



**622 W. State Street Office/Retail  
GENEVA, IL 60134**

**LEASE BROCHURE**

*Your Vision. Our Dedication. Your Partner.*

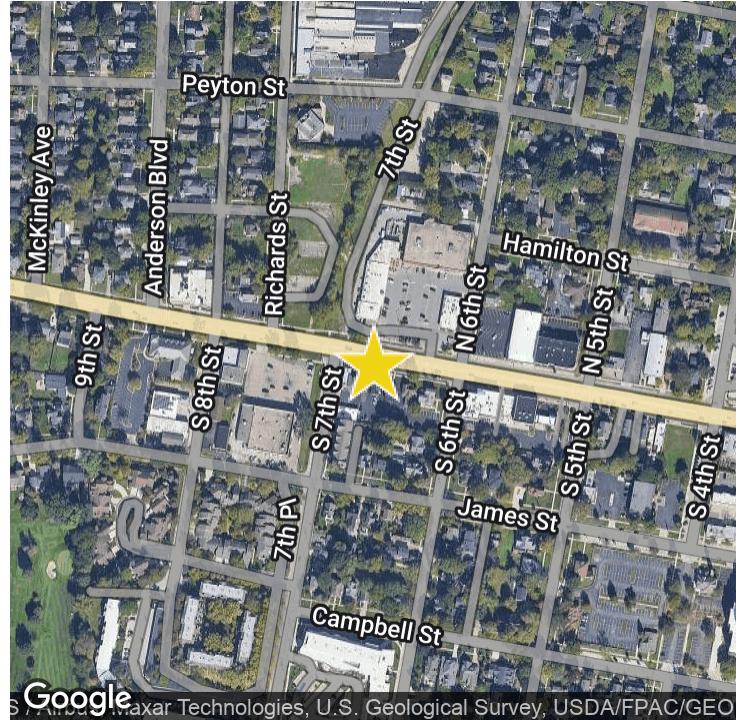
**MURRAY COMMERCIAL**

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**SHARON O'LEARY**

Senior Broker  
630.688.7483  
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## OFFICE/RETAIL SPACE FOR LEASE



### LEASE RATE

**\$600.00 -  
1,600.00 PER  
MONTH**

### OFFERING SUMMARY

Available SF:	250 - 1,680 SF
Lease Type:	NNN
Building Size:	1,680 SF
Traffic Count:	20,300

### PROPERTY OVERVIEW

Great location on W. State Street in Downtown Geneva. Charming home with lots of character and functional space. 1-3 rooms or offices with restroom. Front porch area for store displays. Just blocks from Metra Train Station and Historic Third Street Shopping & Dining District. Perfect for boutique, retail, or office for counselors, massage therapy, professional office, etc. Great visibility and signage on State Street with 20,000+ vehicles per day!

### PROPERTY HIGHLIGHTS

- Excellent Downtown Geneva location
- Charming office or retail space
- 250- 1,680 SF available
- Private parking lot

