



**FOR LEASE**

# Office Space in 1-Story Building

**611 E STATE STREET**

Geneva, IL 60134

**PRESENTED BY:**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

**LEASE RATES:**  
**PRIVATES:** \$375-1,000/mo  
**MID-RANGE:** \$1,000-2,000/mo  
**LARGE SUITE:** \$12-14/SF (NNN)

**BUILDING SIZE:** 7,550 SF

**AVAILABLE SF:** 125 - 3,750 SF

**YEAR BUILT:** 1985

**RENOVATED:** 2023

**ZONING:** B4

**MARKET:** Chicago Far-West

**SUBMARKET:** Kane County

### PROPERTY OVERVIEW

Office space in one-story building near downtown Geneva. Flexible size & layout options range from small private offices to multi-room suites. Multiple entrances. Excellent visibility and signage options. Planned common area amenities include shared kitchenette, and large furnished conference room. Two common restrooms. Suite sizes include a proration of common areas. Parking lots to be sealed and striped in summer 2023.

Private on-site parking with some on-street parking for overflow. Other tenants include Expert Roofing, AAA Insurance, Thrivent Financial, Fox Valley Consulting, and School of Flute.

### LOCATION OVERVIEW

East side of Geneva. At northeast corner of State St (Rt 38) and Harrison St. Immediately east of Gen Hoe restaurant. Close to a wide variety of restaurants, destination retail, and services. Two blocks from Elementary School.

0.4 mi east of Fox River bridge and Rt 25. 0.8 mi west of Kirk Rd. Traffic Counts (CoStar 2022): 24,432 VPD. Population: 120,223 (5 mi); Avg HH income: \$122,933 (5 mi); Avg home value: \$318,456 (5 mi).

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## HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Office Space in One-Story Building
- Flexible Options for Space Size & Layout
- New Shared Kitchenette & Conference Room (Planned)
- Common Area Restrooms
- Multiple Entrances
- On-Site Private Parking Lots - Newly resealed and striped
- Convenient Rt 38 Location Close to Downtown
- Quick Access to Regional Roadways



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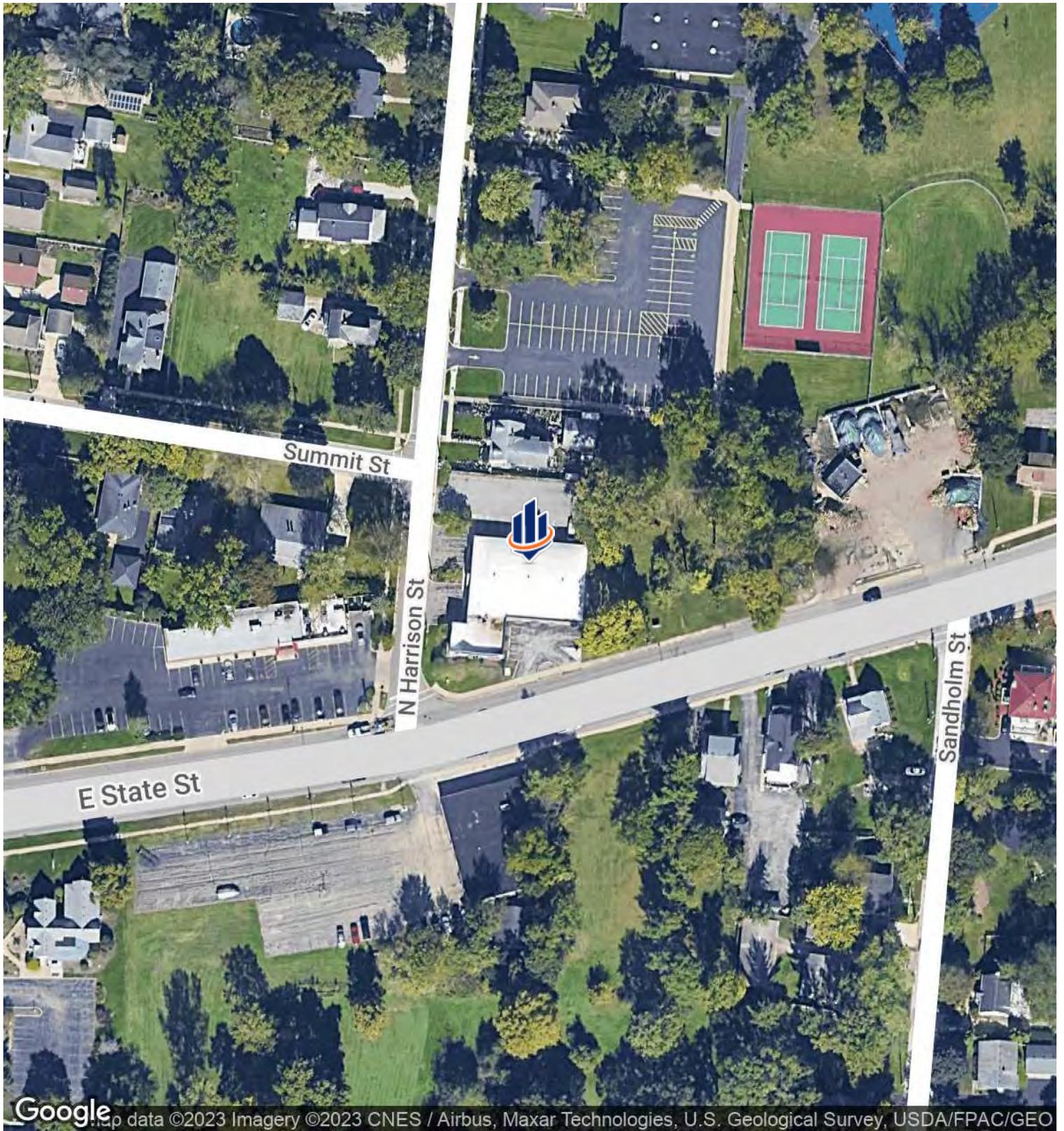
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# AERIAL MAP



