



## Unit G - Office Condo

2210 DEAN STREET, SAINT CHARLES, IL 60175

**3,336+/- BUILDING FOR SALE**

*Your Vision. Our Dedication. Your Partner.*

**MURRAY COMMERCIAL**

2035 Foxfield Road, Suite 203  
St. Charles, IL 60174  
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**THIJS DENNISON**

Broker  
630.251.2144  
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**JACE MURRAY**

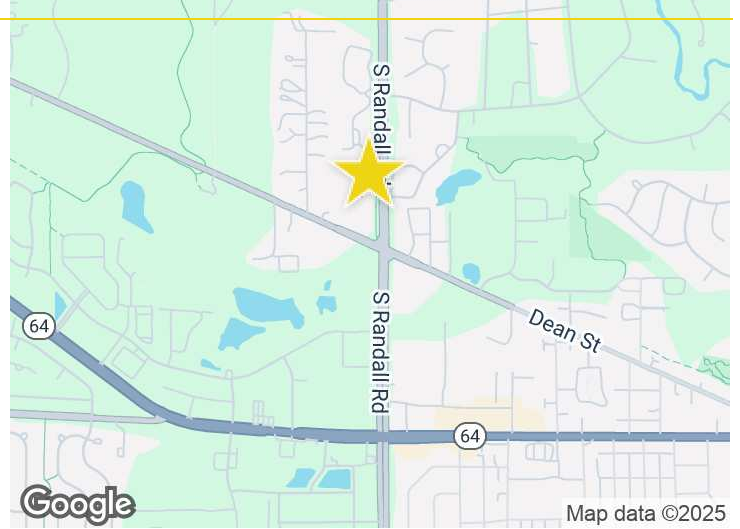
President/Managing Broker  
630.244.3272  
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# 2210 Dean Street, Unit G

ST. CHARLES, IL 60175

## OFFICE CONDO BUILDING FOR SALE



### SALE PRICE

**\$395,000**

### OFFERING SUMMARY

Building Size:	3,336+/- SF
Price / SF:	\$118.41
PIN:	09-29-227-048
Real Estate Taxes - 2023 Pay 2024:	\$8,887
Real Estate Taxes - \$/SF:	\$2.66
% Ownership:	8.02%
Share Of Condo Assoc. Dues:	\$10,874/yr
Share Of Condo Assoc. Dues - \$/SF:	\$3.26

### PROPERTY OVERVIEW

Introducing 2210 Dean Street, Unit G, an impressive 3,336 SF office condo building in the desirable St. Charles area. Perfect for an owner/user or investor, this property features a single, spacious unit with significant potential for customization. Its strategic location offers access to a thriving business environment and ensures long-term value. With the flexibility to cater to a diverse range of professional ventures, this property represents a prime investment opportunity.

### PROPERTY HIGHLIGHTS

- 5 Private Offices
- Reception
- Conference Room
- Open Area / Support Staff Area
- Break Room
- 2 Restrooms
- Storage



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OFFICE CONDO BUILDING FOR SALE



