



**LEASE**

**1519 E Main St**

**1519 E MAIN ST**

St Charles, IL 60174

**PRESENTED BY:**

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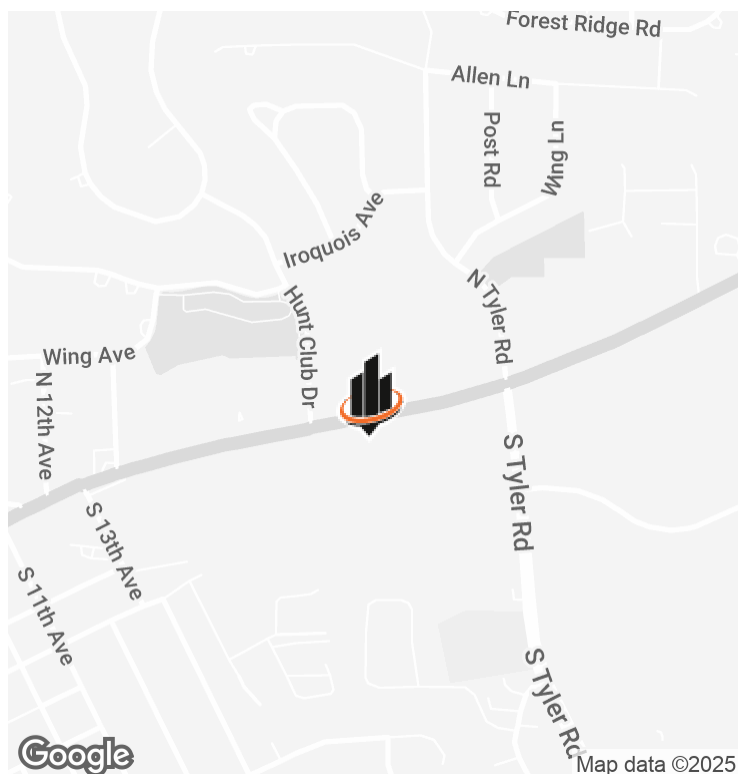
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LANDMARK COMMERCIAL REAL ESTATE



## FOR LEASE: 1519 E MAIN ST, ST CHARLES, IL 60174



### OFFERING SUMMARY

|                  |                            |
|------------------|----------------------------|
| LEASE RATE:      | \$8.00 - 11.00 SF/yr (NNN) |
| NUMBER OF UNITS: | 14                         |
| AVAILABLE SF:    | 1,846 - 8,137 SF           |
| BUILDING SIZE:   | 47,400 SF                  |
| TAXES/CAM:       | \$3.85 / SF (est.)         |

### PROPERTY DESCRIPTION

Under new ownership! Building improvements underway. Multiple units available - industrial or office. Flexible floorplans. Dock access.

### PROPERTY HIGHLIGHTS

- High visibility location on Rt 64 (Main St)
- Flexible floor plans
- Common loading docks

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# AERIAL



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## COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- High visibility location on Rt 64 (Main St)
- Flexible floor plans
- Common loading docks



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BUILDING LAYOUT



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INDUSTIRAL SPACES



LEASE INFORMATION

|              |                  |             |                        |
|--------------|------------------|-------------|------------------------|
| LEASE TYPE:  | NNN              | LEASE TERM: | Negotiable             |
| TOTAL SPACE: | 1,846 - 8,137 SF | LEASE RATE: | \$8.00 - \$11.00 SF/yr |

