

FOR SALE | FOR LEASE

OFFICE OR RETAIL SPACE

10 S Shumway Ave., Batavia, IL 60510



SPACE AVAILABLE

AVAILABLE:

7,727 SF

RATE:

\$14-16/SF/YR

FOR SALE:

\$1,299,000

FOR LEASE:

\$14-16 Net Rent PSF

Lease rate does not include property expenses or building services.

Utilities are separately metered.

PROPERTY AND LOCATION

10 S Shumway is a Historic Downtown Batavia building built in 1895, great for retail, office or service businesses

The opportunities are endless at this Riverview property right in the heart of Downtown Batavia. This 7,727 square feet all brick historical building has a renovated and updated interior that is also energy efficient.

The one-story office building features a partial mezzanine and provides that open loft feel. The exposed high ceilings have many skylights and amazing natural light throughout the space. Large Windows looking onto the Fox River with amazing views.

FOR SALE | FOR LEASE

OFFICE OR RETAIL SPACE

10 S Shumway Ave., Batavia, IL 60510



PROPERTY HIGHLIGHTS

- 1 STORY OFFICE WITH MEZZANINE
- ENERGY STAR RATED BUILDING
- RECEPTION AREA
- KITCHENETTE
- 12-40 WORKSTATIONS
- 4 PRIVATE OFFICES ON LOWER LEVEL
- 2 PRIVATE OFFICES ON UPPER LEVEL
- 3 CONFERENCE ROOMS
- 4 WASHROOMS
 - (2) MEN W/ (1) SHOWER
 - (2) WOMEN W/ (1) SHOWER
- UTILITIES ARE SEPARATE METERED
- HIGHSPEED INTERNET FIBER TO BUILDING
- EXPOSED HIGH CEILINGS, SKYLIGHTS AND NATURAL LIGHT
- BRICK EXTERIOR
- BASEMENT
 - PARTIAL: 1200 SQFT
 - CRAWL: 2161 SQFT
- BASEMENT SPRAY FOAM SEALED

BEI

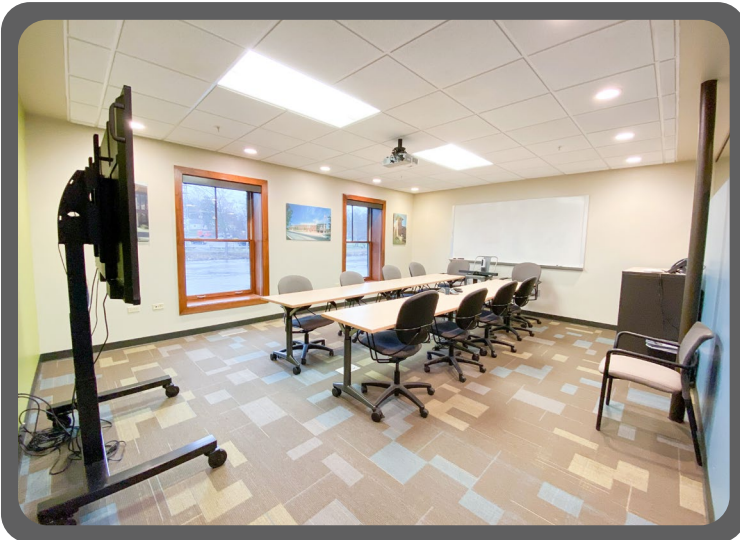
COMMERCIAL
REAL ESTATE

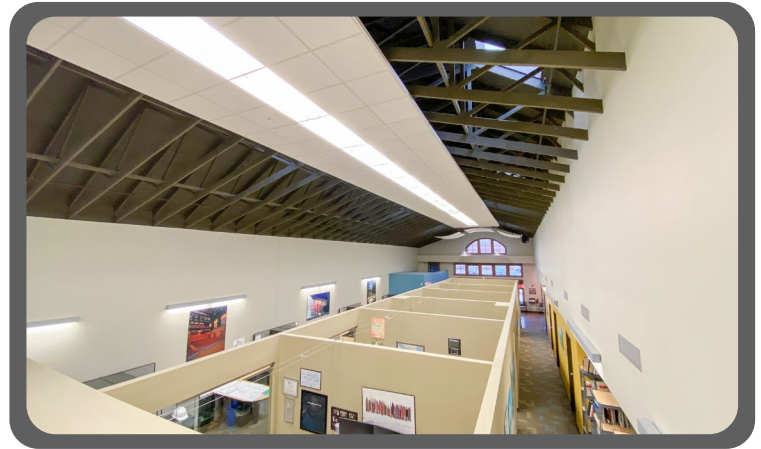
BROKERAGE • MANAGEMENT • CONSULTING

FOR SALE | FOR LEASE

OFFICE OR RETAIL SPACE

10 S Shumway Ave., Batavia, IL 60510





AREA MAP

Located in heart of Downtown Batavia this is a Prime Fox River Waterfront Property!! This fantastic location less than a block south of Wilson St. and the Wilson Street Bridge where over 15,000 cars pass daily. Enjoy dining, shopping, bike trails and the Batavia Riverwalk.

