



## Office/Retail

164-166 E. CHICAGO STREET, ELGIN, IL 60120

3,700 SF FOR LEASE

*Your Vision. Our Dedication. Your Partner.*

**MURRAY COMMERCIAL**

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St. Charles, IL 60174  
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**THIJS DENNISON**

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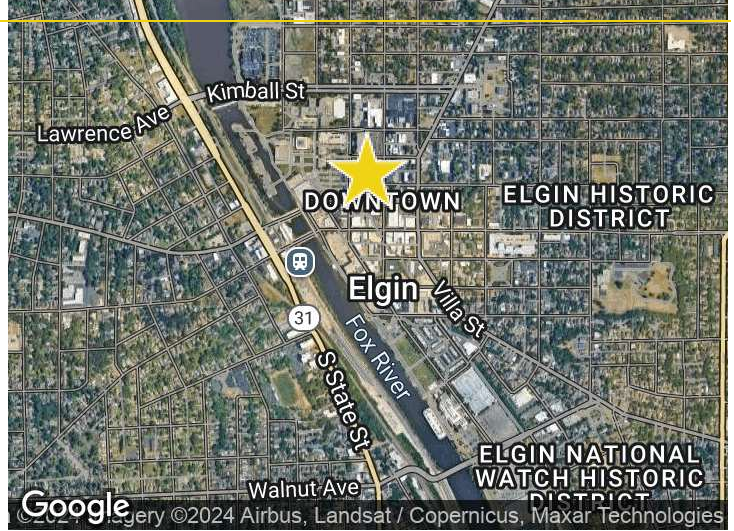
**JACE MURRAY**

President/Managing Broker  
630.244.3272  
[jace@murraycommercial.com](mailto:jace@murraycommercial.com)

# For Lease - Office / Retail

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## OFFICE/RETAIL SPACE FOR LEASE



### LEASE RATE

**\$15.00 SF/YR**

### OFFERING SUMMARY

Available SF:	3,700 SF
Lease Rate:	\$15.00 SF/yr (MG)
Lot Size:	0.18 Acres
Year Built:	1867
Renovated:	2010
Building Size:	16,900 SF
Traffic Count:	13,100

### PROPERTY OVERVIEW

Experience prime leasing opportunities at this exceptional property on E. Chicago Street in Elgin, IL. Discover the convenience and efficiency of two elevators, including passenger and freight options, ensuring seamless accessibility to all levels. With a state-of-the-art security system, tenants can enjoy peace of mind while working in a secure environment. The property is fully sprinkled for safety and protection. Additionally, each space is separately metered for electric and gas, providing flexibility and control over utilities. Embrace the advantages of these top-tier amenities and elevate your business operations at this sought-after location in Elgin.

### PROPERTY HIGHLIGHTS

- Two elevators for passenger and freight use
- State-of-the-art security system for tenant peace of mind
- Fully sprinkled for safety and protection
- Separately metered electric and gas for each space