AVAILABLE SPACES

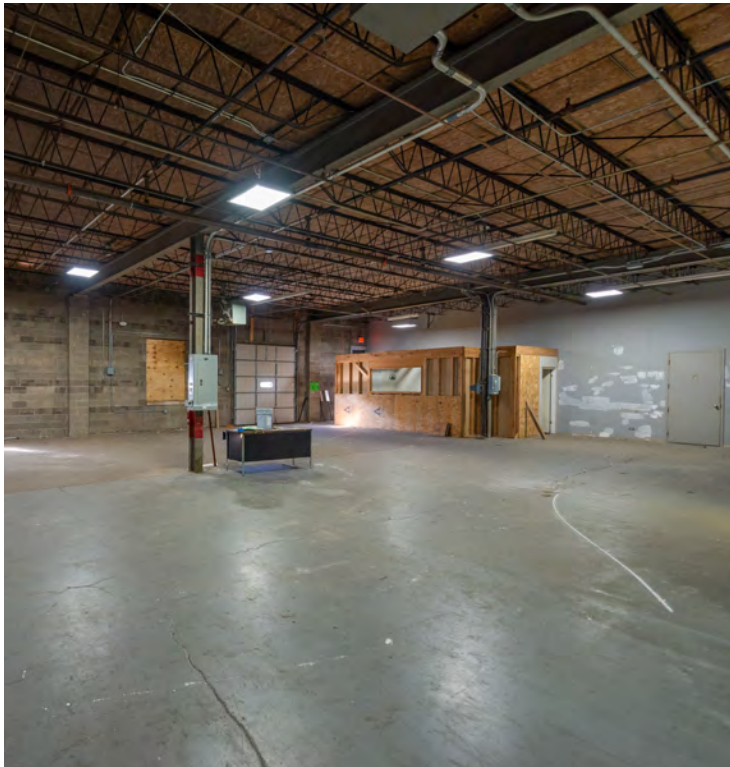
| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------|--------|-----------|------------|------------|-------------|
|-------|--------|-----------|------------|------------|-------------|

|             |           |          |     |              |                                                                                                                                                                                                                                            |
|-------------|-----------|----------|-----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suite 200   | Available | 5,735 SF | NNN | \$9.00 SF/yr | Industrial space. 13'6" clear. (2) private docks. 3-phase electric. Private entrance. Common restrooms. 5,301 usf, 5,735 rsf.                                                                                                              |
| Suite 1200A | Available | 8,137 SF | NNN | \$8.00 SF/yr | High visibility industrial space. Ample windows. Private entrance facing Main St. Roughly half the space is 14' clear and half is 20' clear. Common restrooms. Double doors lead to common hallway and common docks. 7,521 usf, 8,137 rsf. |
| Suite 1200B | Available | 4,176 SF | NNN | \$8.00 SF/yr | Industrial space. 14' clear. Common restrooms. Double doors lead to common hallway and common docks. 3,859 usf, 4,176 rsf.                                                                                                                 |

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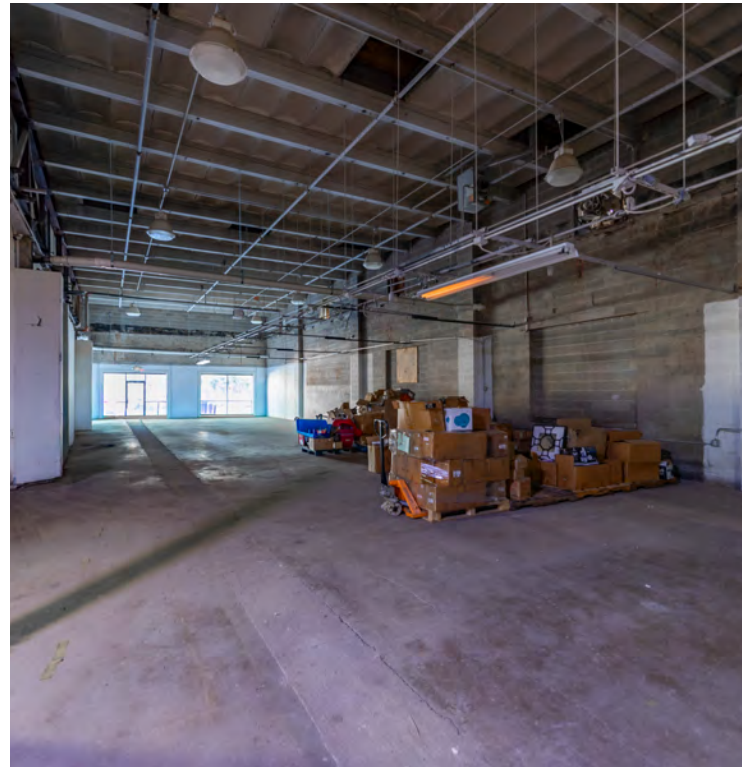
## SUITE 200



