



**LEASE**

# Retail and Office space Geneva

**830 E STATE ST**

Geneva, IL 60134

**PRESENTED BY:**

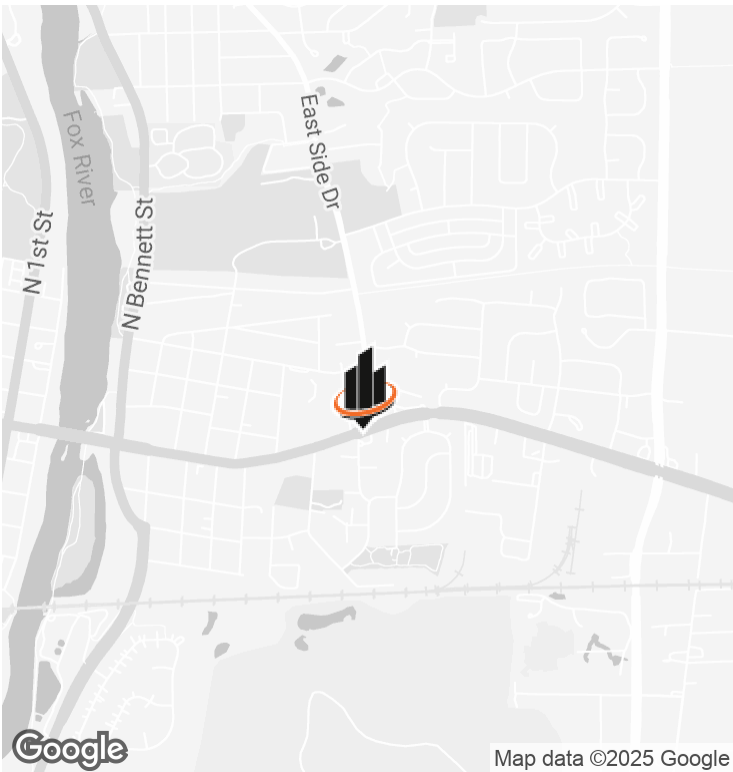
**SHARON O'LEARY**

O: 630.938.4950

sharon.oleary@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2,000 - 3,000.00 per month
NUMBER OF UNITS:	2
AVAILABLE SF:	1,400 - 3,000 SF
LOT SIZE:	20,097 SF
BUILDING SIZE:	5,372 SF

PROPERTY DESCRIPTION

First floor Retail space for lease and office space for lease. Approximately 1,600 Sf of retail space with a large open area and front display window. Daily traffic of 25,000 + cars per day on State Street & Eastside Drive. Recently remodeled space has new flooring , paint and one restroom in the space. New HVAC units and Paved parking lot behind the building. Perfect for showroom or fitness use.

Approximately 1400 Sf of office space on 2 levels with 3-4 private offices. Perfect for professional office or service business, spa, counseling, Etc.

PROPERTY HIGHLIGHTS

- High traffic location & visibility on E State Street
- Newly renovated space
- Large display area window facing State St.
- Convenient location

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AVAILABLE SPACES

SUITE      SIZE (SF)      LEASE TYPE      LEASE RATE      DESCRIPTION

830 E State	1,600 - 3,000 SF	Modified Gross	\$3,000 per month	<p>First floor Retail space for lease. Approximately 1,600 Sf of retail space with large open area and large front display window. Daily traffic of 25,000 + cars per day on State Street &amp; Eastside Drive, Recently remodeled space has new flooring , paint and one restroom in the space. New HVAC units and Paved parking lot behind the building for 18 cars.</p> <p>Suites A &amp; B can be combined for 3,000 SF total.</p> <p>Asking rent is \$3,000 per Month and tenant pays Utilities &amp; share of CAM</p>
830 E State St	1,400 SF	Modified Gross	\$2,000 per month	<p>Newly updated office space on 2 floors. Space offers 3-4 private offices, conference/open area, 2 restrooms and large storage room. Perfect for any small business, attorney, CPA, financial services, counseling offices, etc.</p> <p>Asking rent is \$2,000 per month and tenant pays share of Utilities/CAM.</p>

