

CHARLESTON CTR OFFICE SUITES

311 N SECOND STREET
ST CHARLES, IL 60174

Neil Johnson
Managing Director/Broker
O: 630.938.4950
neil.johnson@svn.com

Jeff Cadwallader
Advisor
O: 630.938.4950
jeff.cadwallader@svn.com



Property Summary



OFFERING SUMMARY

Available SF:	1,069 - 2,496 SF
Lease Rate:	\$12.00 - \$15.00/SF (NNN)
Year Built:	1990
Zoning:	CBD1
Market:	Chicago - Far West
Submarket:	Kane County

PROPERTY OVERVIEW

First class office suites in elevator building. Mixed use office/retail/restaurant building. Tenants include include E & S Fish Company, Jalisco Tacos, Honey Baked Ham, Brown Butter Baked Goods & Cafe. Management in building. On-site parking. Sizes include additional 20% to account for common area.

LOCATION OVERVIEW

Rt. 31 [2nd St] just 3 blocks north of Rt. 64 [Main St.] Near downtown St. Charles and the Fox River

PROPERTY HIGHLIGHTS

- First Class Office Suites
- Office / Retail / Restaurant Building
- Elevator Access
- Management in Building
- On-site Parking

Aerials



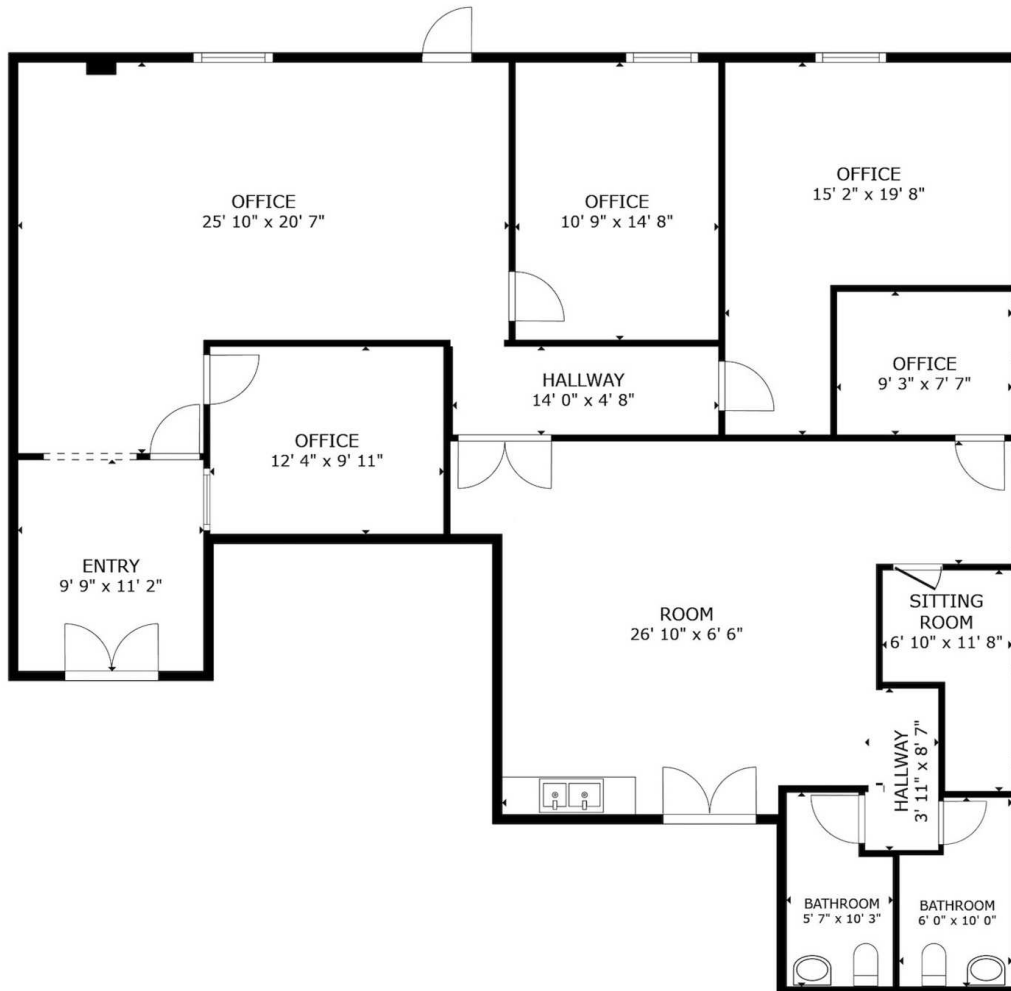
Available Spaces

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
100	Office Building	\$15.00 SF/yr	NNN	2,496 SF	Negotiable	Rent incentives available for 5yr+ lease. \$4,615/mo includes \$7.19/sf in pass thru costs. Utilities additional. First floor suite. Direct lobby access. Variety of flexible rooms. Private restroom.
301	Office Building	\$13.00 SF/yr	NNN	1,069 SF	Negotiable	\$1,798/mo rent includes \$7.19/sf in pass thru costs. Utilities additional.
303	Office Building	\$13.00 SF/yr	NNN	1,240 SF	Negotiable	\$2,086/mo rent includes \$7.19/sf in CAM and taxes. Utilities additional. Large front room plus two private offices with windows.

