



LEASE

Downtown Office Space

202 CAMPBELL ST

Geneva, IL 60134

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$675 - 1,875 per month (Full Service)
NUMBER OF UNITS:	4
AVAILABLE SF:	270 - 784 SF
LOT SIZE:	9,211 SF
BUILDING SIZE:	3,568 SF

PROPERTY DESCRIPTION

Charming office space available in the heart of downtown Geneva just 1 block east of historic Third St. Repurposed 1925 vintage residence. 2nd floor offices. Nice windows for natural light. Shared restroom. Highly visible corner location with excellent signage. Onsite private lot plus on-street parking.

LOCATION DESCRIPTION

Office space in downtown Geneva at the SW corner of Campbell and Second Streets. 1 block west of Rt. 31 and 2 blocks south of Rt. 38. Close to many shops & restaurants. Just east of the historic Third Street shopping district. 1 block to Kane County Courthouse. 5 blocks to Metra station.

PROPERTY HIGHLIGHTS

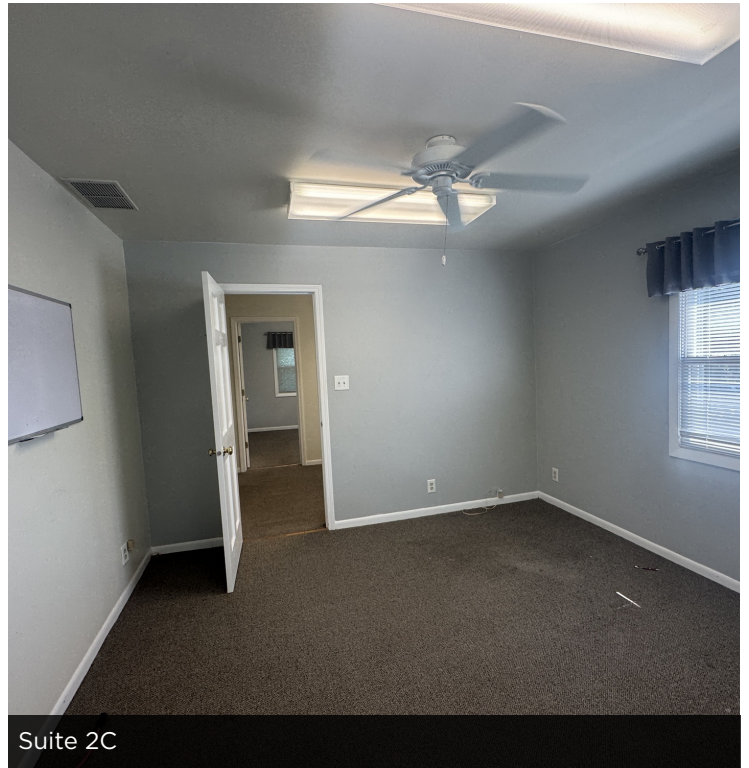
- Desirable downtown Geneva location
- Walk to restaurants, shopping and train station
- Rent includes all CAM/taxes and utilities

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INTERIOR PHOTOS



Suite 2C reception area



Suite 2C



Suite 2B



Suite 2B

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	270 - 784 SF	LEASE RATE:	\$15.70 - \$17.70 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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Suite 2B	Available	270 SF	Full Service	\$17.70 SF/yr	Single office on 2nd floor with closet. \$675/mo. rent includes all Utilities/CAM/Taxes. \$17.70 Per SF base rent and \$12.30 per SF for Utilities/CAM/Taxes. Potential for shared waiting room area. No Elevator in the building.
Suite 2C	Available	514 SF	Full Service	\$15.70 SF/yr	2-room office suite with reception area on 2nd floor. \$1,200/month rent Includes utilities/CAM/Taxes. Base rent of \$15.70 per SF and \$12.30 Per SF for Utilities/CAM/Taxes. Suite can be combined for a total of 784 SF. Potential for shared waiting area.