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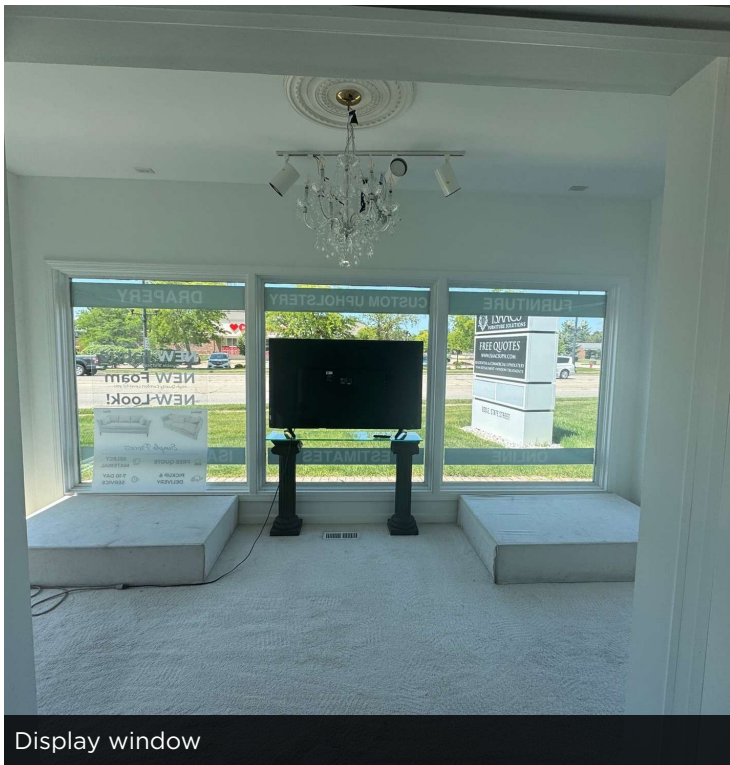
## PROPERTY PHOTOS