Entryway



Suite 100

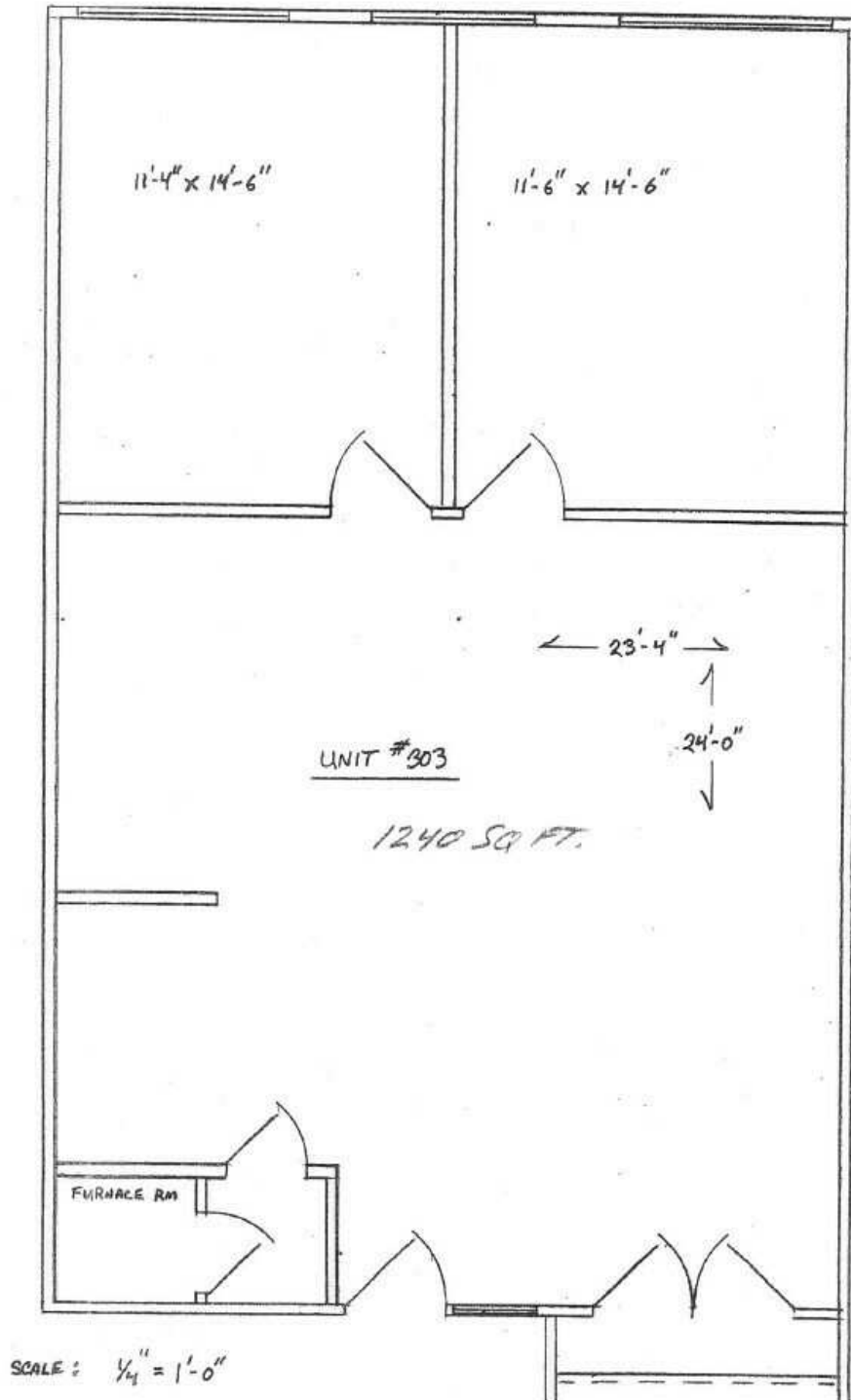


FLOOR PLAN

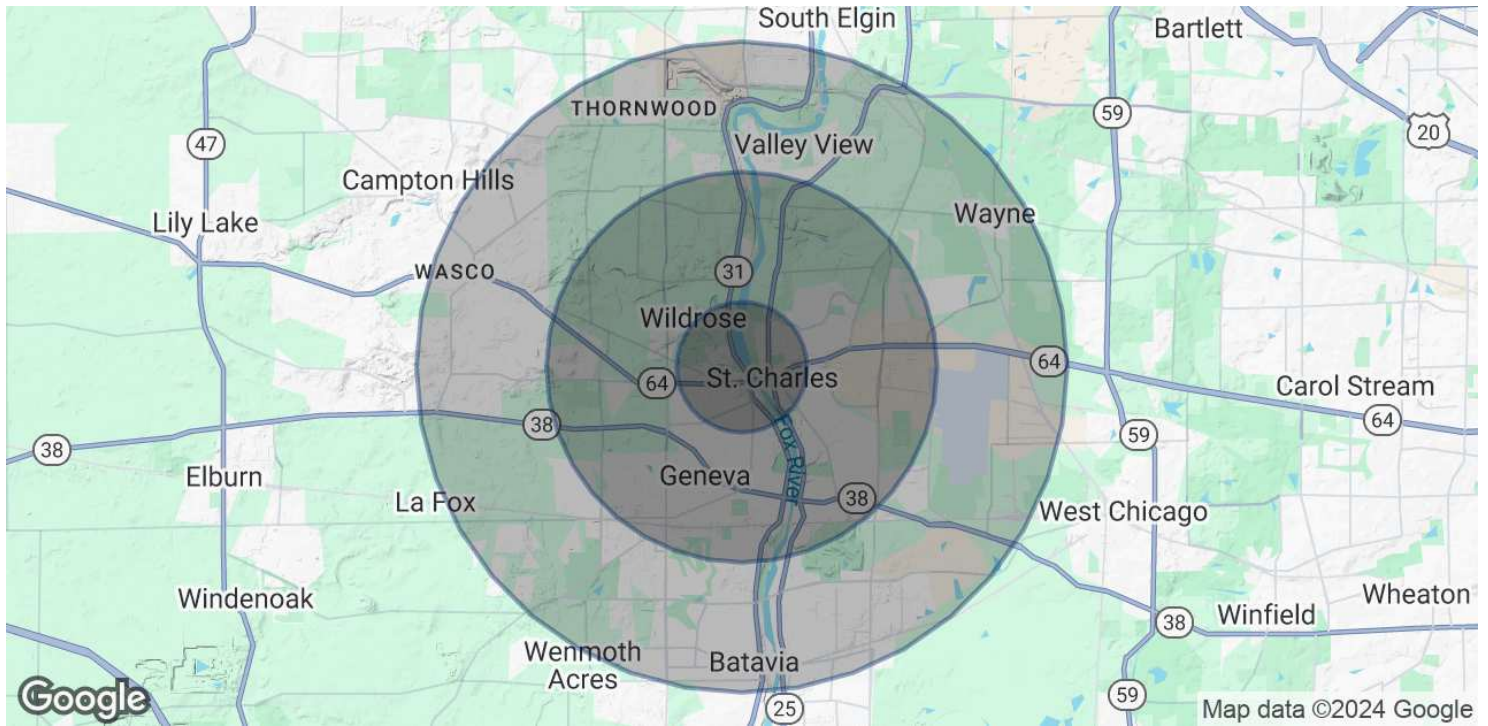
Suite 100



Suite 303 Floor Plan



Demographics Map & Report



POPULATION

