



Medical Office For Lease

2210 DEAN ST. UNIT N1, SAINT CHARLES, IL 60174

OFFICE BUILDING FOR LEASE

Your Vision. Our Dedication. Your Partner.

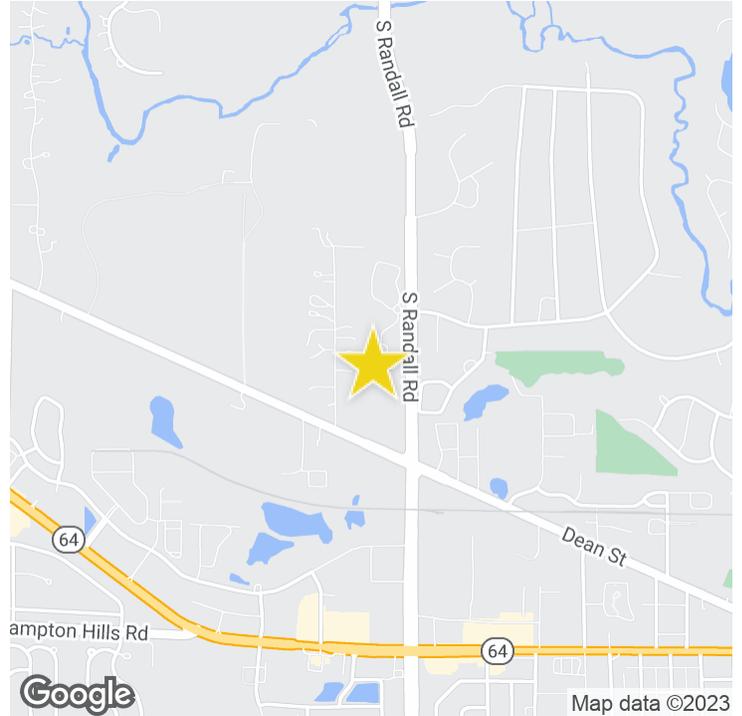
MURRAY COMMERCIAL

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St. Charles, IL 60174
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SHARON O'LEARY

Senior Broker
630.688.7483
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OFFICE BUILDING FOR LEASE



OFFERING SUMMARY

Available SF:	1,100 SF
Lease Rate:	\$1,950.00 per month (MG)
Year Built:	1985
Building Size:	1,100 SF

PROPERTY OVERVIEW

1,100 SF turn key medical office with reception/waiting area, 2-3 treatment rooms, office, 2 bathroom including one full bath with shower and storage.

Asking rent is \$1,950/month and includes all CAM & Taxes. Tenant pays all utilities.

PROPERTY HIGHLIGHTS

- Professional medical office
- Ample Parking
- Convenient Randall Rd location

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OFFICE SPACE FOR LEASE



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,100 SF	Lease Rate:	\$1,950.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Medical office space	Available	1,100 SF	Modified Gross	\$1,950 per month	<p>1,100 SF medical office in the Randallwood Professional Office Park at the NW corner of Dean St and Randall Rd. Suite has reception/waiting area, 2-3 treatment rooms, 2 restrooms, one with shower and storage space. Great location near Delnor Northwestern Hospital and many other professional and medical tenants in the office park.</p> <p>Asking rent is \$1,950/month and includes all CAM & Taxes. Tenant pays all utilities.</p>



