



## 475 Dunham Road SAINT CHARLES, IL 60174

720+- SF OFFICE FOR LEASE

*Your Vision. Our Dedication. Your Partner.*

**MURRAY COMMERCIAL**

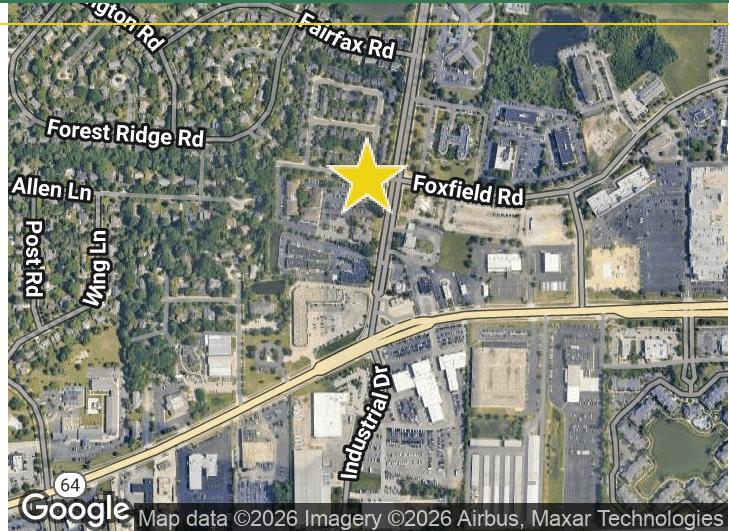
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**THIJS DENNISON**

Broker  
630.251.2144  
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# Dunham Center

475 DUNHAM ROAD, SAINT CHARLES, IL 60174



**MONTHLY RENT** **\$1,300**

## OFFERING SUMMARY

Available RSF: 720+/-  
Lease Type: Gross  
Market: Chicago  
Submarket: Western East/West Corridor

## PROPERTY OVERVIEW

All utilities and common area maintenance included in the rent, along with fiber optic communications and ample parking. On-campus property management ensures responsive support for any tenant needs.

## PROPERTY HIGHLIGHTS

- Amenities at the Dunham Campus include:
- All utilities & common area maintenance included in rent
- 24-hour Building Access and Security
- Fiber Optic Communications
- Ample Parking
- 5 Acre Office Campus
- On-Campus Property Management
- On-Campus Conference Rooms with seating capacity up to 35 and Kitchenette
- On-Campus Private Fitness Center and Shower