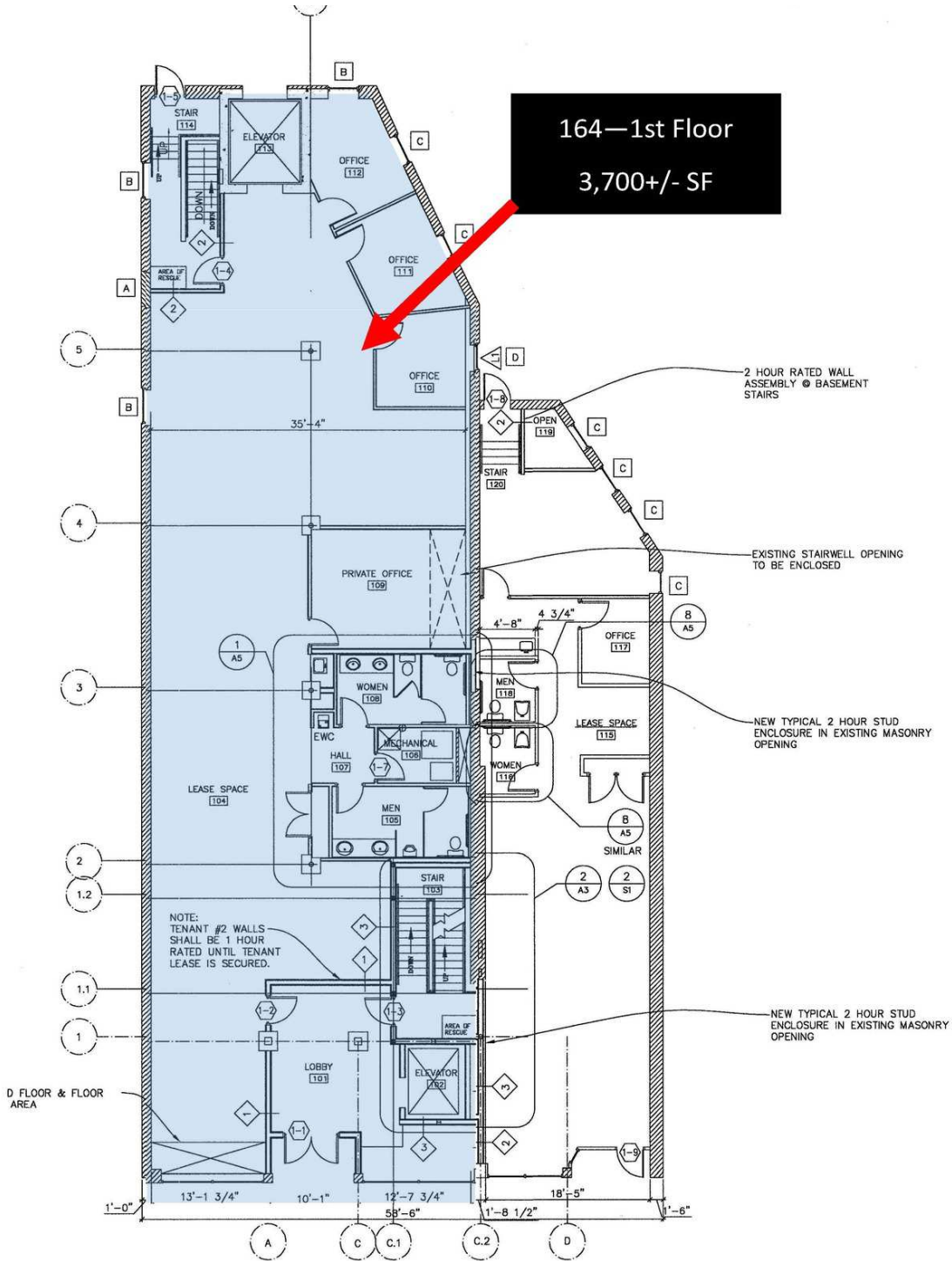
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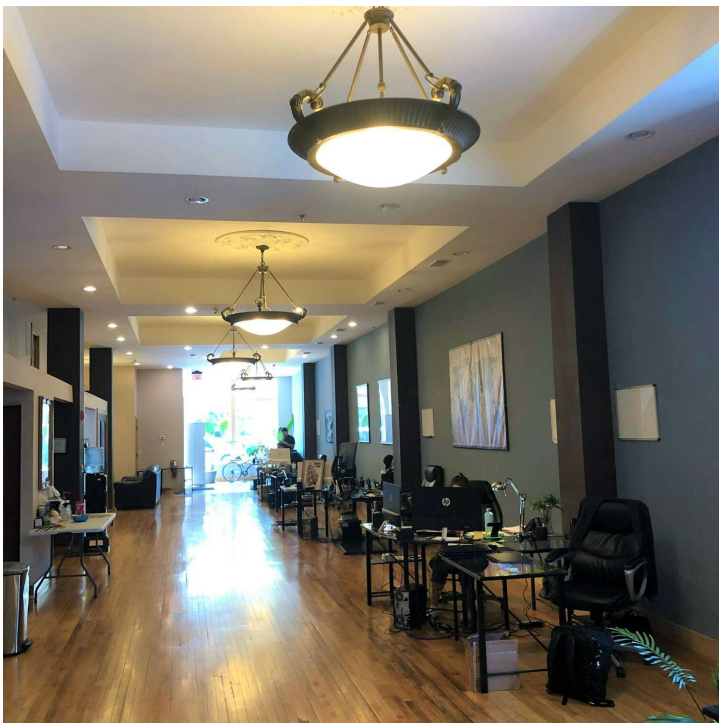
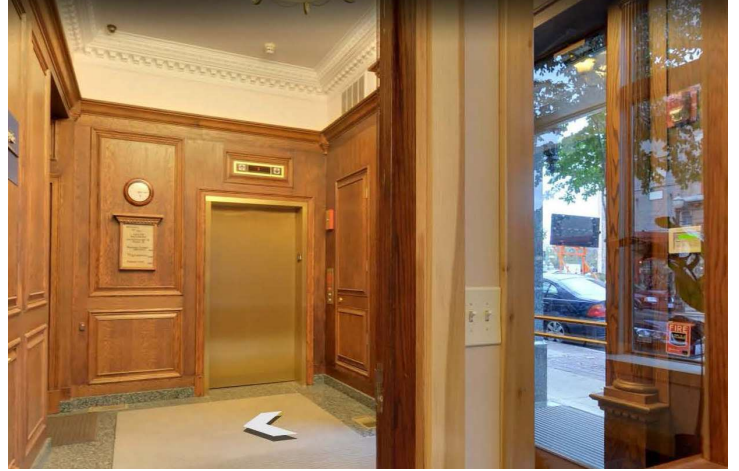
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164 E. CHICAGO STREET, 1ST FLOOR