Reception



Office



Office

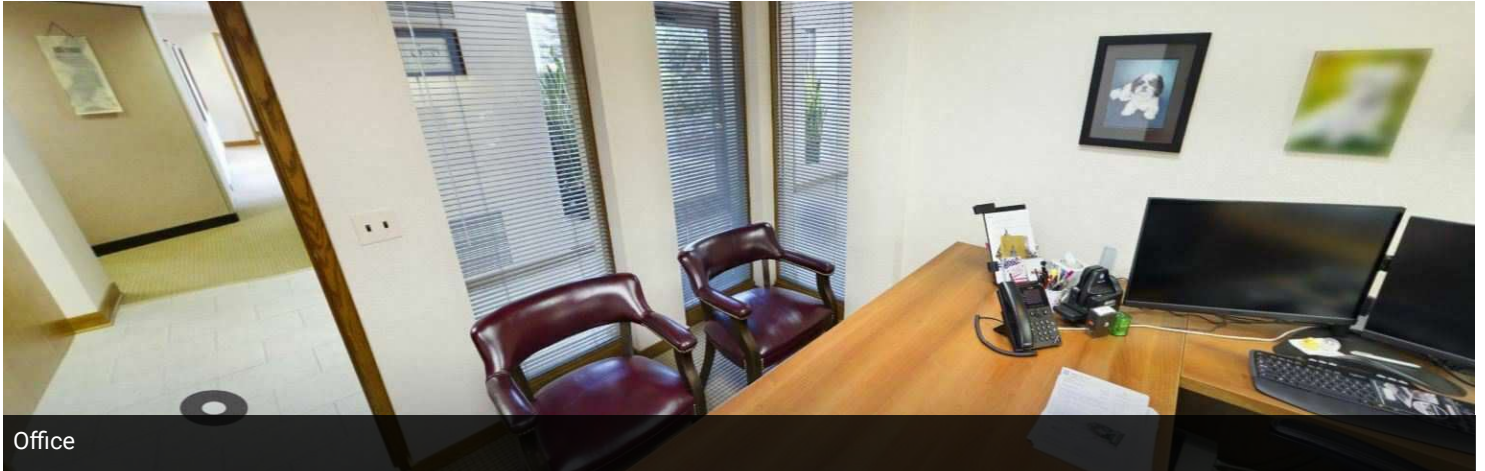


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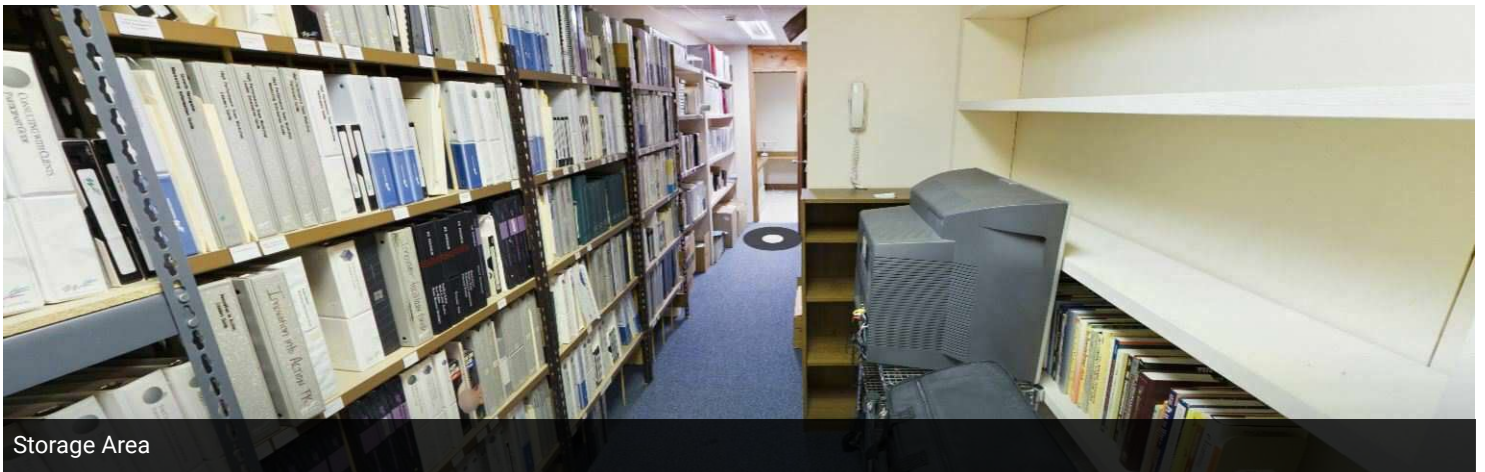
OFFICE CONDO BUILDING FOR SALE



Office



Office



Storage Area

FOOTPRINT



2023 TAX BILL PAY 2024

Christopher J. Lauzen CPA, MBA Kane County Treasurer  
 Make Checks Payable to: KANE COUNTY TREASURER  
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: **09-29-227-048**



1st  
2  
0  
2  
3

**\*\*DUPLICATE\*\***

HOLLEN CORPORATION  
 % ROBERT PARKS  
 2210 DEAN ST UNIT G  
 ST CHARLES IL 60174

Remove stub and remit with payment

1ST INSTALLMENT 2023	4,443.74
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	\$4,443.74
INSTALLMENT BALANCE DUE DUE ON OR BEFORE 06/03/24	Paid on 06/03/2024 <b>\$0.00</b>

09292270481000000000000603244

Christopher J. Lauzen CPA, MBA Kane County Treasurer  
 Make Checks Payable to: KANE COUNTY TREASURER  
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: **09-29-227-048**



2nd  
2  
0  
2  
3

**\*\*DUPLICATE\*\***

HOLLEN CORPORATION  
 % ROBERT PARKS  
 2210 DEAN ST UNIT G  
 ST CHARLES IL 60174

Remove stub and remit with payment

2ND INSTALLMENT 2023	4,443.74
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	\$4,443.74
INSTALLMENT BALANCE DUE DUE ON OR BEFORE 09/03/24	Paid on 09/03/2024 <b>\$0.00</b>