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## SUITE 1200A



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## SUITE 1200B



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OFFICE / FLEX SPACES



LEASE INFORMATION

|              |                  |             |                        |
|--------------|------------------|-------------|------------------------|
| LEASE TYPE:  | NNN              | LEASE TERM: | Negotiable             |
| TOTAL SPACE: | 1,846 - 8,137 SF | LEASE RATE: | \$8.00 - \$11.00 SF/yr |

AVAILABLE SPACES

SUITE    TENANT    SIZE (SF)    LEASE TYPE    LEASE RATE    DESCRIPTION

|           |           |          |     |               |                                                                                                                                                                                     |
|-----------|-----------|----------|-----|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suite 500 | Available | 1,846 SF | NNN | \$11.00 SF/yr | Office space with reception area, conference room, bullpen, and (3) private offices. 100% air conditioned. Ample windows. Common restrooms. 1,706 usf, 1,846 rsf.                   |
| Suite 800 | Available | 1,850 SF | NNN | \$11.00 SF/yr | Office/warehouse space. Office includes reception area and 1 private office. Common restrooms. Double door loading leading to common hallway and common docks. 1,710 usf, 1,850 rsf |

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## SUITE 500 - OFFICE



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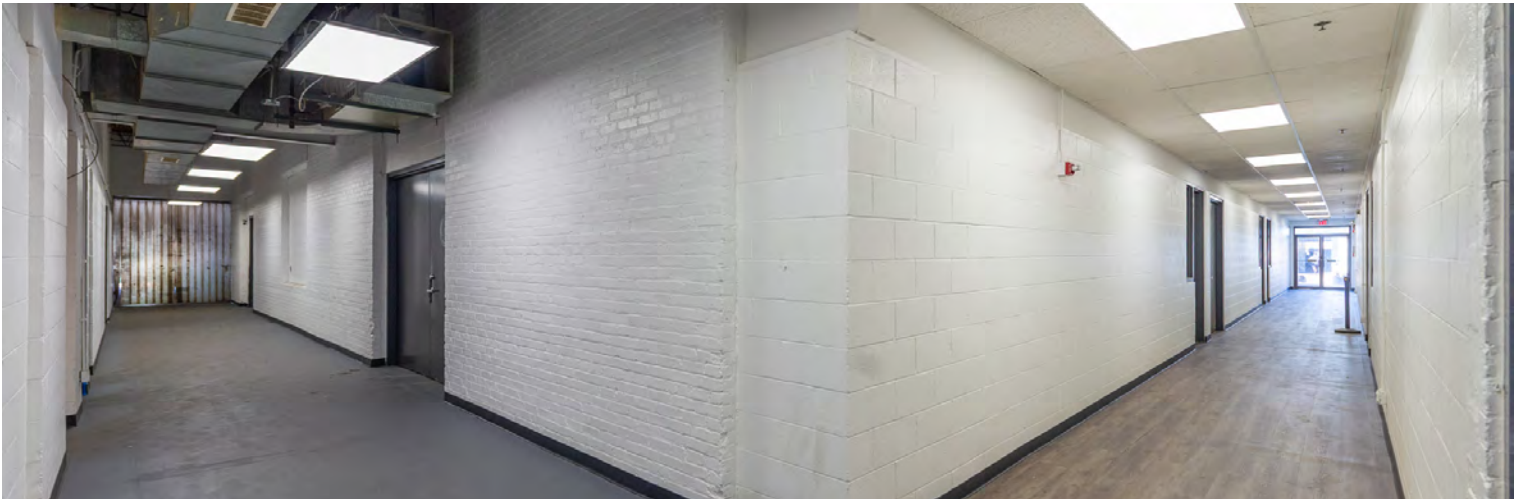
## SUITE 800 - FLEX