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SURROUNDING RETAILERS



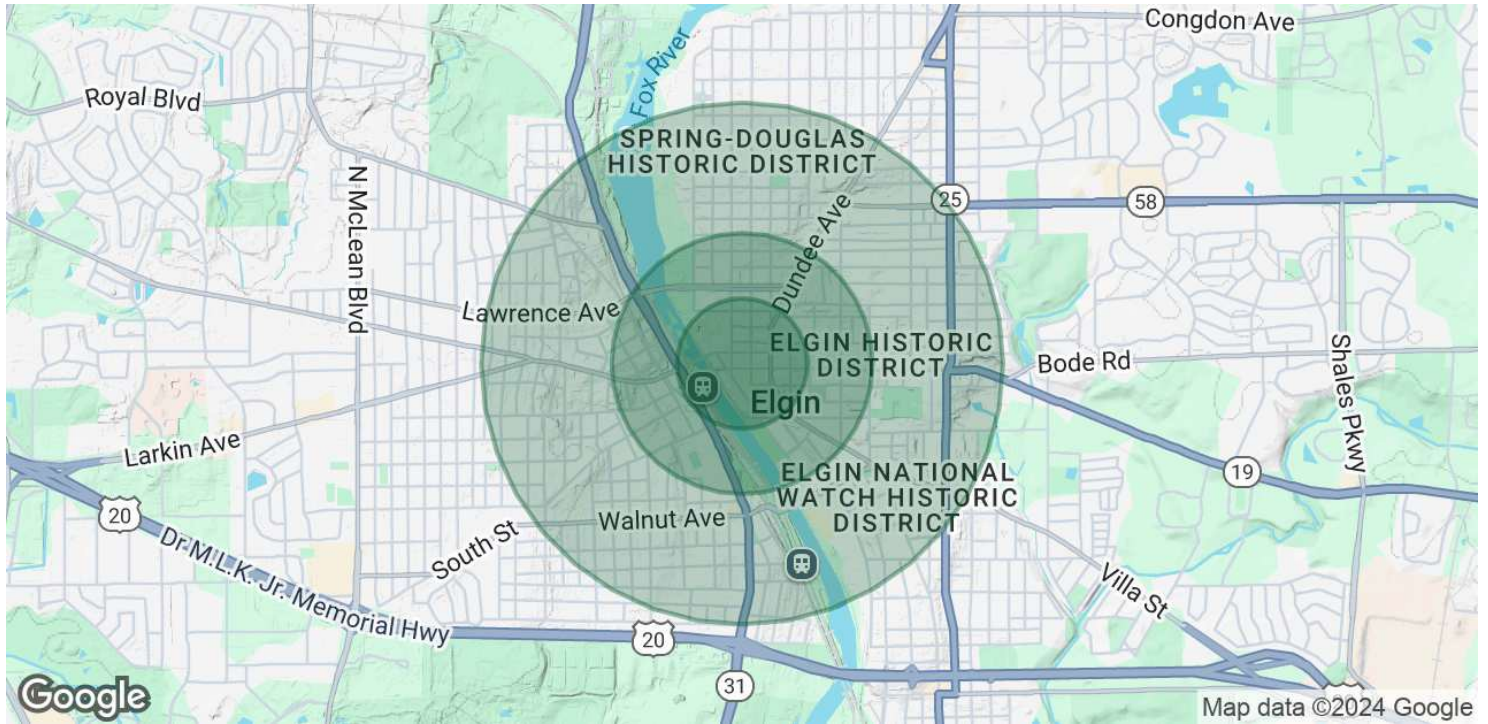
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## DEMOGRAPHICS



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,286	6,239	23,501
Average Age	32.3	28.6	30.8
Average Age (Male)	35.6	31.9	32.7
Average Age (Female)	30.4	26.8	29.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	571	2,254	7,812
# of Persons per HH	2.3	2.8	3.0
Average HH Income	\$58,920	\$57,150	\$64,992
Average House Value	\$198,017	\$180,375	\$169,938

## TRAFFIC COUNTS

13,100/day

\* Demographic data derived from 2020 ACS - US Census



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### 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



### JACE MURRAY

President/Managing Broker

[jace@murraycommercial.com](mailto:jace@murraycommercial.com)

Direct: 630.244.3272 | 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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## EXCLUSIVE BROKER



### THIJS DENNISON

Broker

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Direct: 630.251.2144 | 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



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