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Rate 2022	Tax 2022	Taxing District	Rate 2023	Tax 2023
0.274784	\$343.67	KANE COUNTY	0.256450	\$284.78
0.057460	\$71.87	KANE COUNTY PENSION	0.052912	\$58.76
0.136626	\$170.87	KANE FOREST PRESERVE	0.128782	\$143.01
0.000116	\$0.14	KANE FOREST PRESERVE PENSION	0.000108	\$0.12
0.043836	\$54.82	ST CHARLES TOWNSHIP	0.043785	\$48.62
0.090907	\$113.69	ST CHARLES TWP ROAD DIST	0.090901	\$100.83
0.015954	\$19.95	ST CHARLES CEMETERY	0.015936	\$17.70
0.430027	\$537.61	ST CHARLES CITY	0.403749	\$448.35
0.406114	\$507.89	ST CHARLES CITY PENSION	0.420739	\$467.21
5.093365	\$6,369.91	ST CHARLES SCH DIST 303	5.062691	\$5,621.91
0.162725	\$203.51	ST CHARLES SCH DIST 303 PENSION	0.163390	\$181.44
0.422447	\$528.32	ELGIN COLLEGE 509	0.420660	\$467.13
0.000032	\$0.04	ELGIN COLLEGE 509 PENSION	0.000030	\$0.03
0.591111	\$739.26	ST CHARLES PARK DISTRICT	0.596906	\$651.41
0.038732	\$48.44	ST CHARLES PARK DISTRICT PENSION	0.046011	\$51.09
0.279289	\$349.26	ST CHARLES LIBRARY	0.286689	\$318.35
0.030684	\$38.35	ST CHARLES LIBRARY PENSION	0.024076	\$26.74
<b>8.074169</b>	<b>\$10,097.80</b>	<b>TOTAL</b>	<b>8.003415</b>	<b>\$8,887.48</b>

2023 Kane County Real Estate Tax Bill  
 Christopher J. Lauzen CPA, MBA  
 719 S. Batavia Avenue, Bldg. A  
 Geneva, IL 60134

Parcel Number <b>09-29-227-048</b>			TIF BASE N/A
Late Payment Schedule			FAIR CASH VALUE 333,171.00
1st	2nd		LAND VALUE 58,314.00
Jun 4 Thru Jul 3	Jul 4 Thru Aug 3		+ BUILDING VALUE 52,732.00
Jul 4 Thru Aug 3	Aug 4 Thru Sept 3		- HOME IMPROVEMENT / VET 0.00
Aug 4 Thru Sept 3	Sept 4 Thru Oct 3		= ASSESSED VALUE 111,046.00
Sept 4 Thru Oct 3	Oct 4 Thru Oct 25		x STATE MULTIPLIER 1.0000
Payment on or after Sept 16, 2024. Please see Instructions on reverse side for LATE PAYMENTS.			= EQUALIZED VALUE 111,046.00
Mail To: HOLLEN CORPORATION % ROBERT PARKS 2210 DEAN ST UNIT G ST CHARLES IL 60174			- HOMESTEAD EXEMPTION 0.00
Property Location: 2210 DEAN ST ST CHARLES, IL			- SENIOR EXEMPTION 0.00
Township SC	Tax Code S0005	Acres	- OTHER EXEMPTIONS 0.00
Tax Rate 8.003415	Sold at Tax Sale	Forfeited Tax	+ FARM LAND 0.00
First Installment Tax 4,443.74	Second Installment Tax 4,443.74		+ FARM BUILDING 0.00
Adjustment	Adjustment		= NET TAXABLE VAL 111,046.00
Penalty	Penalty		x TAX RATE 8.003415
Other Fees	Other Fees		= CURRENT TAX \$8,887.48
Paid on 06/03/2024	Paid on 09/03/2024		+ NON AD VALOREM TAX \$0.00
			+ BACK TAX/ FORF AMOUNT \$0.00
			- ENTERPRISE ZONE \$0.00
			= TOTAL TAX DUE <b>\$8,887.48</b>