Google

Map data ©2023 Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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**OFFICE SPACE IN 1-STORY BUILDING** | 611 E State Street Geneva, IL 60134SVN | **LANDMARK COMMERCIAL REAL ESTAT**

# AVAILABLE SPACES



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## AVAILABLE SPACES

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Private Offices	Available	125 - 400 SF	Modified Gross	\$375 - 1,000 per month	One & two-room private offices available, can be combined for up to 400 sf. Monthly rents between \$375.00 and \$1,000.00
Mid-Range	Available	400 - 1,000 SF	Modified Gross	\$1,000 - 2,000 per month	Multi-room offices, can be combined for up to 1,000 sf. Monthly rents between \$1,000.00 and \$2,000.
Large Suite	Available	1,000 - 3,750 SF	NNN	\$12.00 - 14.00 SF/yr	7-room office suite with reception area, waiting room, open work space and several private offices. 1,750 sf suite size may be expanded or decreased as needed. Dedicated entrance from the private parking lot with access directly off State St (IL Rt 38).

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## PRIVATE & MID-RANGE OFFICES



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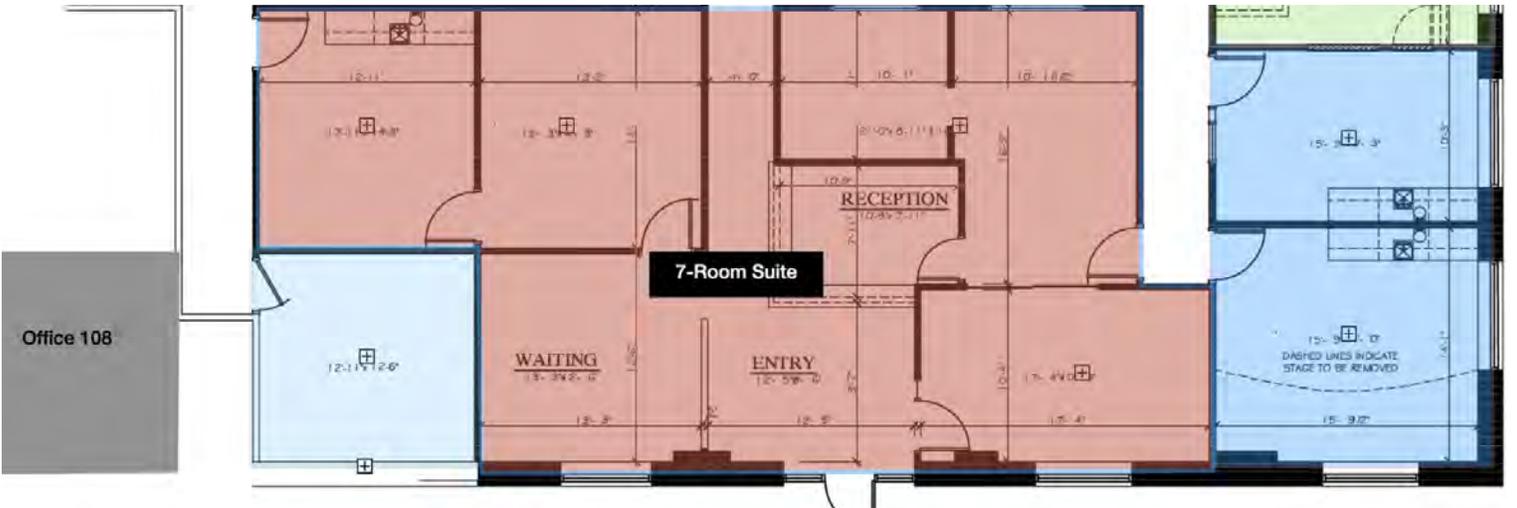
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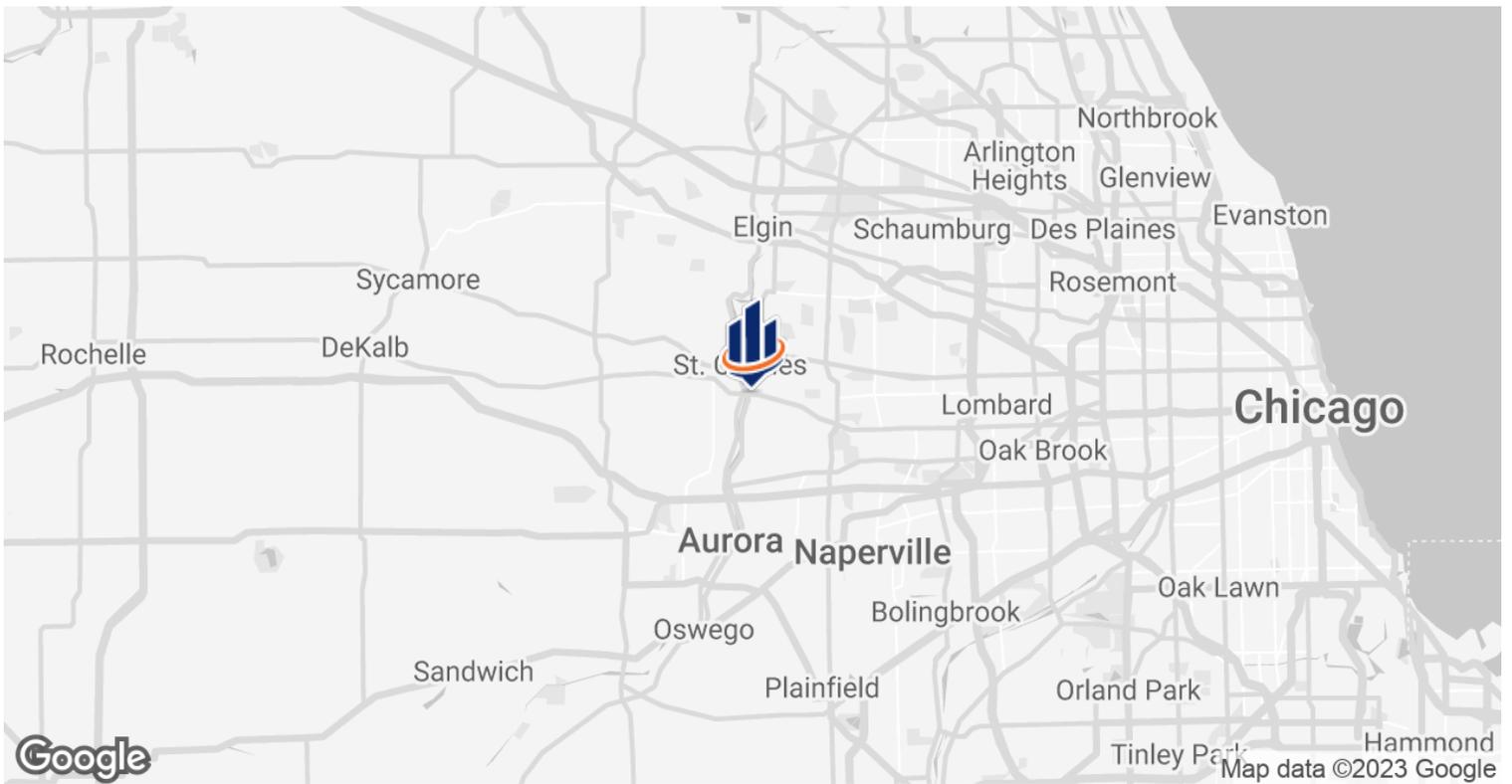
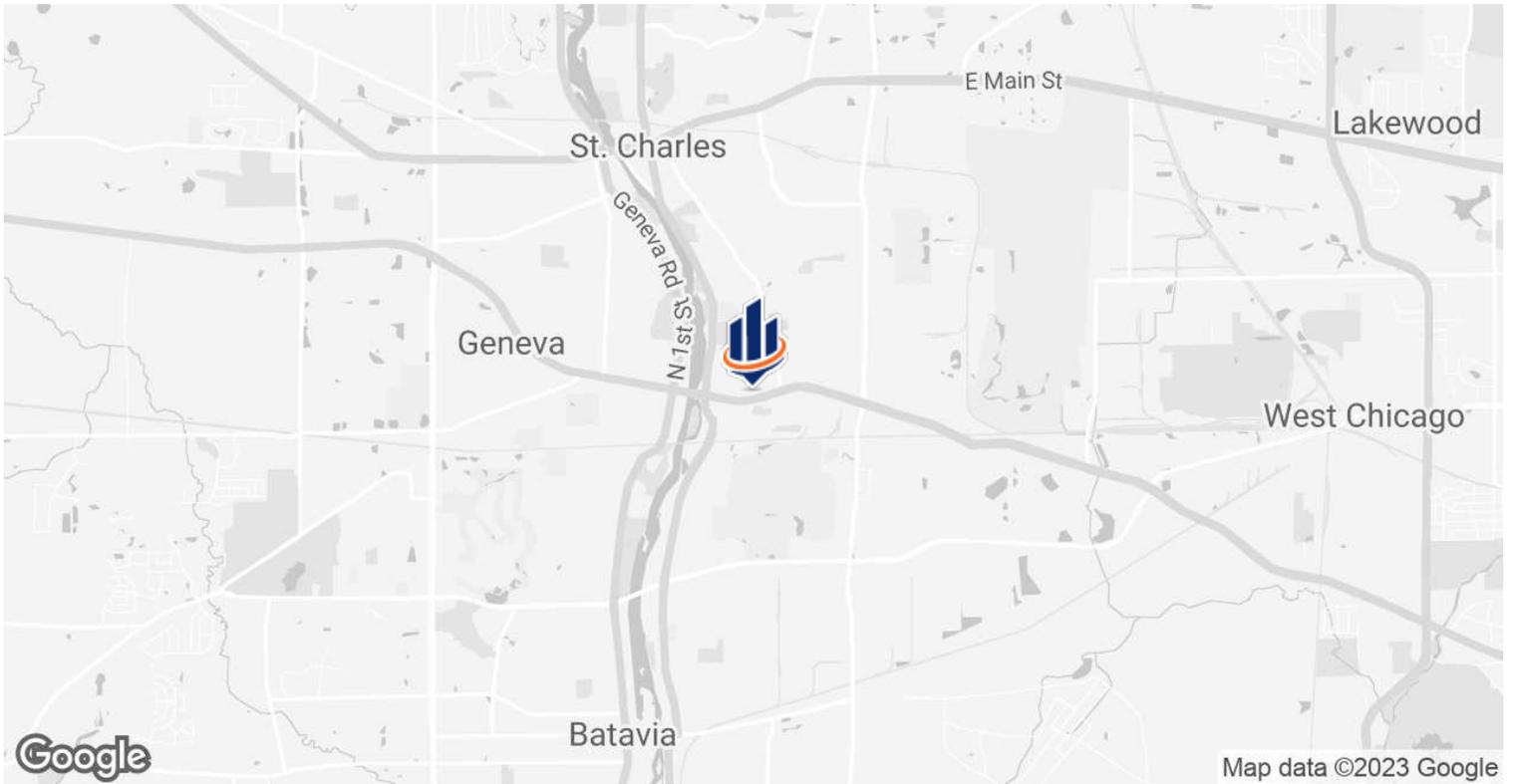
# LARGE SUITE



