



522 West Main Street

ST. CHARLES, IL 60174

OFFICE SPACE FOR LEASE

Your Vision. Our Dedication. Your Partner.

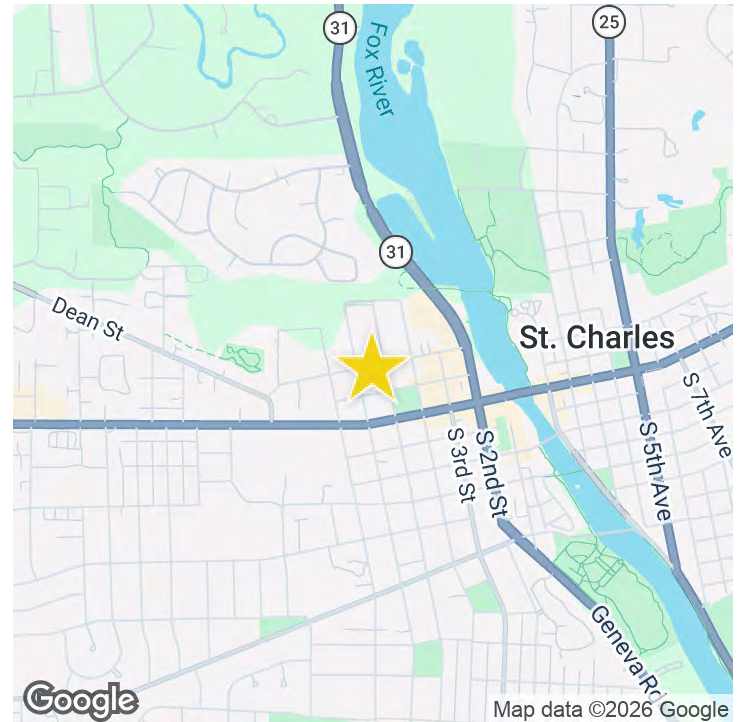
MURRAY COMMERCIAL

2035 Foxfield Road, Suite 203
St. Charles, IL 60174
630.513.0173 | murraycommercial.com

THIJS DENNISON

Broker
630.251.2144
thijs@murraycommercial.com

OFFICE SPACE FOR LEASE



OFFERING SUMMARY

Available SF:	820 SF
Lease Rate:	\$1,750 per month (Full Service)
Building Size:	2,325 SF

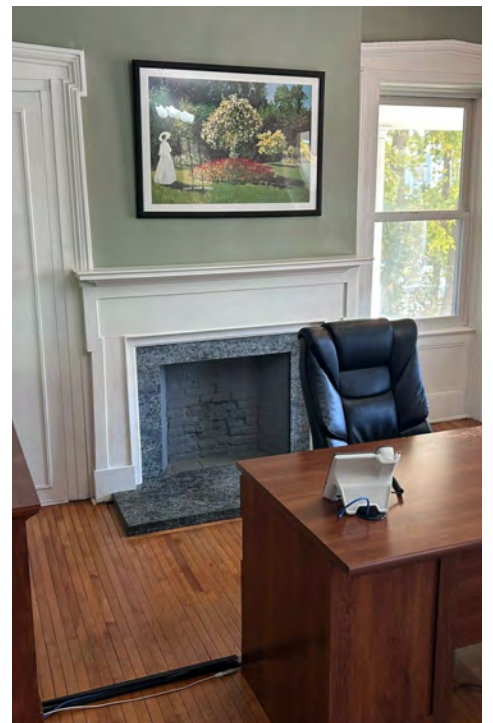
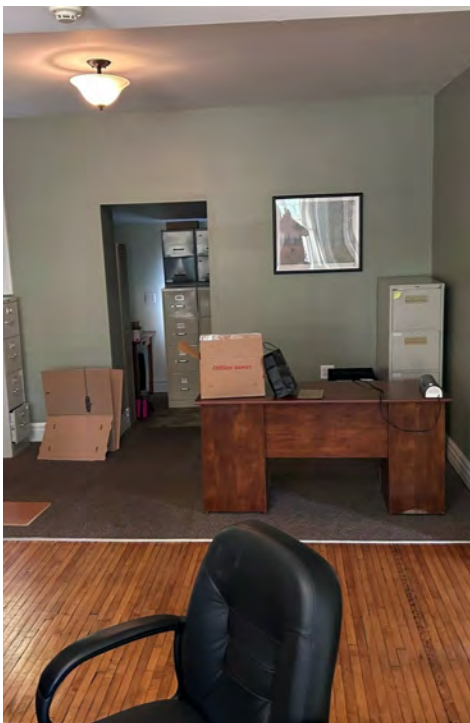
PROPERTY OVERVIEW

Suite A is a first floor suite featuring one large Office/Conference Room, two large private rooms, 2 smaller private rooms, private bathroom, and access to basement storage.