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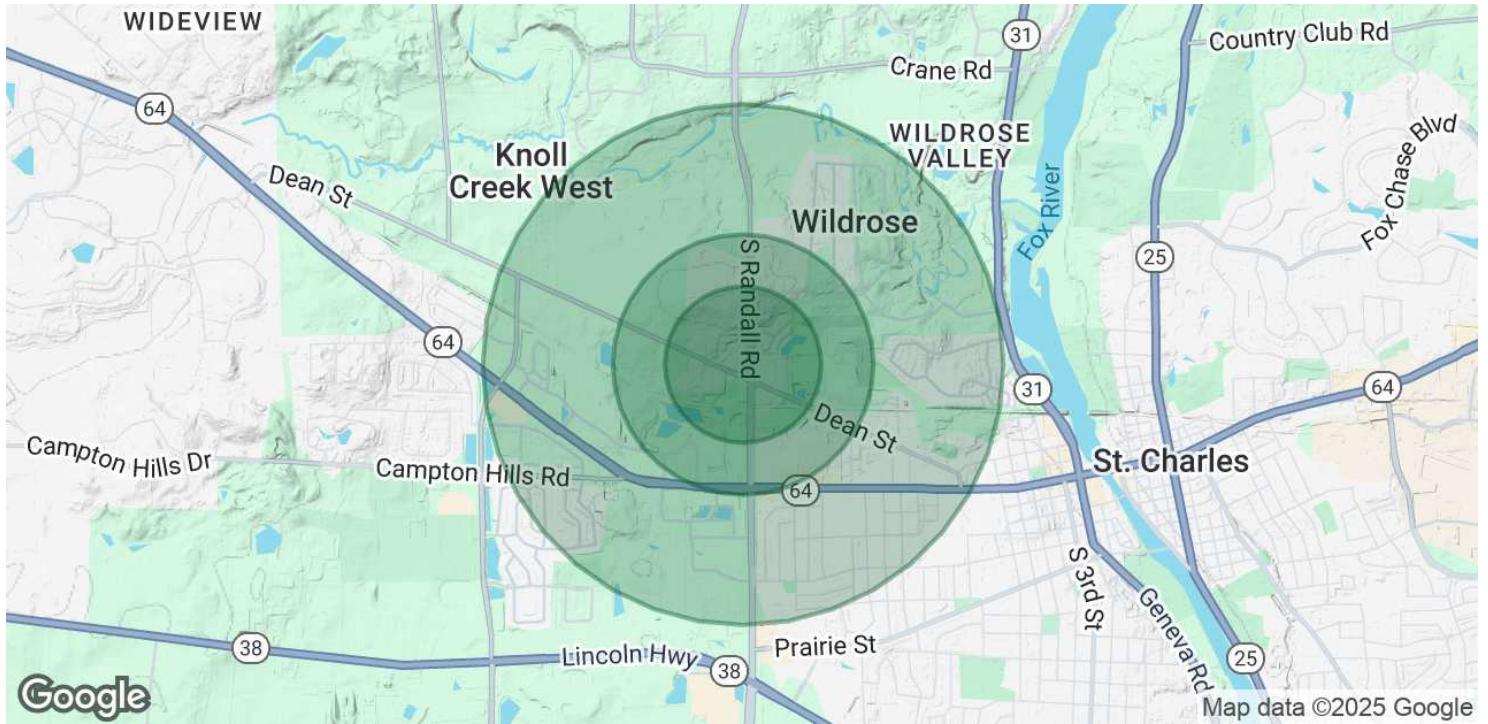


RETAILER / LOCATION MAP





## DEMOGRAPHICS



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3	13	57
Average Age	41	41	41
Average Age (Male)	41	41	41
Average Age (Female)	42	41	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	5	22
# of Persons per HH	3	2.6	2.6
Average HH Income	\$111,715	\$120,641	\$127,726
Average House Value	\$275,416	\$276,907	\$278,090

Demographics data derived from AlphaMap



AGENCY DISCLOSURE



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.



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**EXCLUSIVE BROKER****JACE MURRAY**

President/Managing Broker

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Direct: 630.513.0173 | Cell: 630.244.3272

**PROFESSIONAL BACKGROUND**

With over 20 years of Commercial Real Estate Experience, Jace continues to exceed expectations with his client focused approach and dedication to building lasting relationships with his clients. While working with investors and clients within the commercial real estate industry, Jace has developed a unique and diversified skill set to assist clients and maximize their objectives.

His multidisciplinary commercial real estate background has provided consultative and real estate brokerage services ranging from complex land assemblage assignments, development, 1031 tax deferred exchanges, acquisition and syndication of commercial properties, and structuring a firm dedicated to providing client centered commercial real estate brokerage services and full service asset management and property management services.

**EDUCATION**

As a graduate of Purdue University and The Krannert School of Business, achieving a bachelor of science degree in Management & Finance, Jace initially pursued his sales and management interests within the financial world with Prudential Preferred Financial Services, specializing in estate planning and small business planning. This established his passion for client interaction and desire to help others achieve their financial goals. He then turned to the real estate arena and joined his father in the mid 1990's to further his career and begin the evolution of Murray Commercial. As the firm has evolved to become a full service real estate brokerage and asset management company, he has been instrumental in enhancing the firm's ability to provide best of class services within the commercial real estate industry.

**MEMBERSHIPS**

Active throughout the community and a lifetime resident of the St. Charles area, Jace continues to be active in many volunteer activities and philanthropic support of our communities. He is currently an active board member of the Northwestern Memorial Foundation and past board member of the Delnor Health System.

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## EXCLUSIVE BROKER

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**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

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