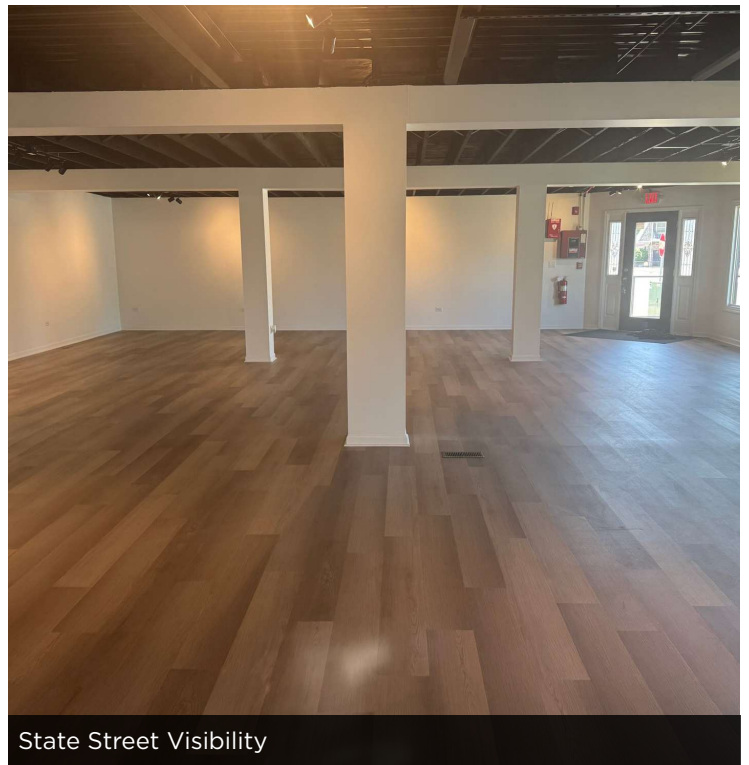
Open Space-showroom



Open area



Display window



State Street Visibility

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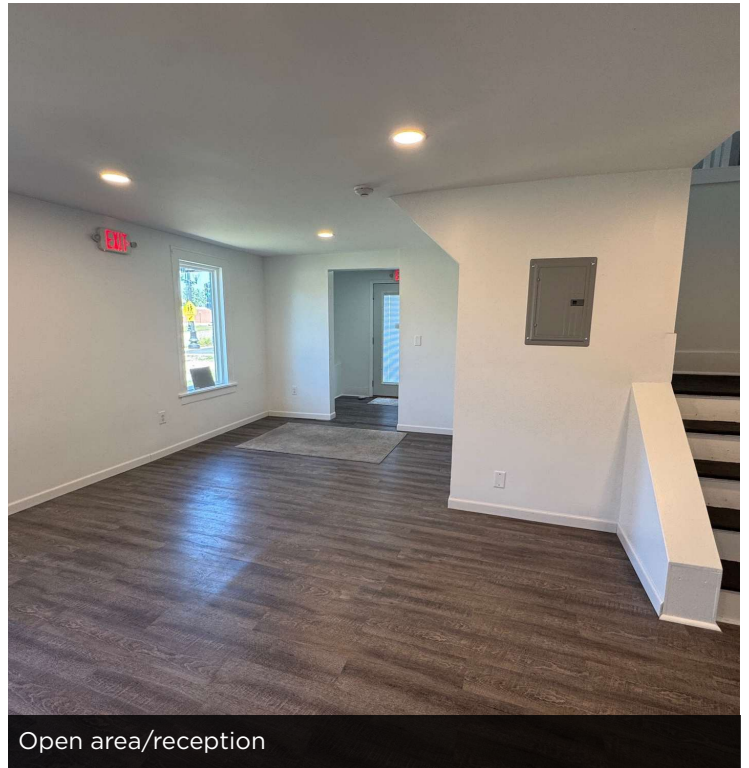
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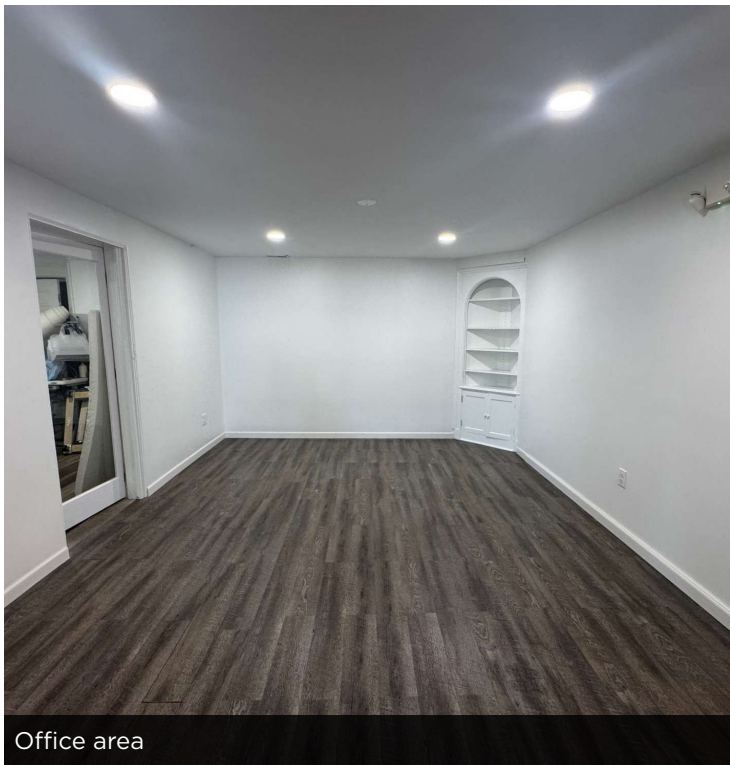
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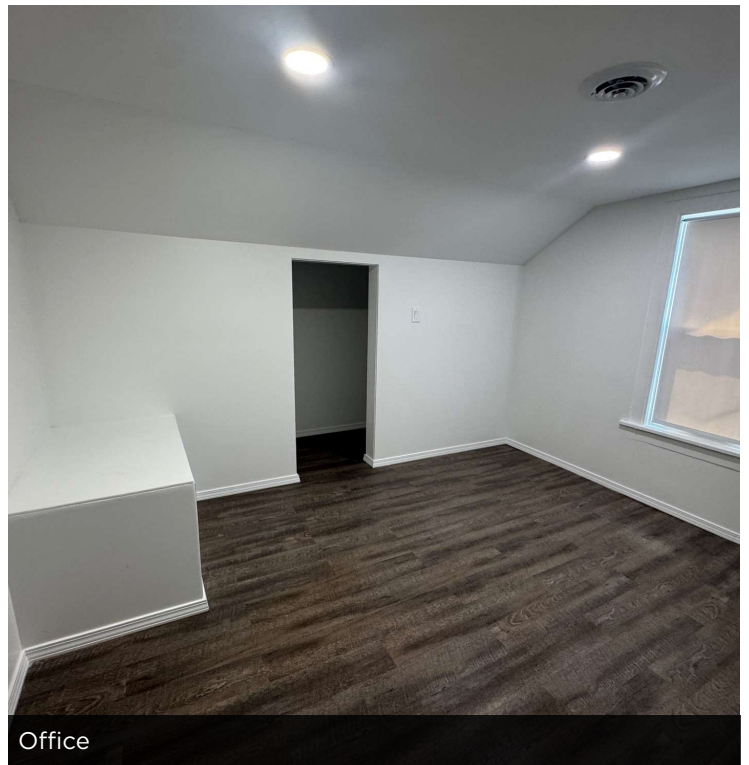
Exterior of office side



