

OFFICE FOR LEASE

# ST CHARLES EXECUTIVE OFFICE SUITES

3 N 2ND STREET ST CHARLES, IL 60174



FOR LEASE

**KW COMMERCIAL**  
608 S Washington  
Naperville, IL 60540



Each Office Independently Owned and Operated

**PRESENTED BY:**

**SERGIO LOPEZ**  
KW Member  
O: (630) 776-9082  
C: (630) 776-9082  
ERTcommercial@gmail.com

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# EXECUTIVE SUMMARY

3 NORTH 2ND STREET



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>LEASE TERM:</b>	Negotiable
<b>BUILDING SF:</b>	17,868
<b>RENTABLE SF:</b>	140 SF - 550 SF
<b>AVAILABLE SF:</b>	140 SF - 550 SF
<b>RENOVATED:</b>	2020
<b>BUILDING CLASS:</b>	Class B

## PROPERTY OVERVIEW

Executive office suites available in downtown St Charles. The executive suite amenities include a conference room, reception desk, and lobby all furnished with elegant décor.

The conference room has the original vault on display from 1932 when this building was St Charles National Bank.

Come join our group of professional tenants in this executive space.

## PROPERTY HIGHLIGHTS

- Shred amenities include a conference room, reception desk, kitchenette & lobby
- All rooms are fully furnished with elegant furniture
- Conference room features a original vault from the 1932 St. Charles National Bank
- ADA compliant
- Private parking available on building premise
- Large public parking lot across Cedar St

