



## Dunham Center

2075 FOXFIELD ROAD, SUITE 102, SAINT CHARLES, IL 60174

3,118+/- SF OFFICE FOR LEASE

*Your Vision. Our Dedication. Your Partner.*

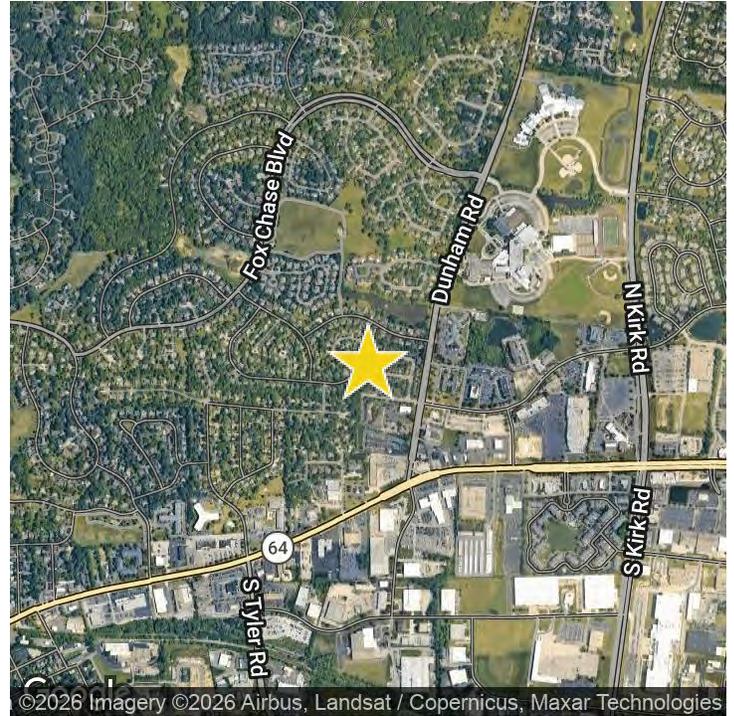
**MURRAY COMMERCIAL**

2035 Foxfield Road, Suite 203  
St. Charles, IL 60174  
630.513.0173 | murraycommercial.com

**THIJS DENNISON**

Broker  
630.251.2144  
thijs@murraycommercial.com

## OFFICE SPACE FOR LEASE



### OFFERING SUMMARY

Available SF:	3,118 SF
Lease Rate:	\$22.00 SF/yr (Gross)
Year Built:	1995
Building Size:	22,621 SF

### PROPERTY OVERVIEW

This professionally managed property offers a superior work environment in a prime location, making it an ideal choice for businesses seeking a well-equipped and strategically positioned office space.

### PROPERTY HIGHLIGHTS

- All-Inclusive Lease – Rent includes utilities and CAM
- 24/7 Building Access – Flexible access for your team's schedule
- Fiber Optic Internet – High-speed, reliable connectivity
- Prime Location – Easily accessible and centrally located
- Expansive Office Campus – Situated on a beautifully maintained 5-acre site
- On-Site Property Management – Responsive and professional support
- Conference Facilities – On-site rooms with seating for up to 35 and a convenient kitchenette
- Private Fitness Center – On-campus gym exclusive to tenants
- Ample Parking – Generous on-site parking for staff and visitors
- Energy Efficiency – Eco-friendly HVAC and lighting systems