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LEASE SPACES



SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

2B-2C	Available	784 SF	Full Service	\$16.40 SF/yr	Combine 2B & 2C for three private offices plus extra reception space & closet. Located on the 2nd floor. No elevator in the building. Shared restroom on the 2nd floor. \$1,875/mo. rent Includes utilities all CAM/Taxes/Utilities. Base rent of \$16.40 per SF plus \$12.30 per SF for CAM/Taxes/Utilities.
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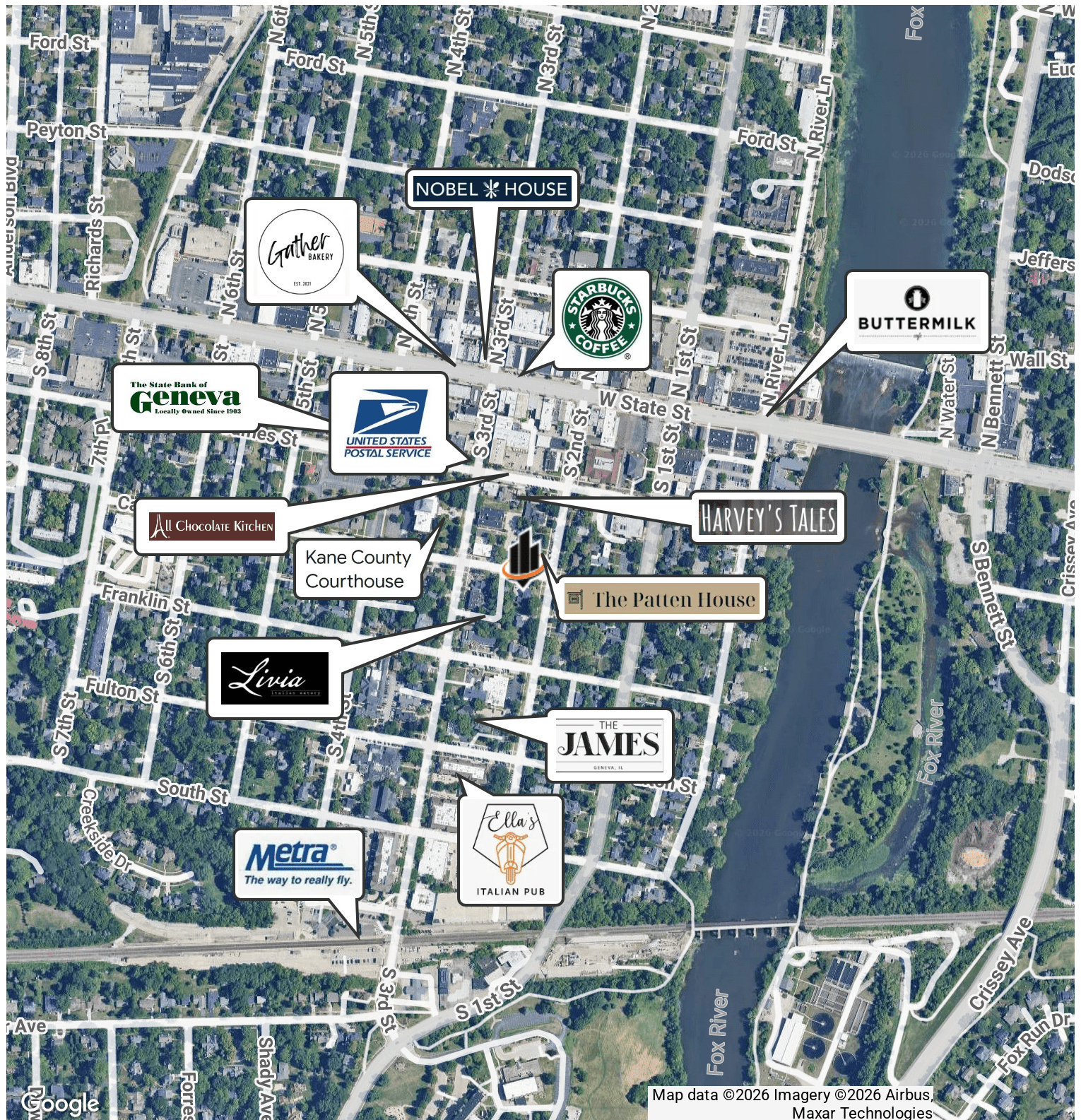
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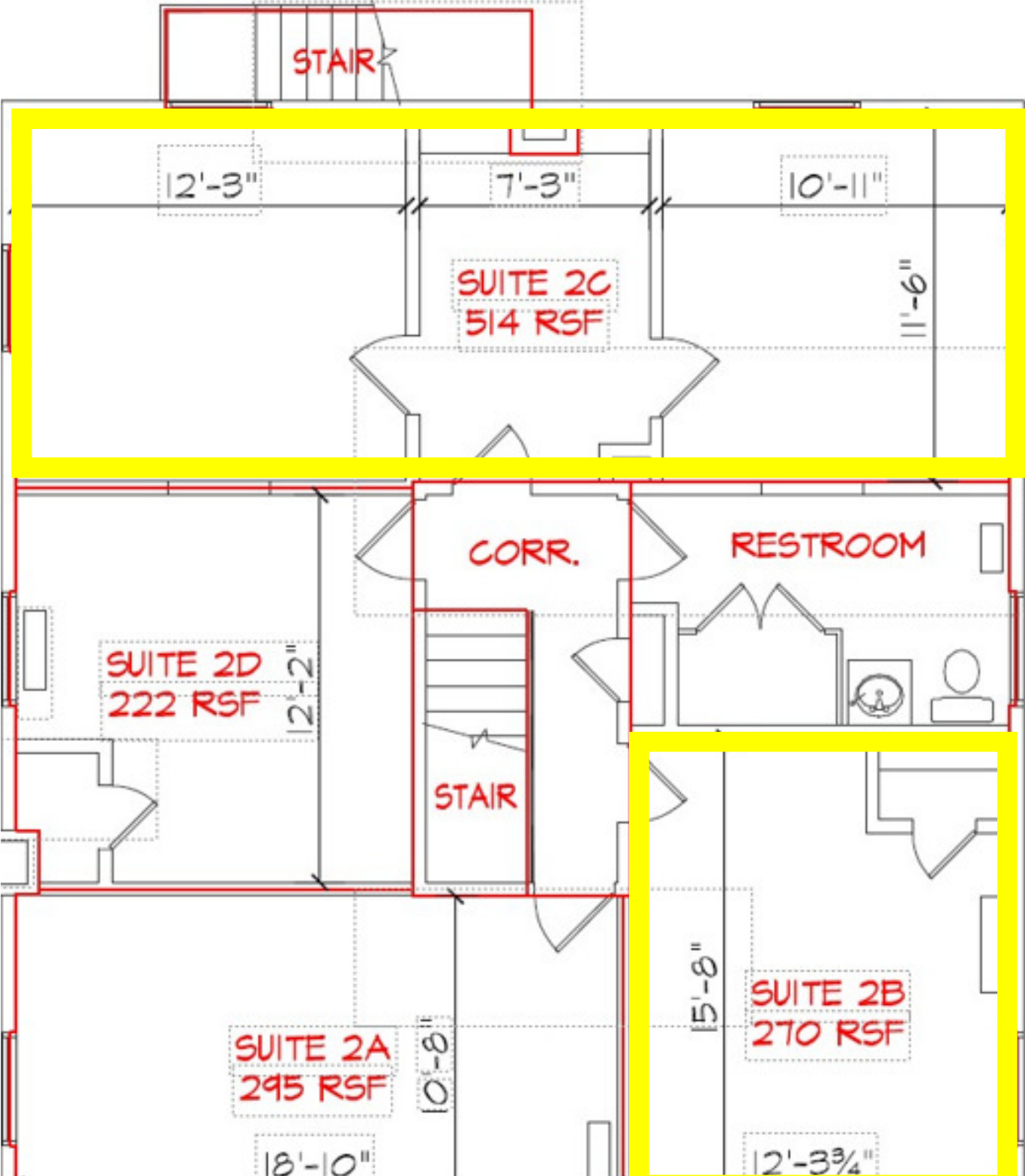
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LOCATION AERIAL