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PHOTOS



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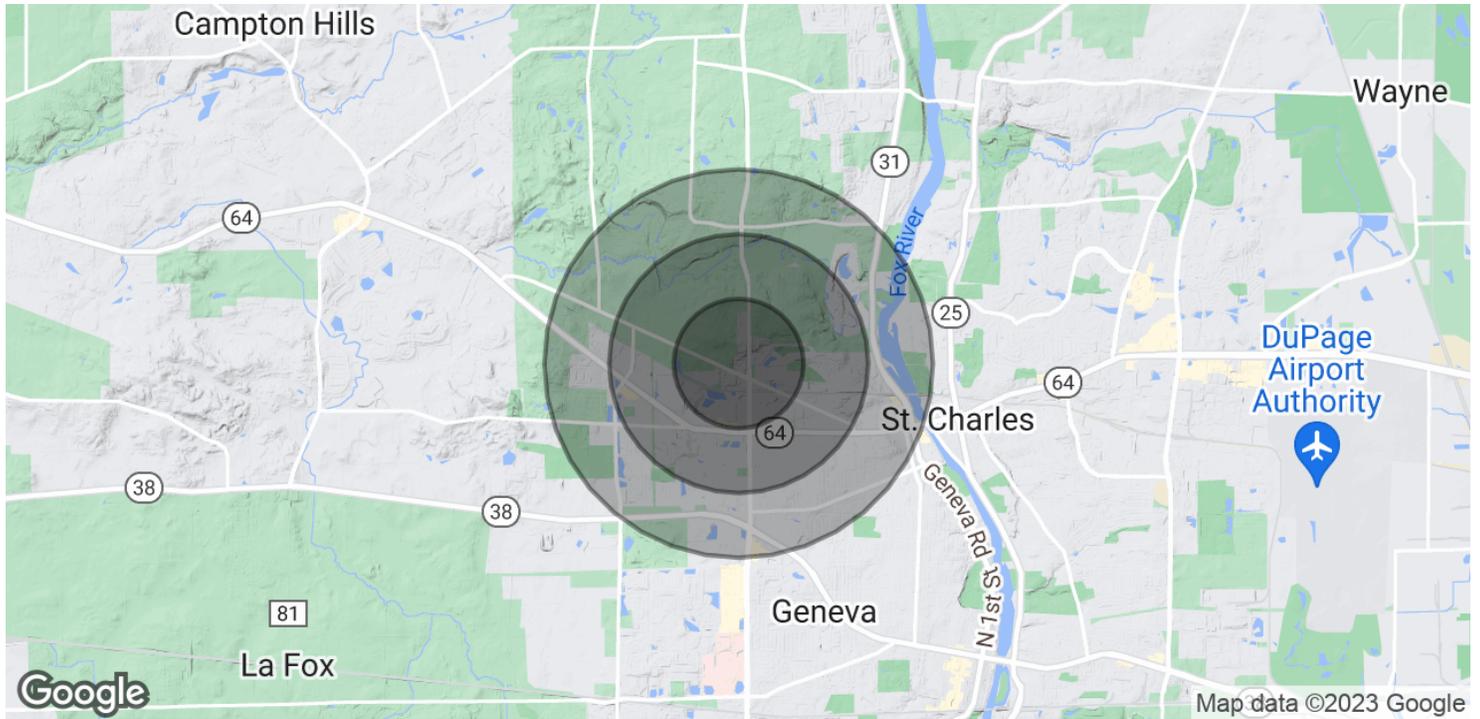
LOCATION



Google

Imagery ©2023 , CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

DEMOGRAPHICS



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,158	5,553	12,479
Average Age	43.6	39.8	39.5
Average Age (Male)	45.5	41.0	39.7
Average Age (Female)	45.4	41.7	40.8
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	475	2,286	4,996
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$123,060	\$109,969	\$109,333
Average House Value	\$314,017	\$302,681	\$312,997

* Demographic data derived from 2020 ACS - US Census

AGENCY DISCLOSURE



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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.

BROKER



SHARON O'LEARY

Senior Broker

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PROFESSIONAL BACKGROUND

Sharon brings over 15 years of experience practicing Commercial Real Estate to the Murray Team. She has successfully managed and negotiated several Landlord and Tenant Representation assignments for sales and leasing of commercial properties including retail, restaurant, office/medical and industrial properties. Prior to becoming a Commercial Realtor, Sharon was a Marketing Communications Specialist with two local manufacturing companies.

Having a client centered approach, Sharon embraces the opportunity to enhance her clients' experience through her results-based philosophy, while exceeding her clients' expectations. Her attention to detail and dedication to serving her clients in a professional, timely manner has allowed her to close many transactions to help her clients achieve success. All property listings are strategically marketed through a wide network of commercial marketing databases as well as through her local network of business and personal associates and networking organizations.

EDUCATION

Sharon holds a BS Degree in Marketing from Northern Illinois University. She has been a lifetime resident of the St. Charles area where she raised her family. She is very involved in the local community and volunteers with several local organizations including CASA Kane County, St. Charles Business Alliance, and the St. Charles Chamber of Commerce.

MEMBERSHIPS

Sharon is a member of National Association of Realtors, Business Development Committee Chair of the St. Charles Alliance, and the Commercial Construction Real Estate Development Committee of the St. Charles Chamber of Commerce.

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