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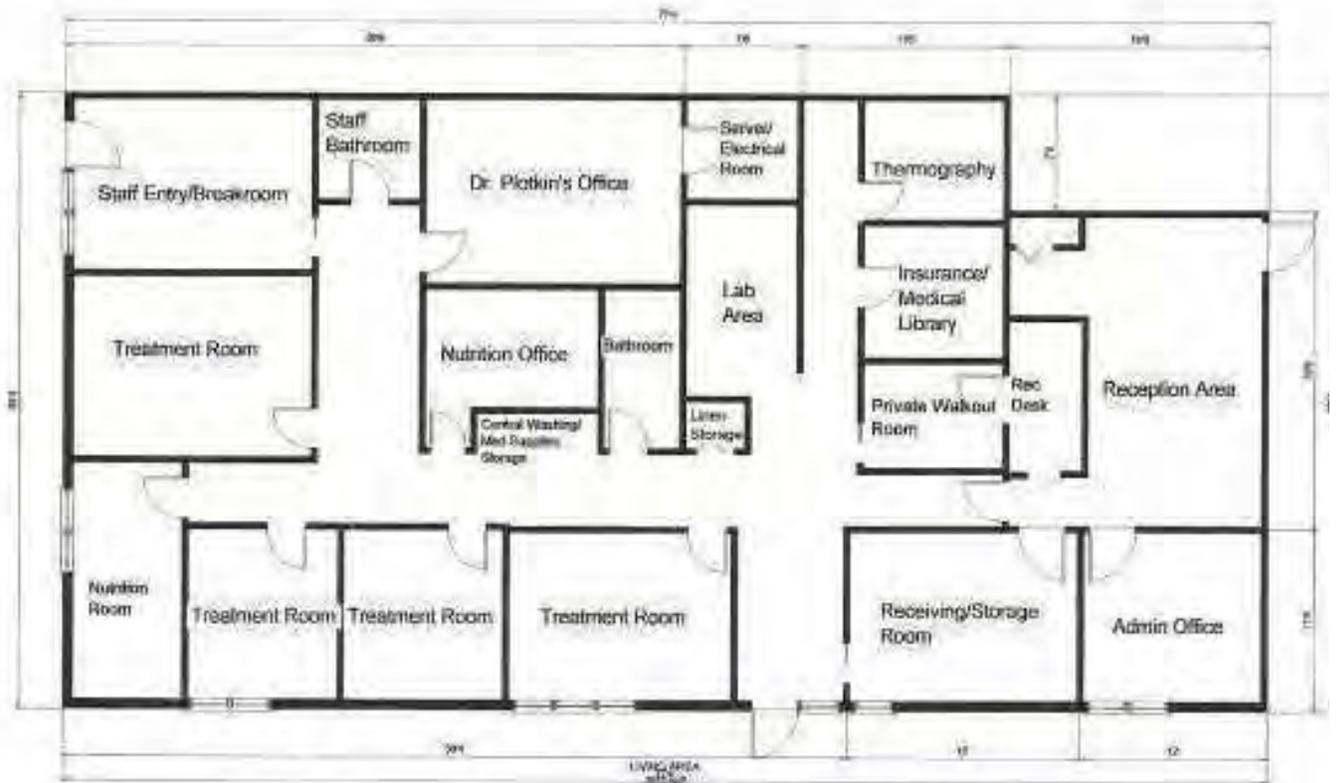
OFFICE SPACE FOR LEASE



## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 102	3,118 SF	Gross	\$22.00 SF/yr	This first-floor suite featuring 3,118+/- SF of space is fully built-out as a medical office. Features include reception area, 8 exam rooms/offices, 2 bathrooms, breakroom, private entries, and ample storage space.