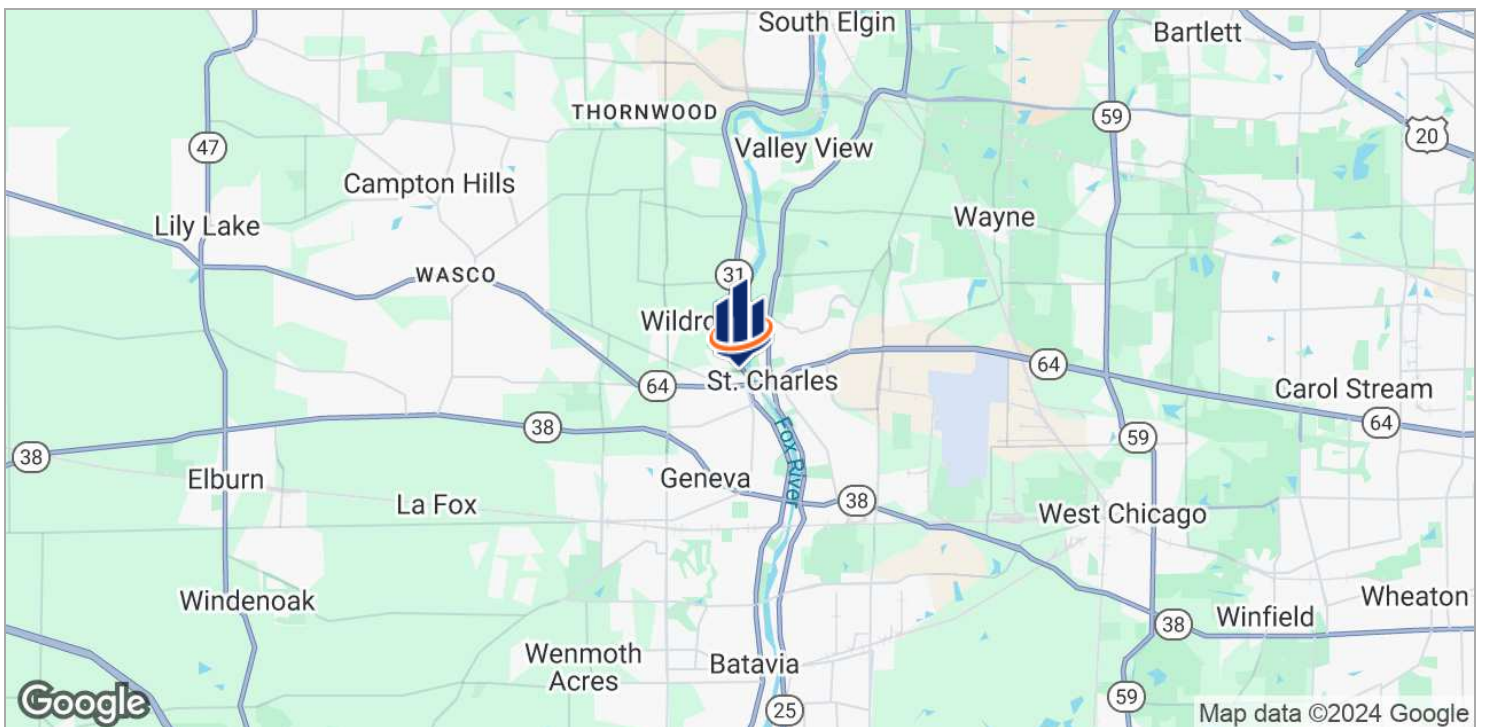
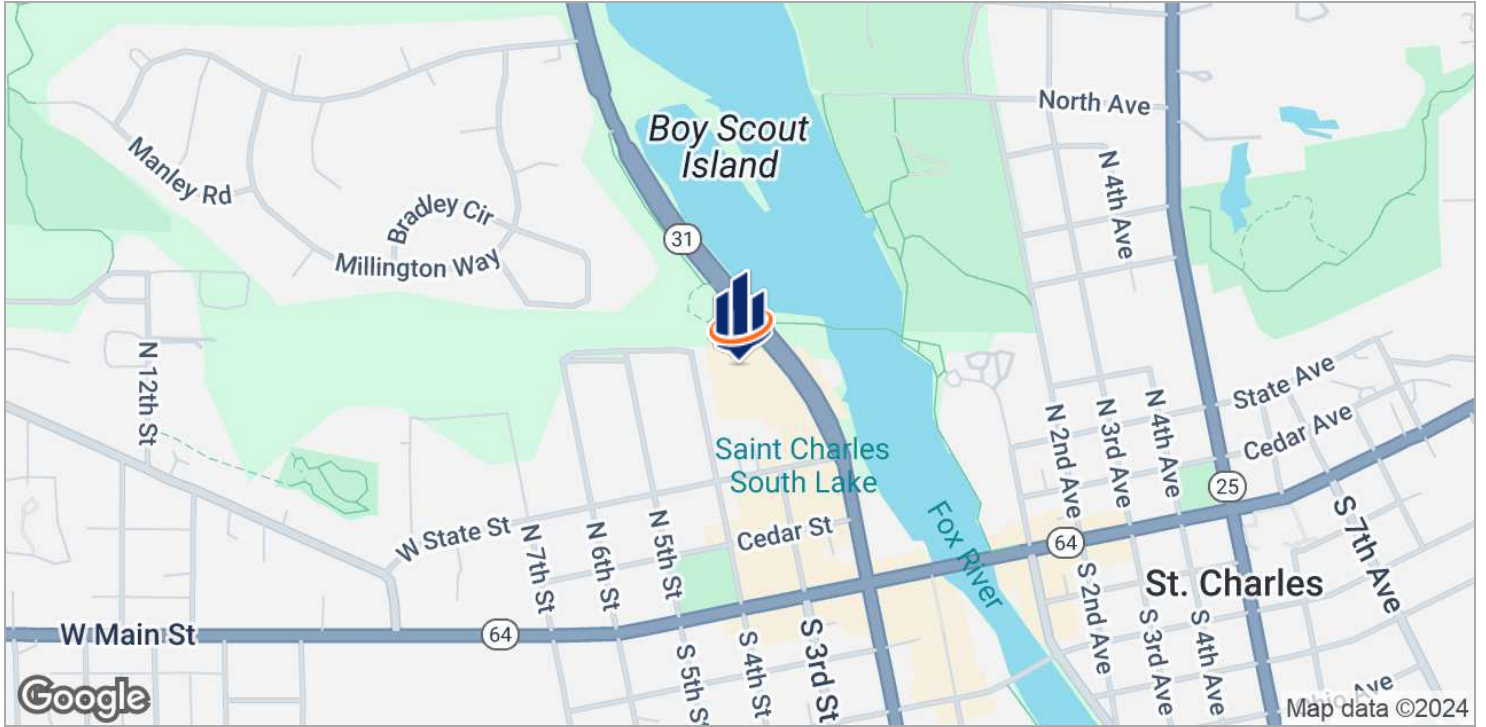
	1 MILE	3 MILES	5 MILES
Total Population	7,232	52,360	119,334
Average Age	40.4	40.1	39.2
Average Age [Male]	38.2	38.6	38.3
Average Age [Female]	43.1	41.8	40.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,997	19,480	42,845
# of Persons per HH	2.4	2.7	2.8
Average HH Income	\$95,762	\$111,186	\$113,033
Average House Value	\$374,982	\$385,293	\$387,959

2020 American Community Survey (ACS)

Location Maps



CHARLESTON CTR OFFICE SUITES | 311 N SECOND STREET, ST CHARLES, IL 60174

SVN | Landmark Commercial Real Estate

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.