## RETAIL/OFFICE SPACE FOR LEASE

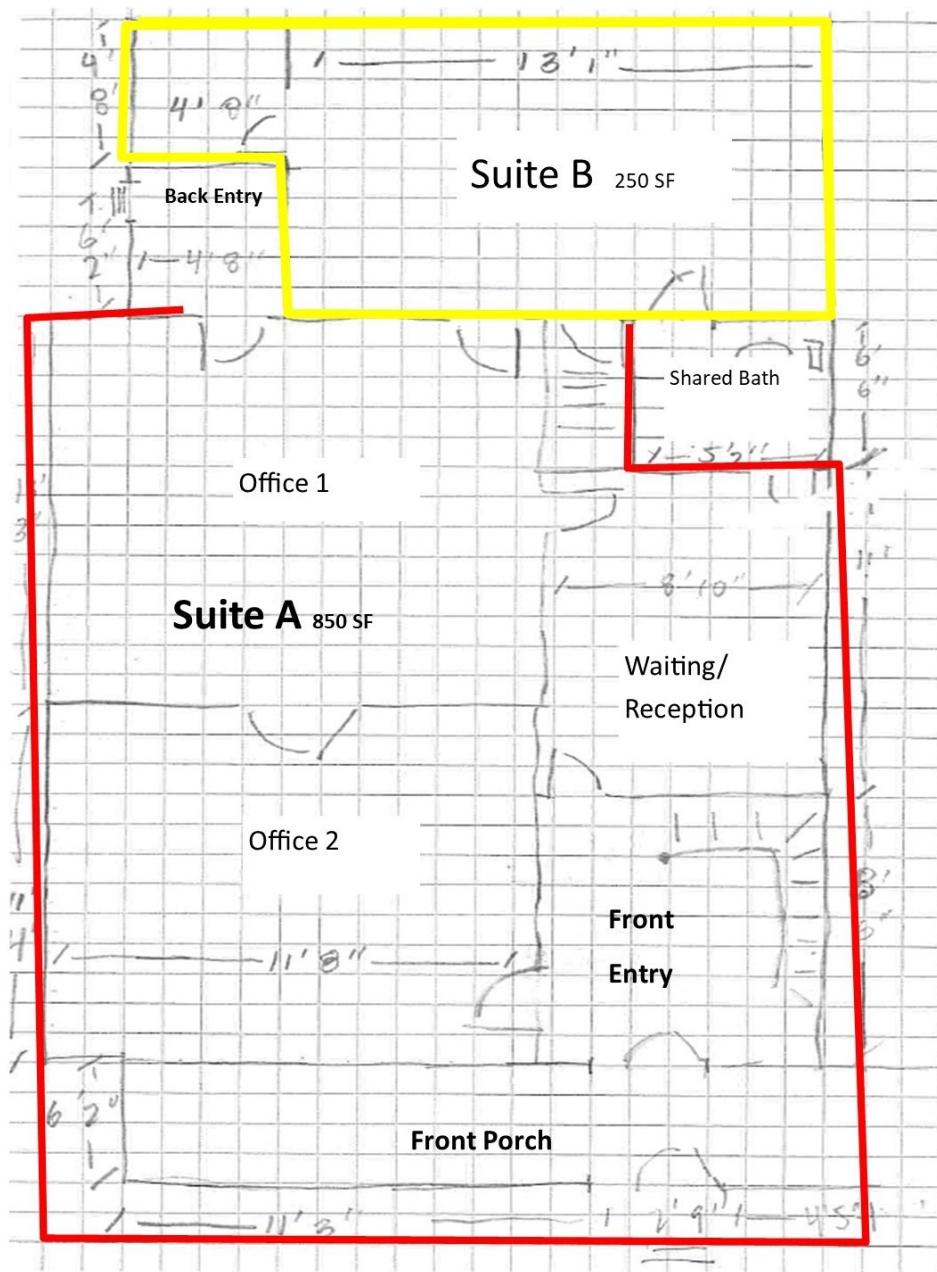


### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	250 - 1,680 SF	Modified Gross	\$1,600 per month	Charming Retail / Office space on State Street in Downtown Geneva. 4 rooms and private restroom. Suite A is 850 SF with reception & 2 private offices with shared restroom. Suite B is 250 SF. Entire First floor can be combined for 1100 total SF. Private parking lot. Great visibility and signage with front porch area for displays, etc. Asking rent is \$1,600/month for suite A and \$600 / month for Suite B and includes all CAM/Taxes/insurance. Tenant pays utilities.
Suite B	250 - 1,680 SF	Modified Gross	\$600 per month	Small single office with storage area on first floor. Shared Restroom.
Suite C	580 - 1,680 SF	Modified Gross	\$875 per month	2 room office space with private restroom on the 2nd floor. Additional room for storage.