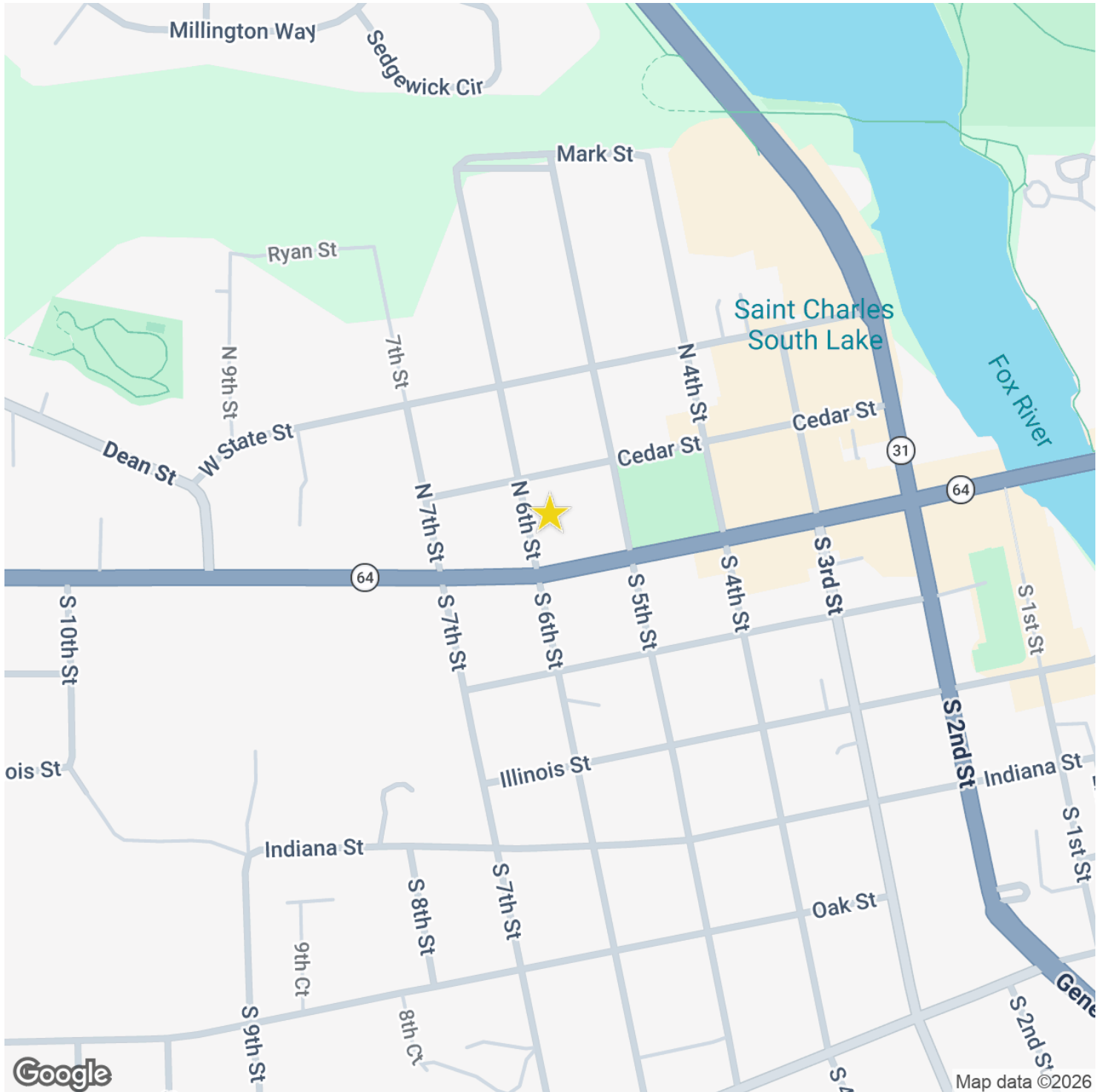
PROPERTY HIGHLIGHTS

- Turnkey Office Buildout
- Charming Historical Home Built in 1843
- Hardwood Floors, Wrap-Around Porch, Historical Touches
- Lots of Natural Light
- Walk to Downtown Shops, Restaurants, & Parks