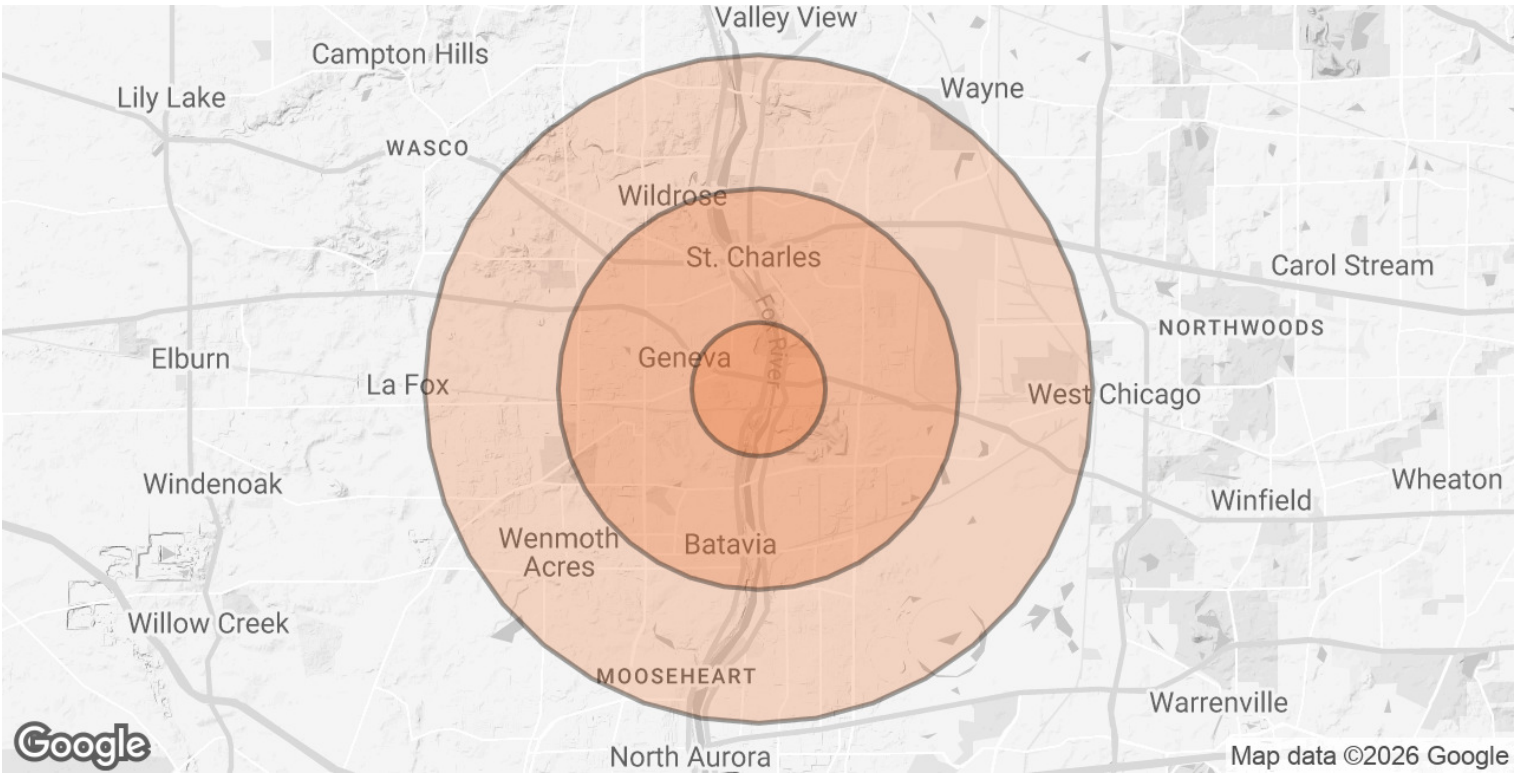
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FLOOR PLAN 2B & 2C



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,134	60,245	108,998
AVERAGE AGE	45	42	41
AVERAGE AGE (MALE)	43	41	40
AVERAGE AGE (FEMALE)	46	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,065	24,354	40,813
# OF PERSONS PER HH	2.3	2.5	2.7
AVERAGE HH INCOME	\$167,043	\$153,746	\$167,985
AVERAGE HOUSE VALUE	\$458,548	\$419,230	\$437,511

Demographics data derived from AlphaMap

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