## SUITE 102 FOOTPRINT



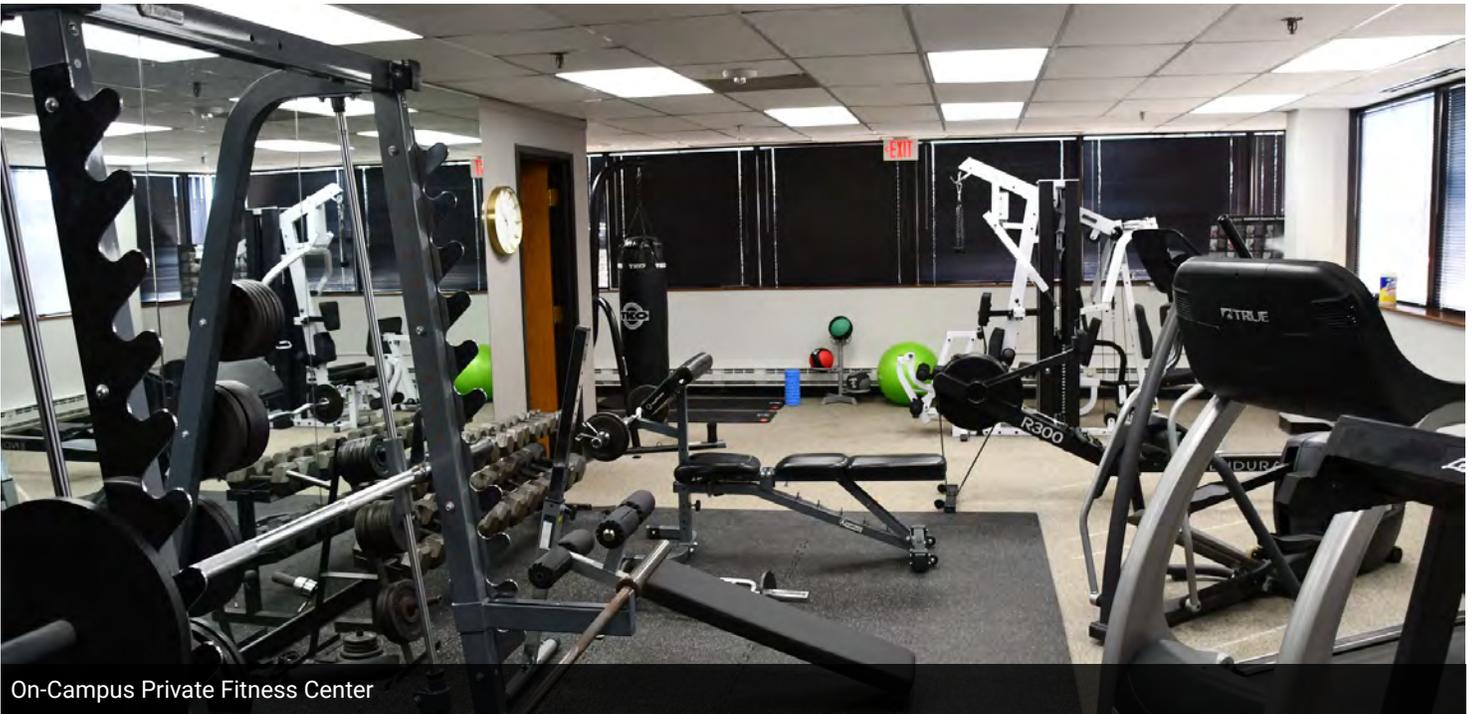
## DUNHAM CENTER AMENITIES



On-Site Conference Room 1



On-Site Conference Room 2



On-Campus Private Fitness Center

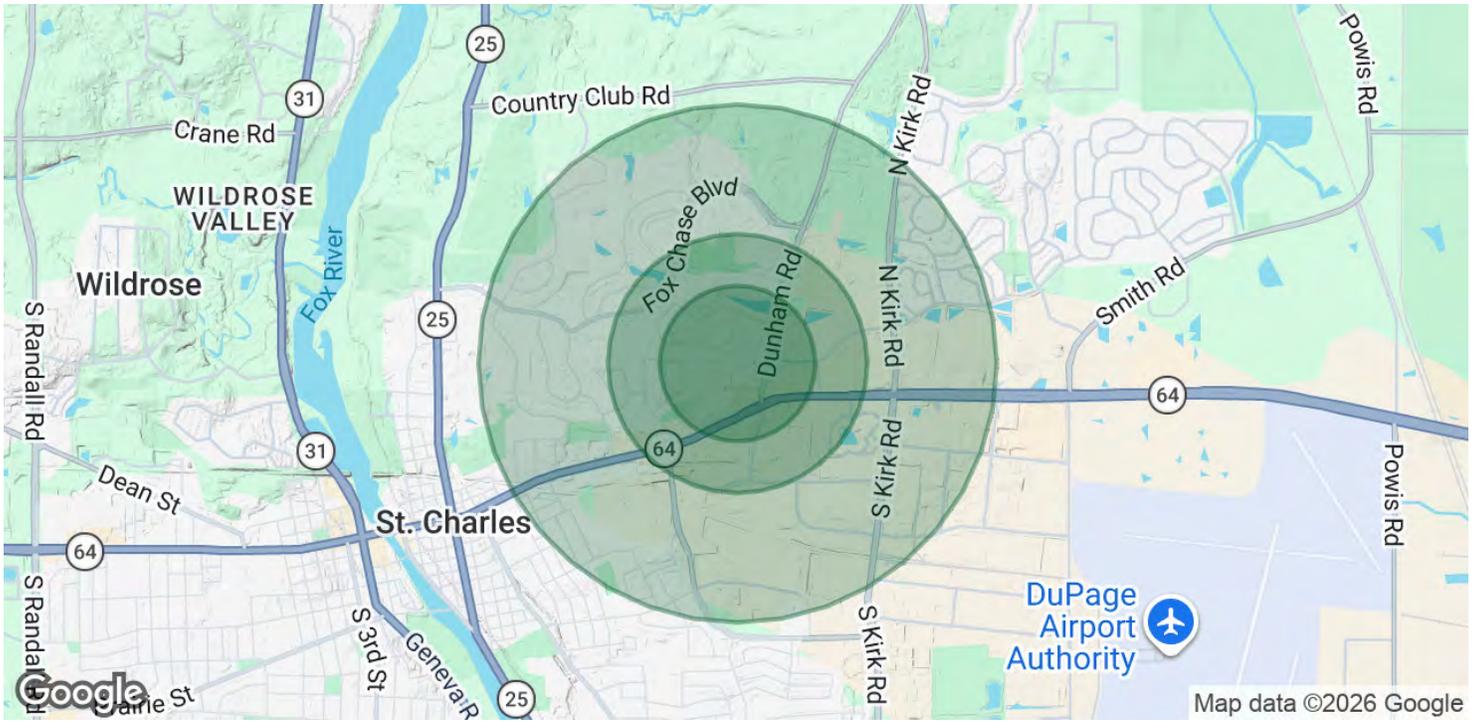
## RETAILER / LOCATION MAP



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## DEMOGRAPHICS



### POPULATION

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Population	720	1,810	5,934
Average Age	49.3	47.9	46.8
Average Age (Male)	45.5	44.8	44.4
Average Age (Female)	52.4	50.3	48.4

### HOUSEHOLDS & INCOME

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Households	297	736	2,359
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$154,303	\$154,016	\$163,637
Average House Value	\$441,206	\$444,521	\$501,407

2023 American Community Survey (ACS)

## OFFICE SPACE FOR LEASE



### 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.

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

thijs@murraycommercial.com

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