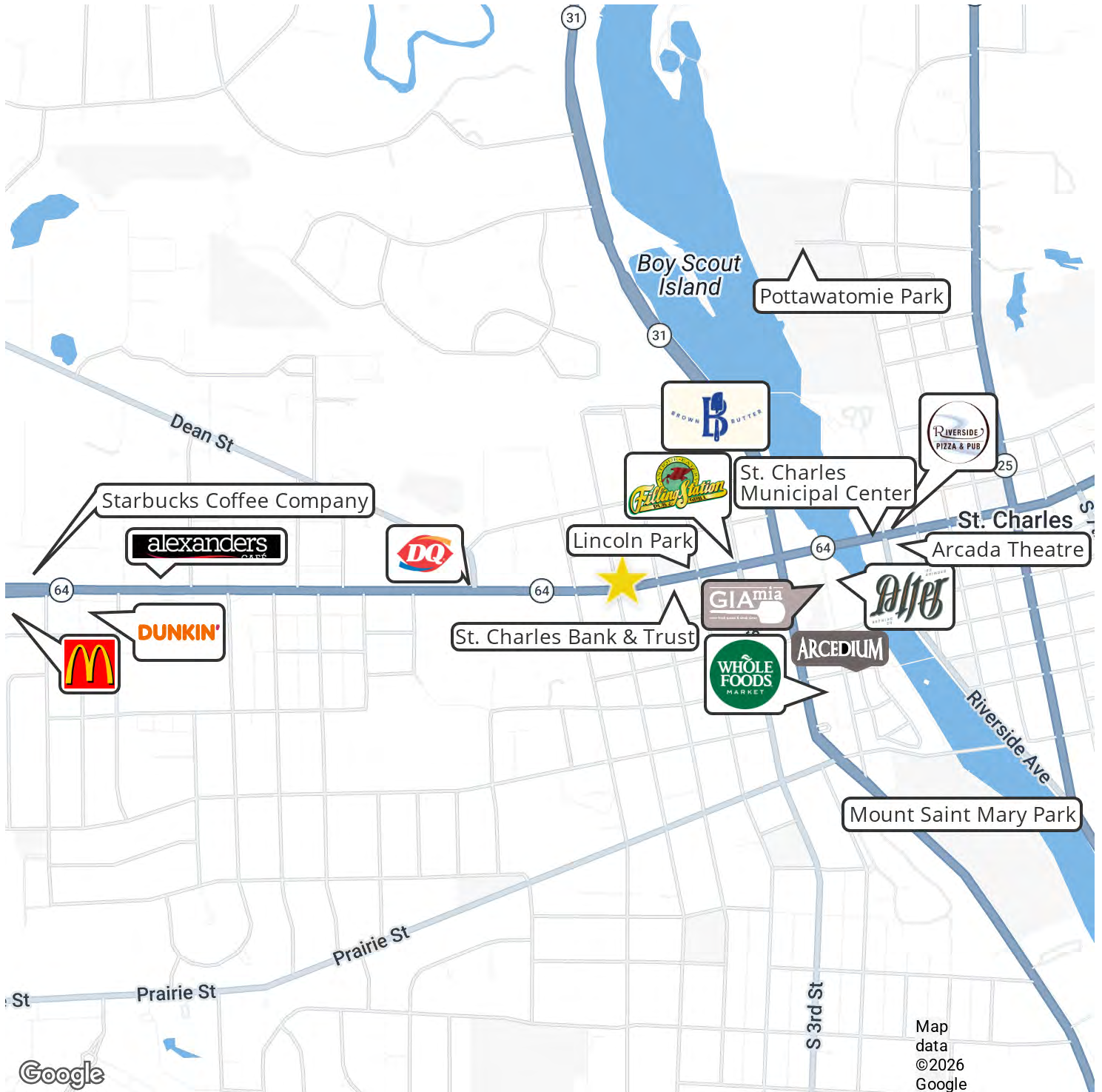
OFFICE SPACE FOR LEASE



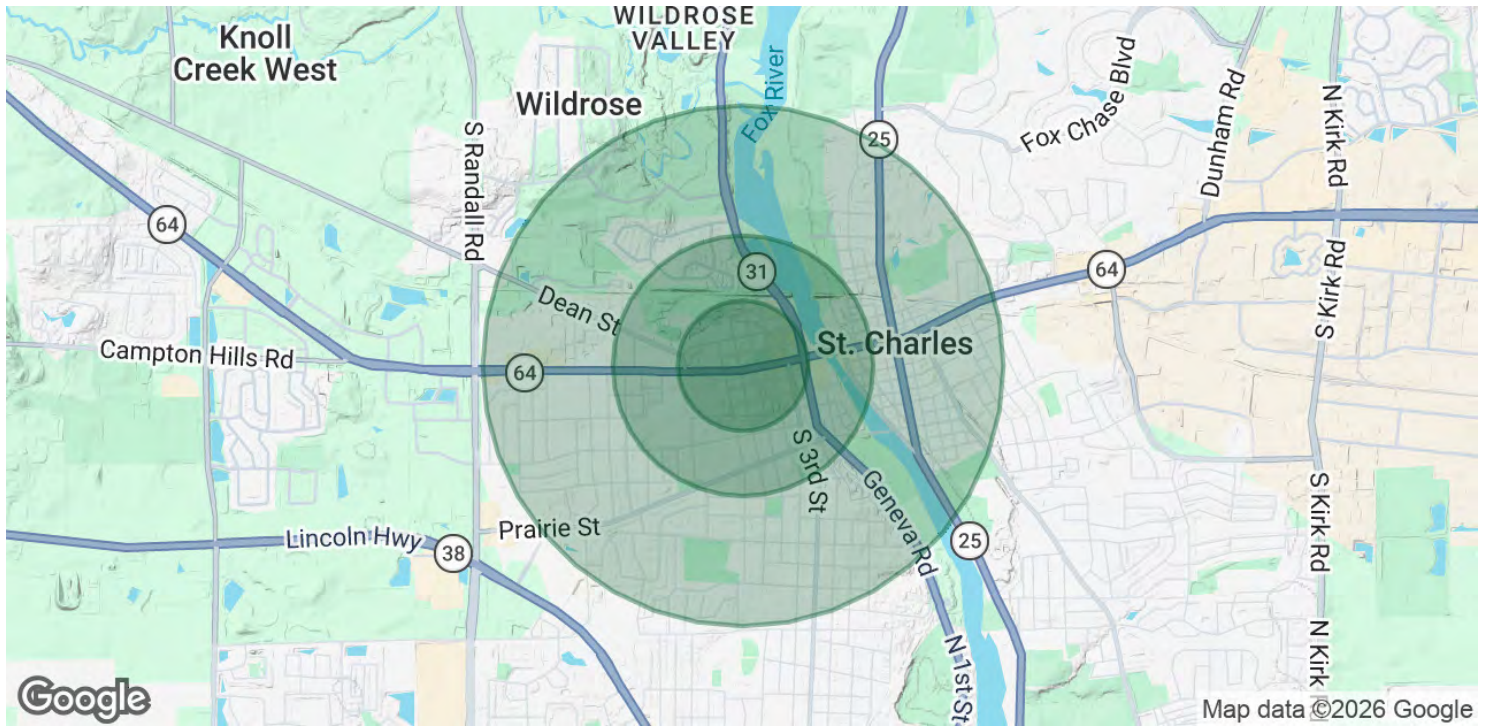
LOCATION MAP



RETAILER MAP



DEMOGRAPHICS



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	659	2,541	9,615
Average Age	45.6	45.3	41.7
Average Age (Male)	42.2	42.2	39.2
Average Age (Female)	54.6	51.3	45.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	332	1,201	4,225
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$99,584	\$109,047	\$124,636
Average House Value	\$381,629	\$363,934	\$373,553

2023 American Community Survey (ACS)

EXCLUSIVE BROKER



THIJS DENNISON

Broker

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Direct: 630.513.0173 | Cell: 630.251.2144

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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