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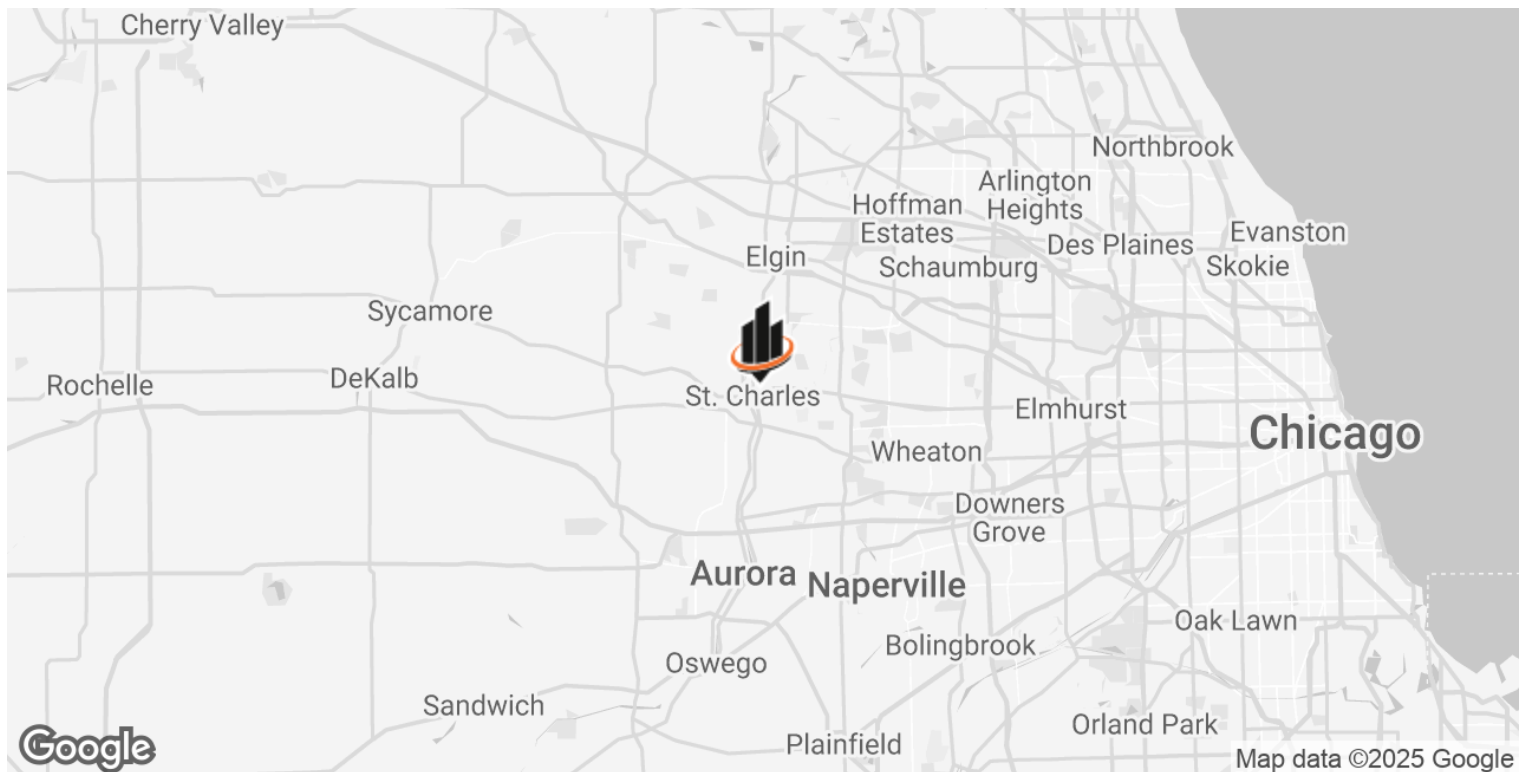
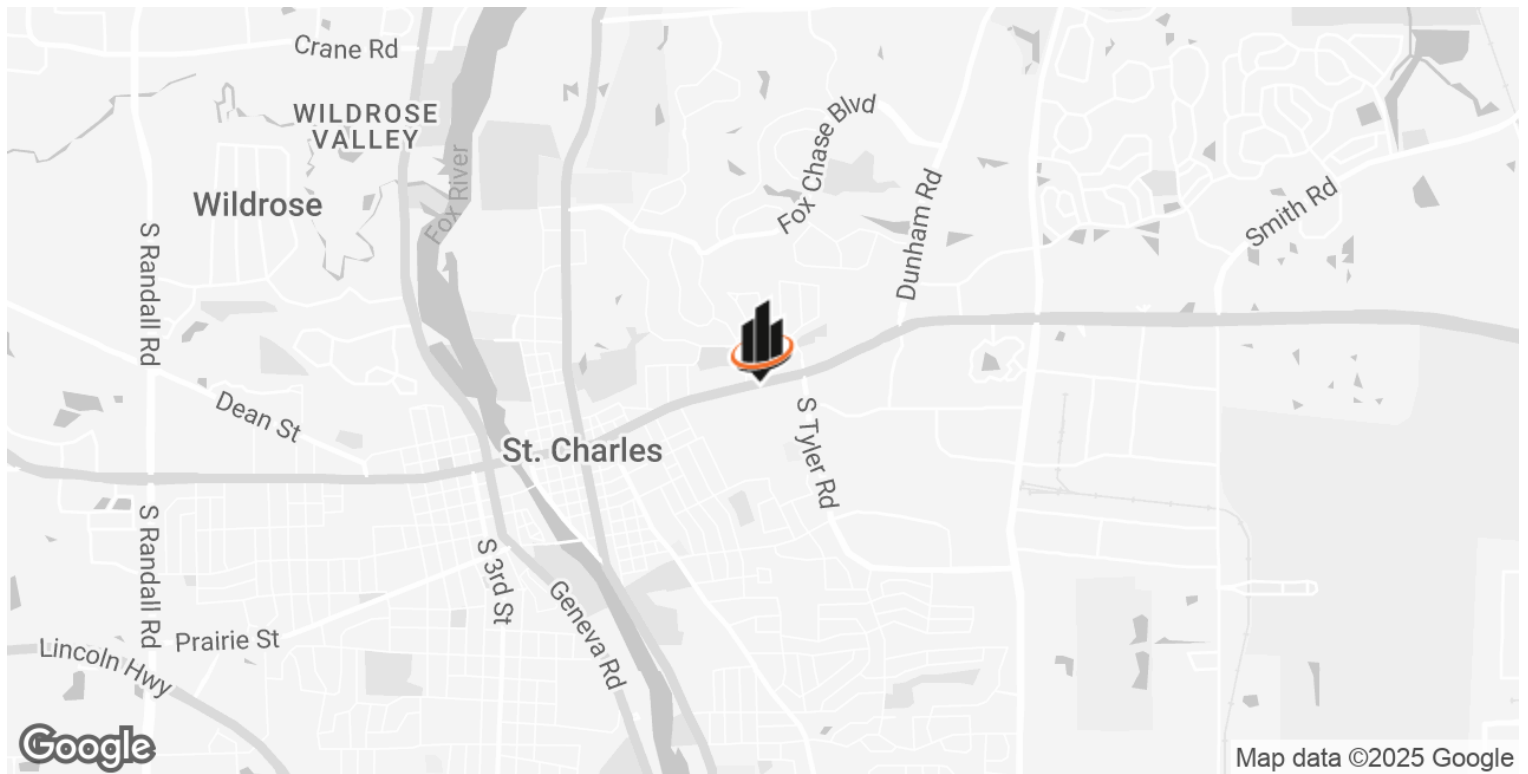
## COMMON AREAS



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## LOCATION MAPS



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