FIRST FLOOR 250-1,100 SF

## FIRST FLOOR



## FIRST FLOOR PHOTOS



Suite A Office

Suite A Office



Suite B office

Reception area or office

## SECOND FLOOR PHOTOS



Office 1



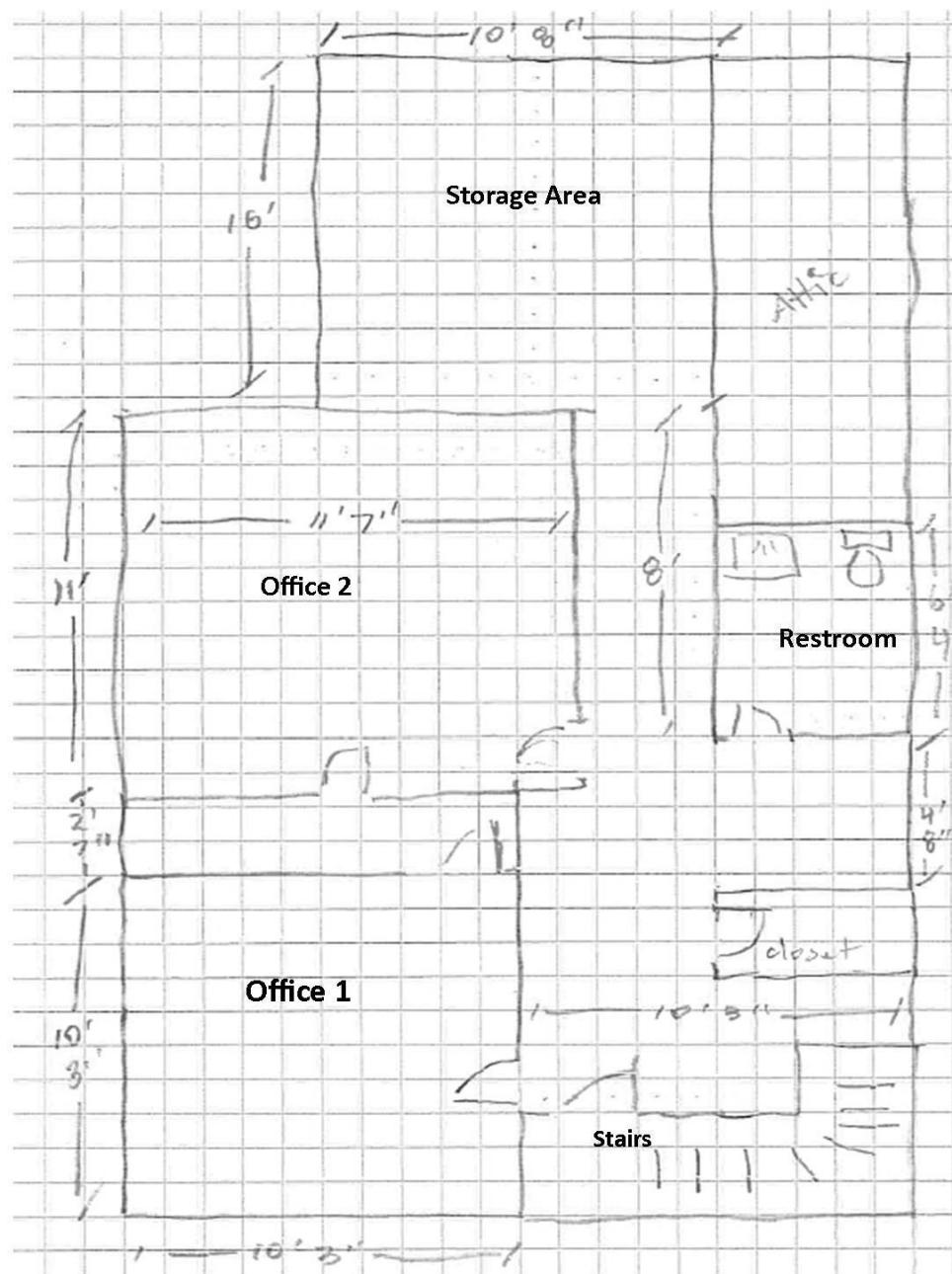
Office 2



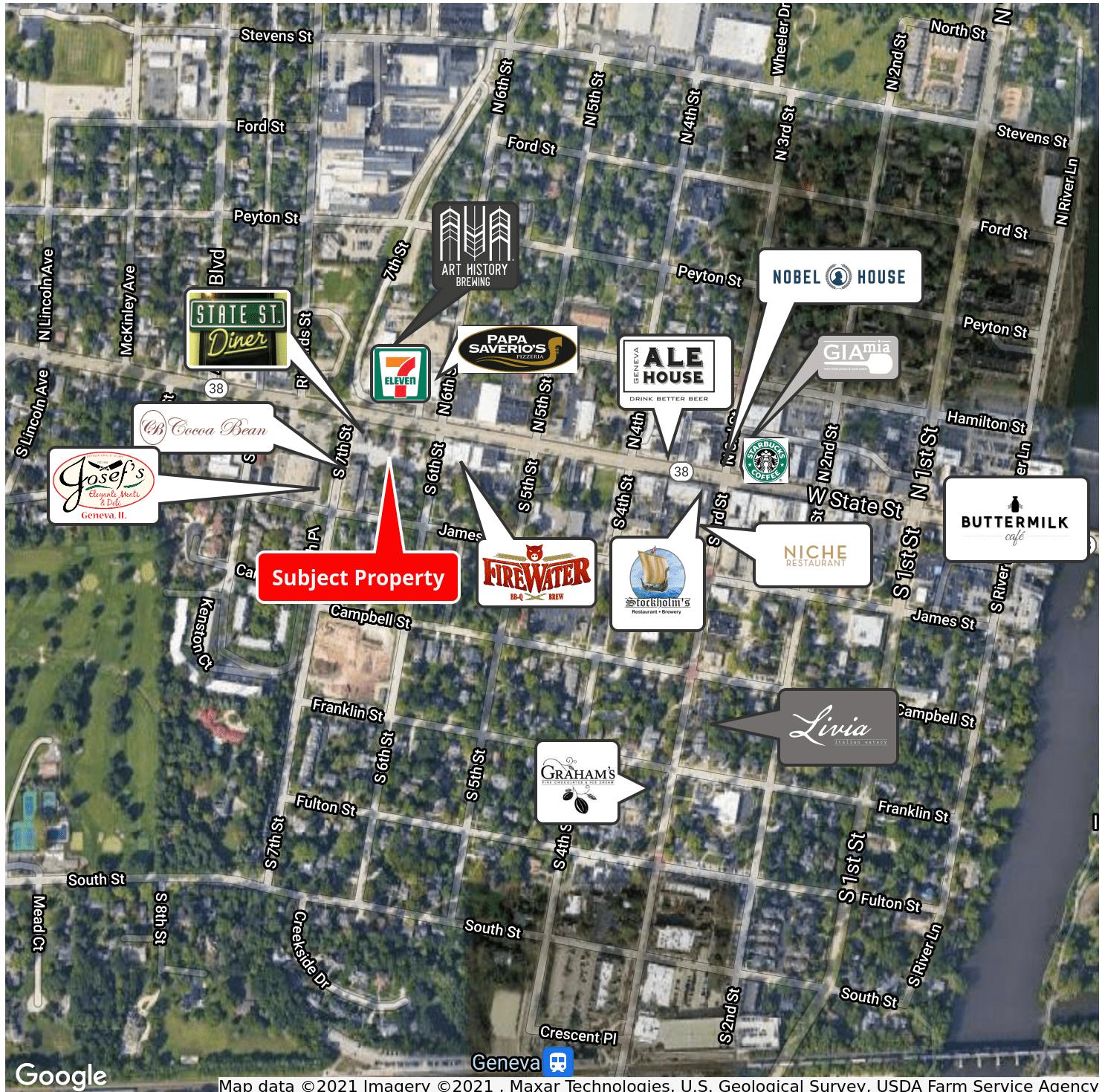
Storage Area

## SECOND FLOOR FOOTPRINT

## SECOND FLOOR



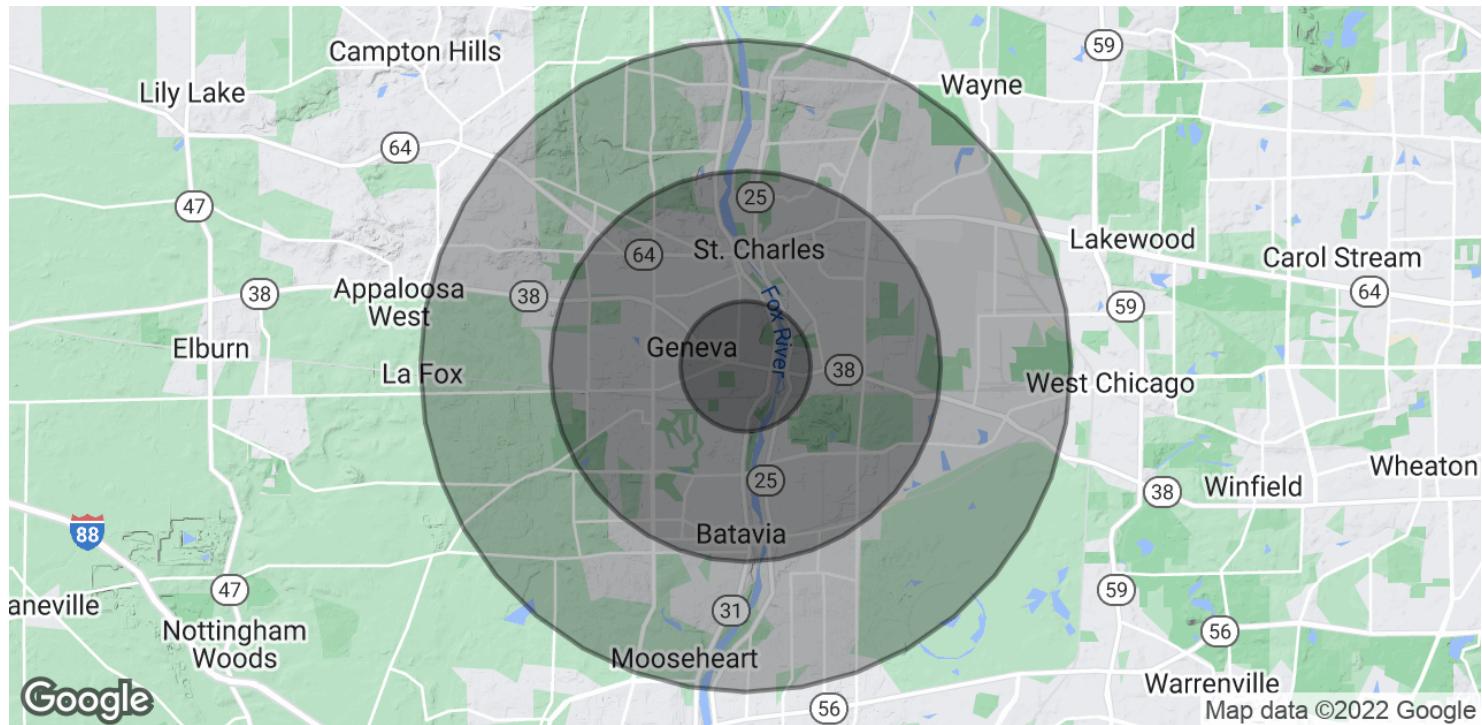
## SURROUNDING BUSINESSES



Google

Map data ©2021 Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

## DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,806	60,723	130,186
Average Age	42.9	40.0	38.8
Average Age (Male)	42.1	38.6	38.0
Average Age (Female)	43.7	41.9	40.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,453	23,178	46,619
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$105,647	\$101,546	\$108,545
Average House Value	\$364,395	\$346,069	\$365,989

## TRAFFIC COUNTS

20,300/day

\* Demographic data derived from 2020 ACS - US Census

## RETAIL/OFFICE SPACE FOR LEASE

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## AGENCY DISCLOSURE



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## EXCLUSIVE BROKER



### SHARON O'LEARY

Senior Broker

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**Direct:** 630.513.0173 | **Cell:** 630.688.7483

## 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.