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# PROPERTY PHOTOS

3 NORTH 2ND STREET





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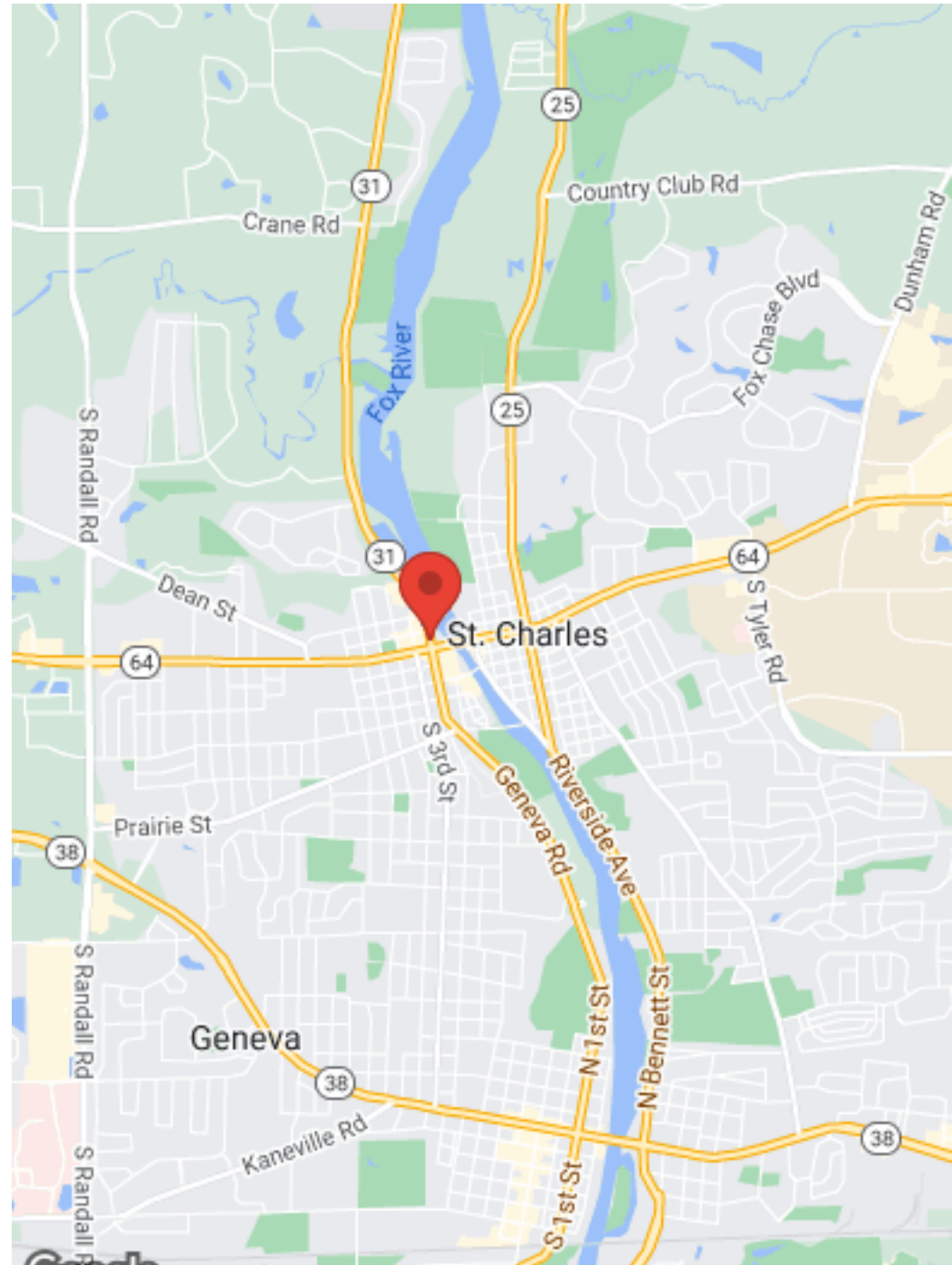
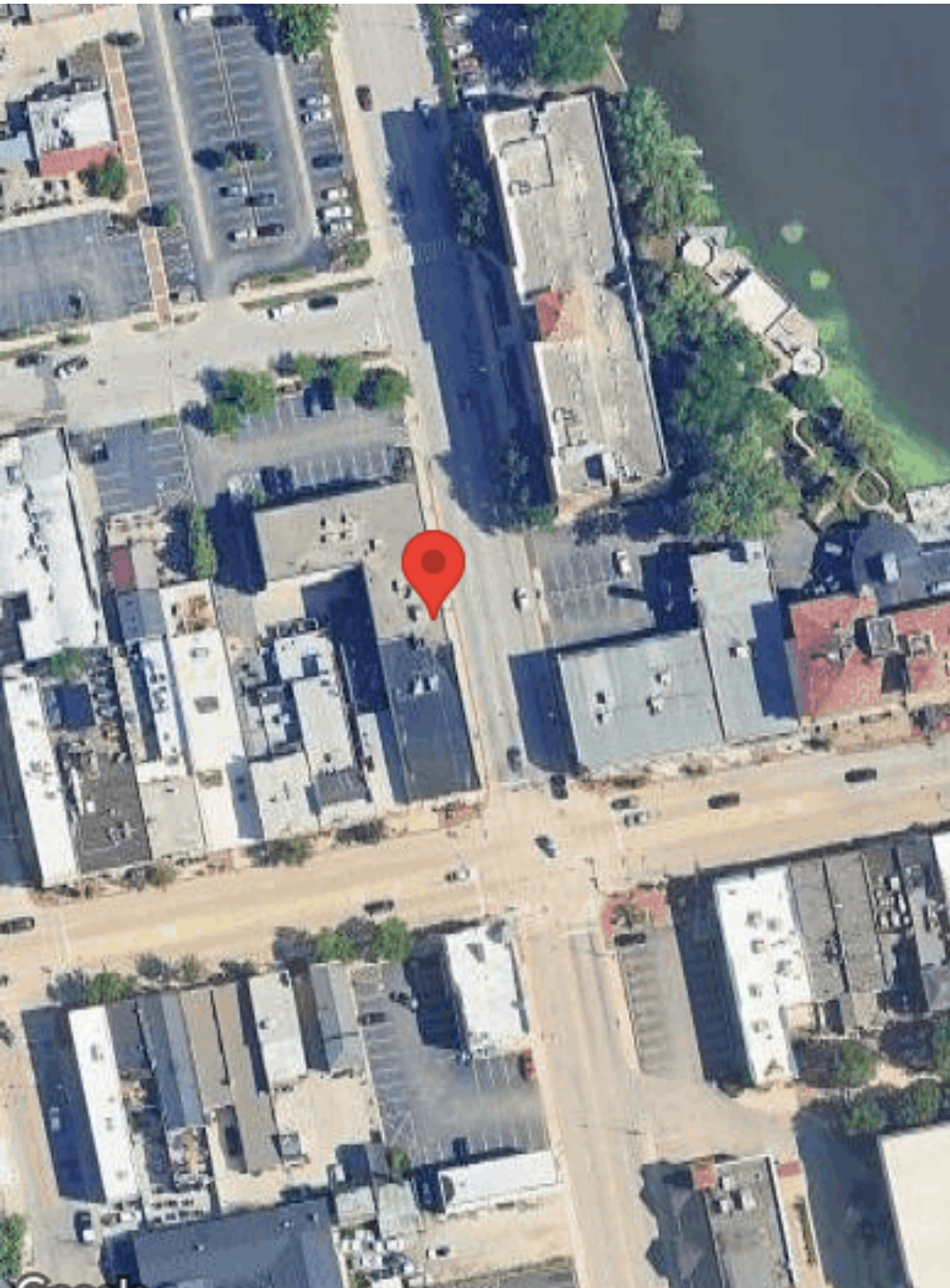
3 NORTH 2ND STREET





