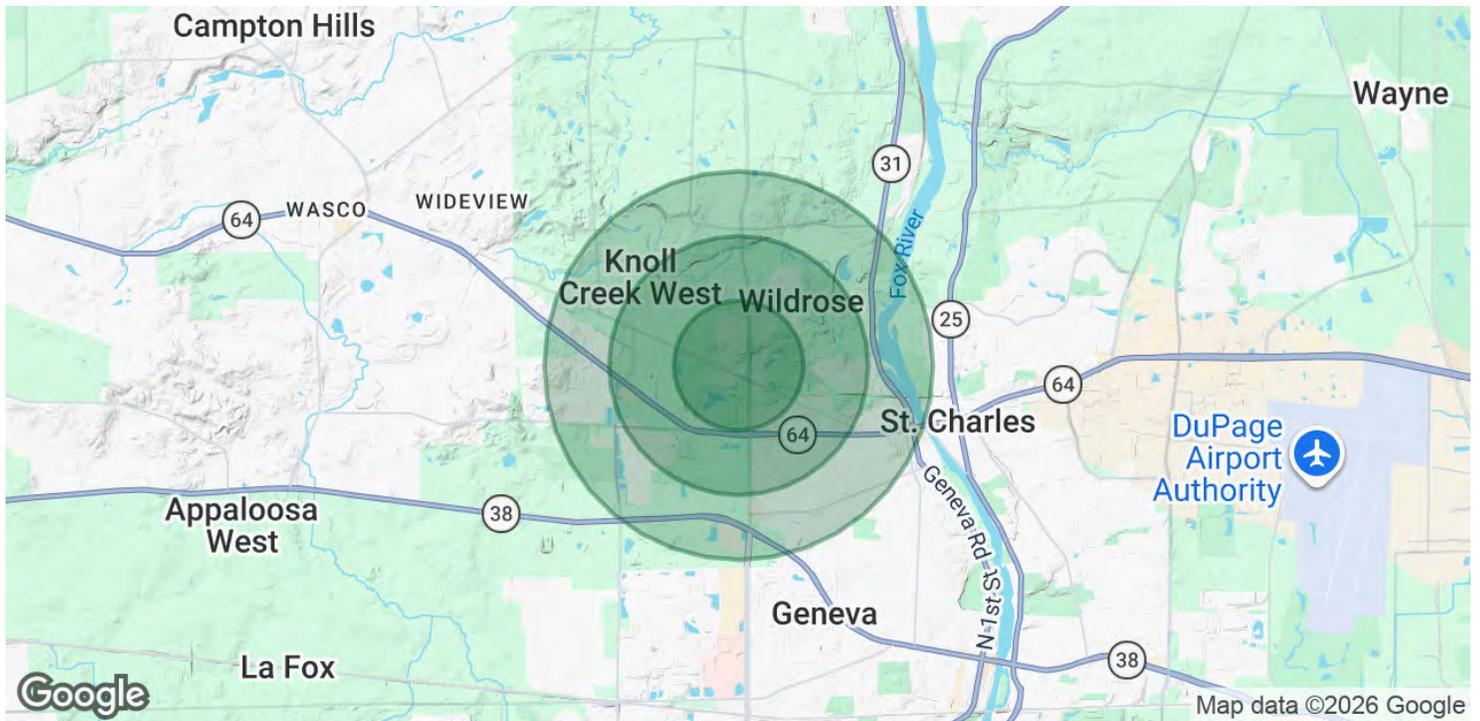
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LOCATION / RETAILER MAP



DEMOGRAPHICS



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,635	6,537	13,044
Average Age	38.2	38.8	40.4
Average Age (Male)	35.2	35.3	37.6
Average Age (Female)	39.6	41.7	43.0
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	570	2,399	5,045
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$141,602	\$137,719	\$136,534
Average House Value	\$401,983	\$394,717	\$406,528

* Demographic data derived from 2020 ACS - US Census

AGENCY DISCLOSURE



CITY OF
ST. CHARLES

ILLINOIS ♦ 1834

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.



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EXCLUSIVE BROKER

**JACE MURRAY**

President/Managing Broker

jace@murraycommercial.com

Direct: 630.513.0173 | Cell: 630.244.3272

PROFESSIONAL BACKGROUND

With over 20 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.

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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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