Open area/reception



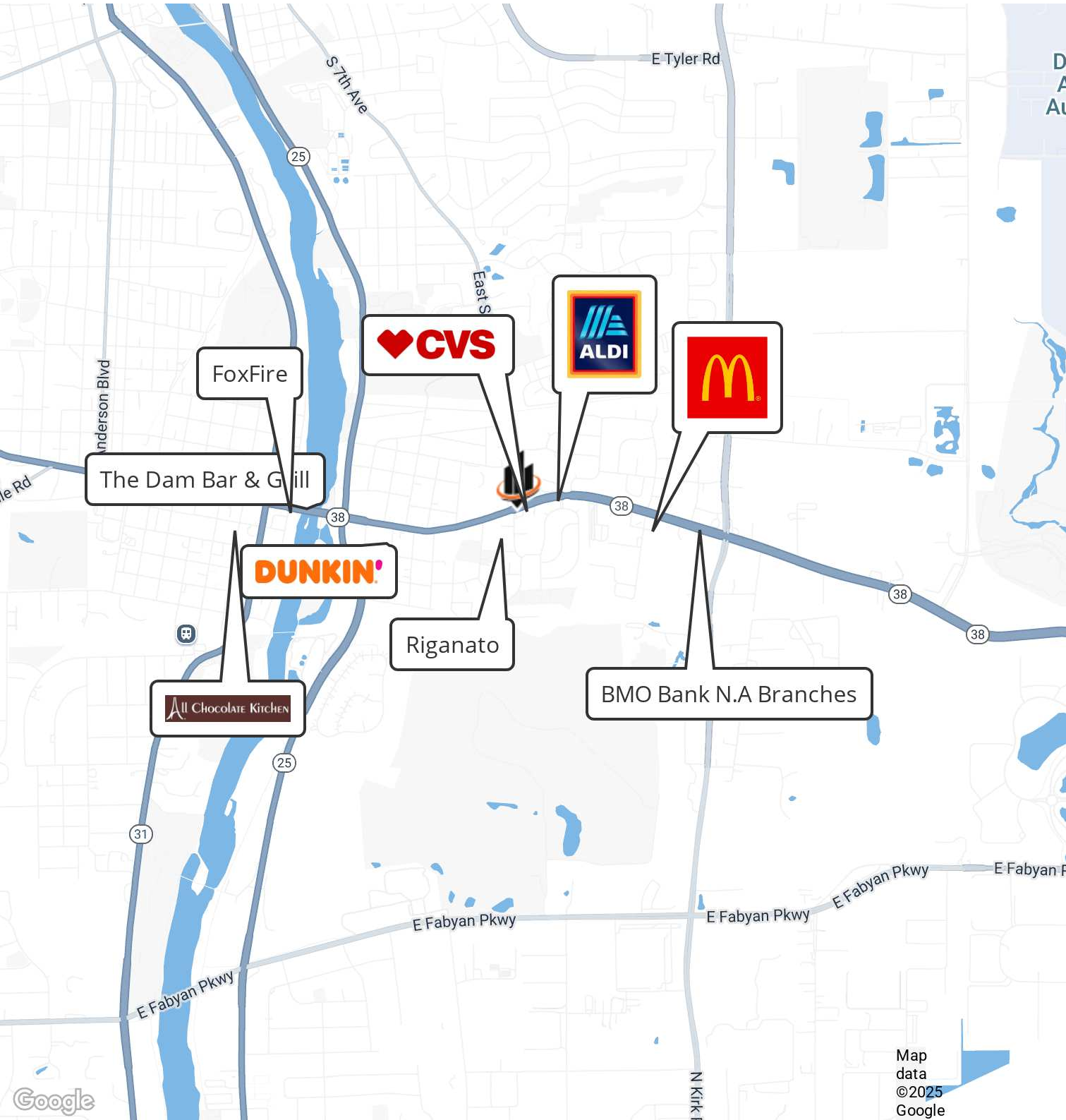
Office area



Office

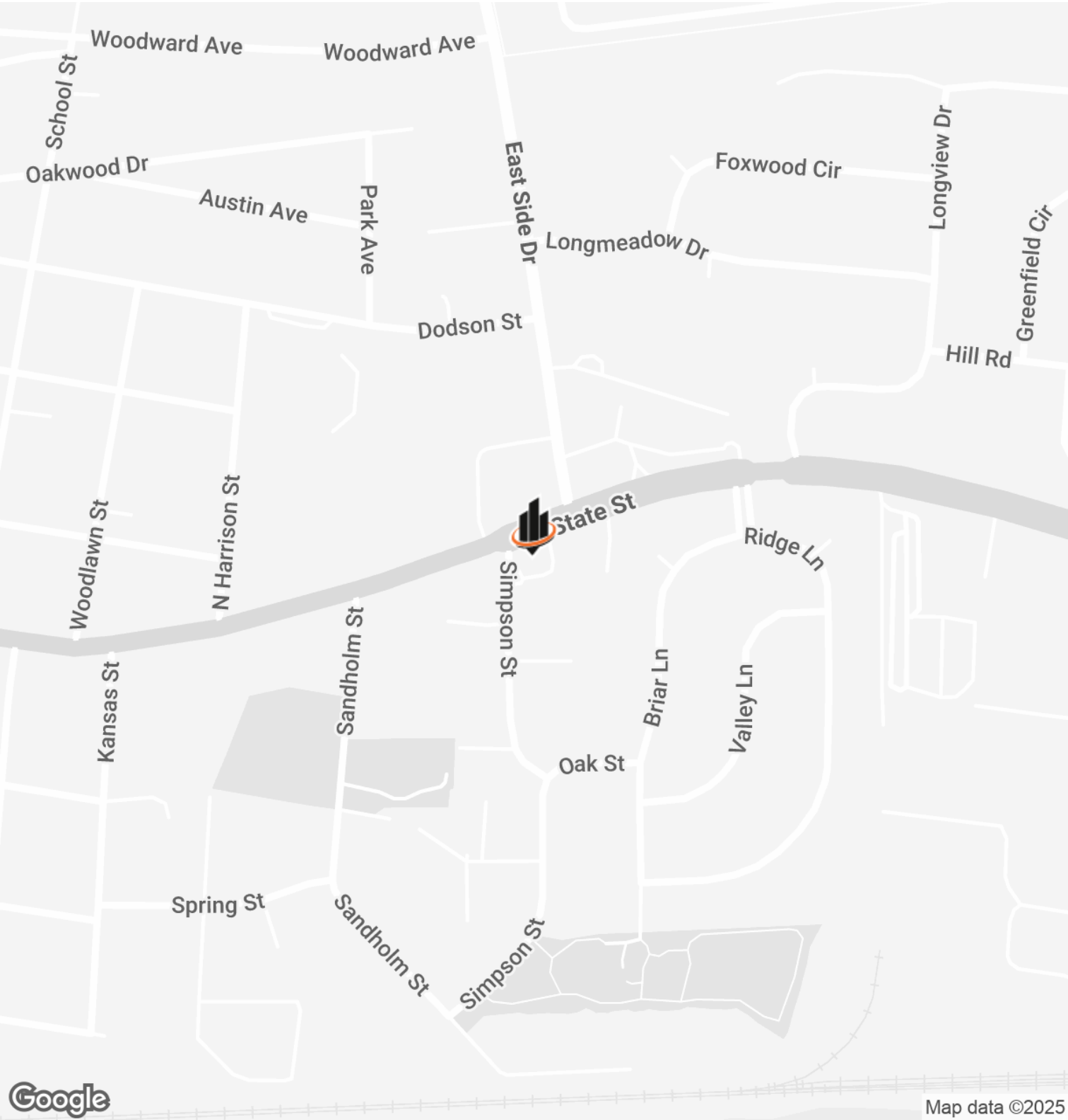
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SURROUNDING BUSINESSES



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LOCATION MAP



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