# LOCATION MAPS

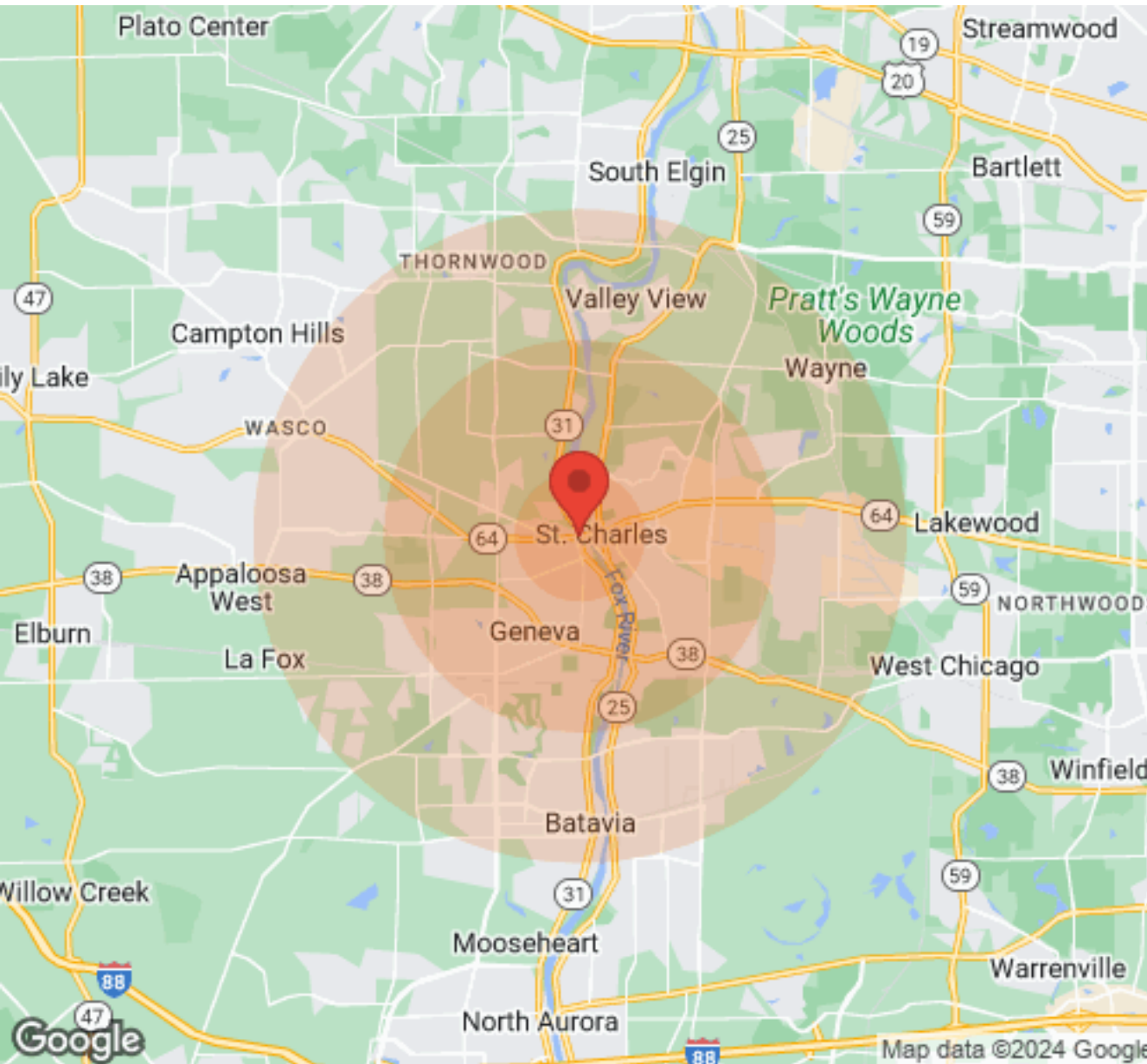
3 NORTH 2ND STREET





# DEMOGRAPHICS

3 NORTH 2ND STREET



Population	1 Mile	3 Miles	5 Miles
Male	4,265	25,113	54,673
Female	4,407	26,076	56,325
Total Population	8,672	51,189	110,998

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,509	9,685	22,613
Ages 15-24	1,017	6,943	16,786
Ages 25-54	3,446	18,957	40,490
Ages 55-64	1,253	6,956	14,448
Ages 65+	1,447	8,648	16,661

Race	1 Mile	3 Miles	5 Miles
White	8,259	47,680	102,603
Black	27	642	1,164
Am In/AK Nat	7	12	21
Hawaiian	N/A	N/A	2
Hispanic	580	3,879	7,780
Multi-Racial	638	4,124	7,958

Income	1 Mile	3 Miles	5 Miles
Median	\$84,785	\$83,458	\$86,449
< \$15,000	150	763	1,777
\$15,000-\$24,999	305	1,264	2,349
\$25,000-\$34,999	272	1,331	2,231
\$35,000-\$49,999	373	1,862	3,499
\$50,000-\$74,999	736	3,501	6,132
\$75,000-\$99,999	673	3,150	5,821
\$100,000-\$149,999	618	3,746	8,395
\$150,000-\$199,999	336	1,722	4,455
> \$200,000	152	2,035	4,697

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,016	20,876	42,033
Occupied	3,787	19,734	39,938
Owner Occupied	2,543	14,979	32,038
Renter Occupied	1,244	4,755	7,900
Vacant	229	1,142	2,095

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