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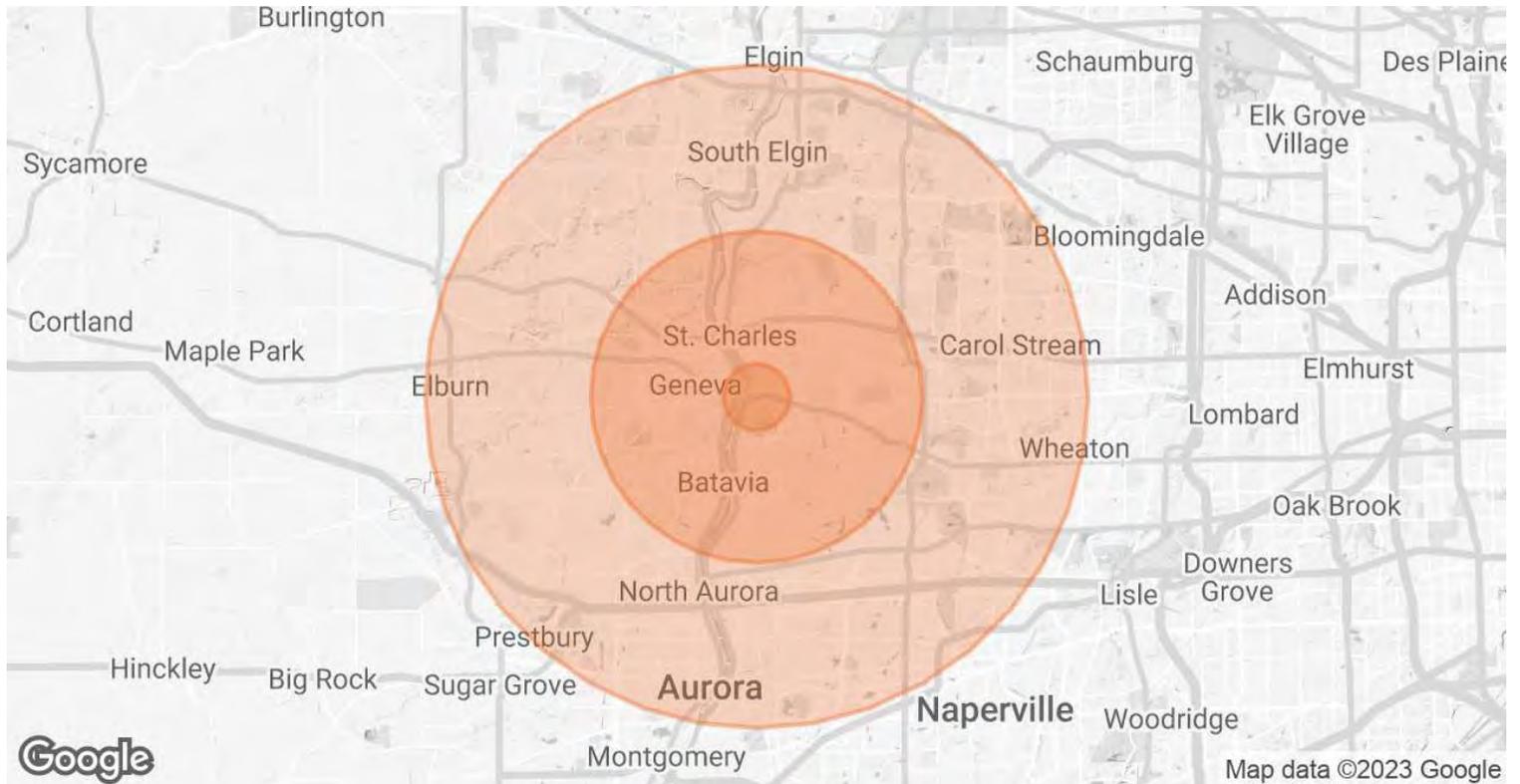
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## LOCATION MAPS



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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL POPULATION</b>	6,973	120,223	571,816
<b>AVERAGE AGE</b>	44.0	40.3	39.2
<b>AVERAGE AGE (MALE)</b>	41.4	39.3	38.0
<b>AVERAGE AGE (FEMALE)</b>	44.1	40.8	40.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	2,855	44,254	207,359
<b># OF PERSONS PER HH</b>	2.4	2.7	2.8
<b>AVERAGE HH INCOME</b>	\$111,013	\$122,933	\$112,375
<b>AVERAGE HOUSE VALUE</b>	\$305,908	\$318,456	\$275,170

*\* Demographic data derived from 2020 ACS - US Census*

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