

Downtown Redevelopment

# 1ST STREET

St. Charles, IL 60174

**CORCORAN**  
COMMERCIAL REAL ESTATE



PREMIER SPACE  
FOR LEASE



## PROPERTY INFORMATION:

- Project Start 2006 (The Plaza)
- ALE Building 2015
- Sterling Building 2018
- Riverloft Building 2020
- 429 Parking Spaces (Plaza)
- 110 Parking Spaces (2 level River Deck)
- Mixed Use development (Retail, Office, Residential Condos)
- Great Restaurants and Conveniences
- Limited Retail Space Available

## CONTACT INFORMATION:

Ryan Corcoran  
630.301.2999  
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## AVAILABLE UNIT INFORMATION:

### The Plaza Building:

**141 S 1st Street —RETAIL—1,273 SF**

- Available Now

**161 S 1st Street—RETAIL—1,509 SF**

- Available Q1 2026
- Can be combined to 2,782 SF

**100 S 1st Street—OFFICE**

- Available 1/1/2026
- 2,000—7,354 SF

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141 S 1ST STREET  
THE PLAZA



**141 S. 1st Street—1,273 SF**  
**Base Rent: Withheld**  
**RE Tax / CAM: \$6.78**

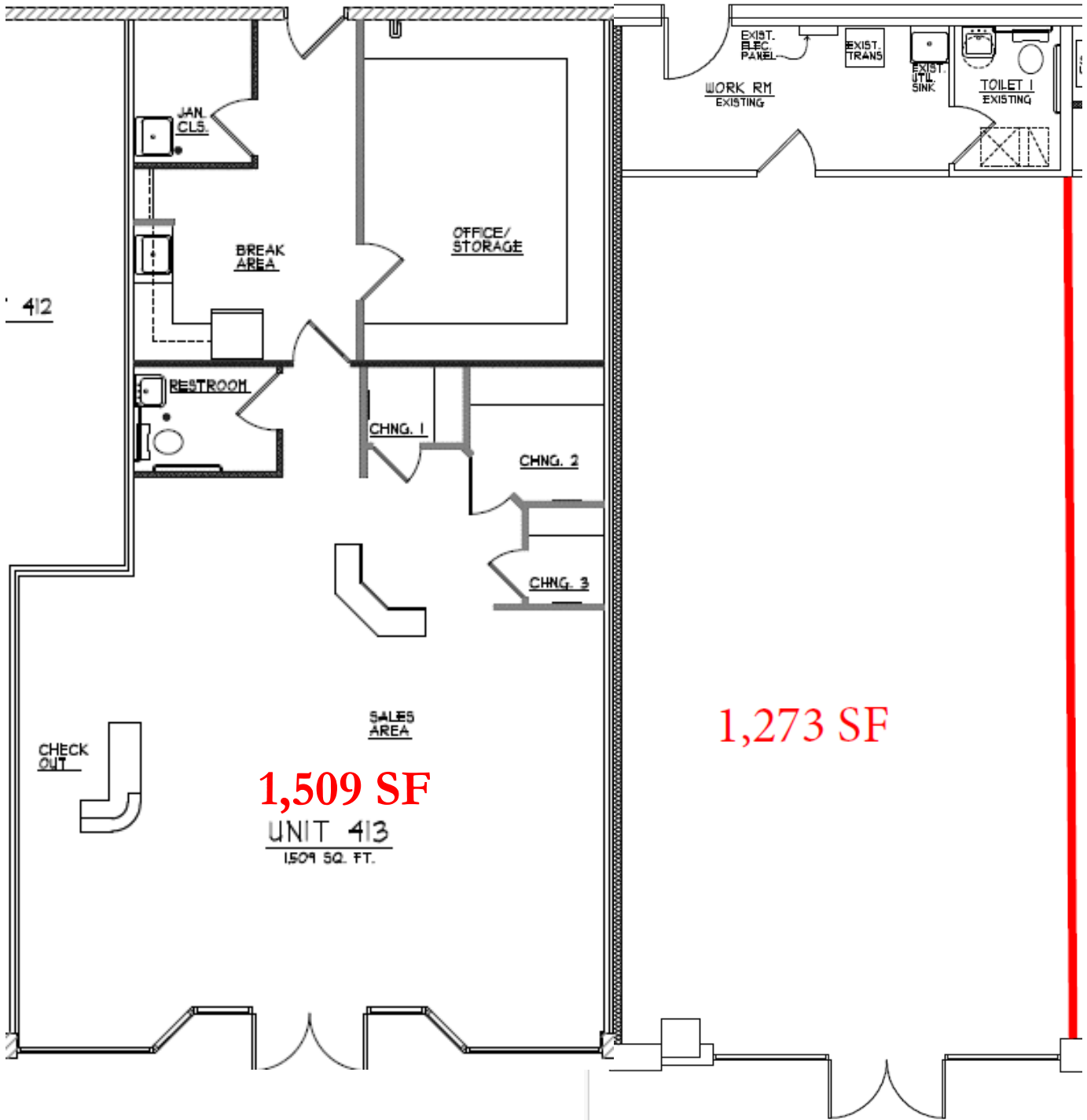




THE PLAZA

161 S 1ST STREET

141 S 1ST STREET



**2,782 SF COMBINED OPTION**

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100 ILLINOIS STREET  
THE PLAZA

**Office Space  
Coming Soon**



**Available 1/1/2026**

**100 Illinois Street—7,354 SF**  
**Space can be demised**  
**Base Rent: Withheld**  
**RE Tax / CAM: \$8.64 per SF**

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100 ILLINOIS STREET  
THE PLAZA

**Office Space  
Coming Soon**