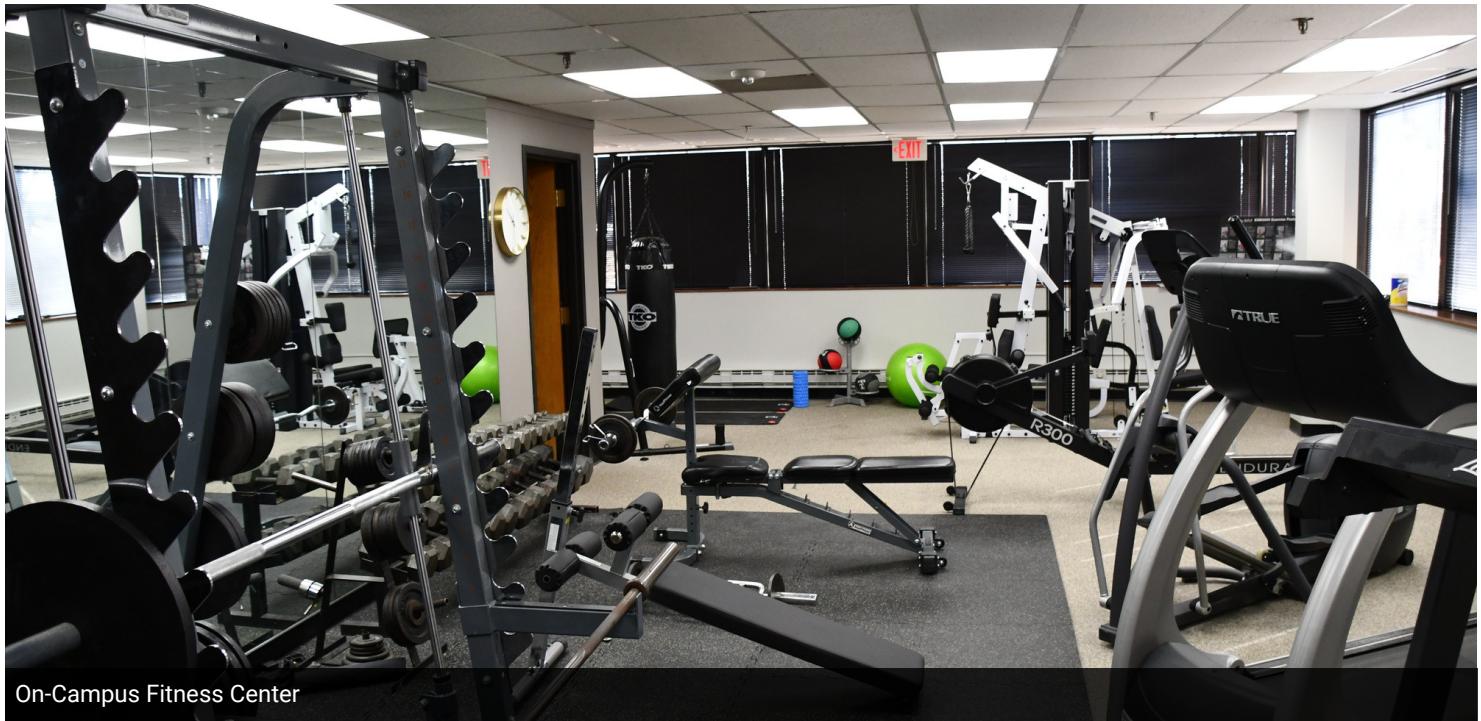
## OFFICE SPACE FOR LEASE



### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
475 Dunham, Suite 101A	720 SF	Gross	\$1,300 per month	First floor office space featuring a front room with large windows, 2 offices, and semi-private bathroom. Also has access to common area waiting room and restrooms.

## AMENITIES



On-Campus Fitness Center



Conference Room 1 of 2

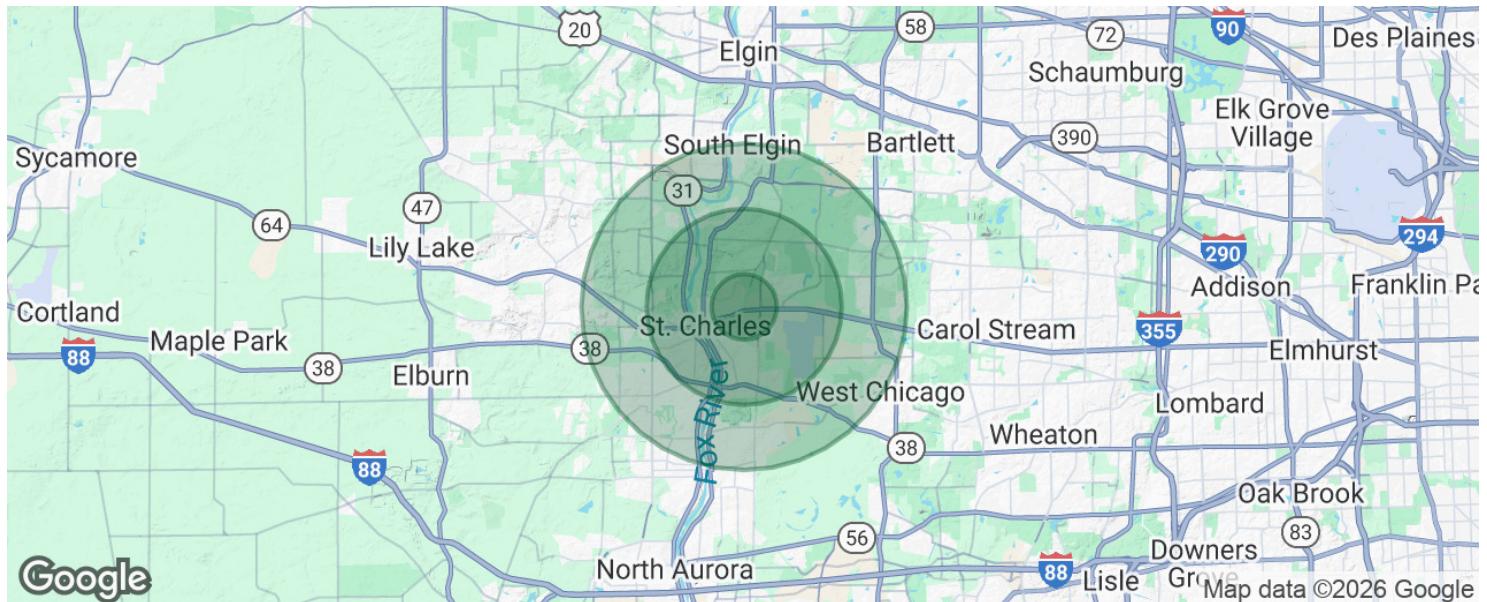


Courtyard with picnic tables

## RETAILER/LOCATION MAP



## DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,995	44,495	109,339
Median age	45	42	41
Median age (Male)	43	41	40
Median age (Female)	47	44	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,469	17,806	40,049
# of persons per HH	2.4	2.5	2.7
Average HH income	\$177,665	\$160,240	\$164,150
Average house value	\$507,358	\$445,413	\$434,861

\* Demographic data derived from 2020 ACS - US Census

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## AGENCY DISCLOSURE



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Broker Owned....James C. Murray III is a licensed real estate broker within the State of Illinois and has ownership interest in the subject property.

## EXCLUSIVE BROKER



### THIJS DENNISON

Broker

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**Direct:** 630.513.0173 | **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