



Dunham Center

2075 FOXFIELD ROAD, SAINT CHARLES, IL 60174

LEASE BROCHURE

Your Vision. Our Dedication. Your Partner.

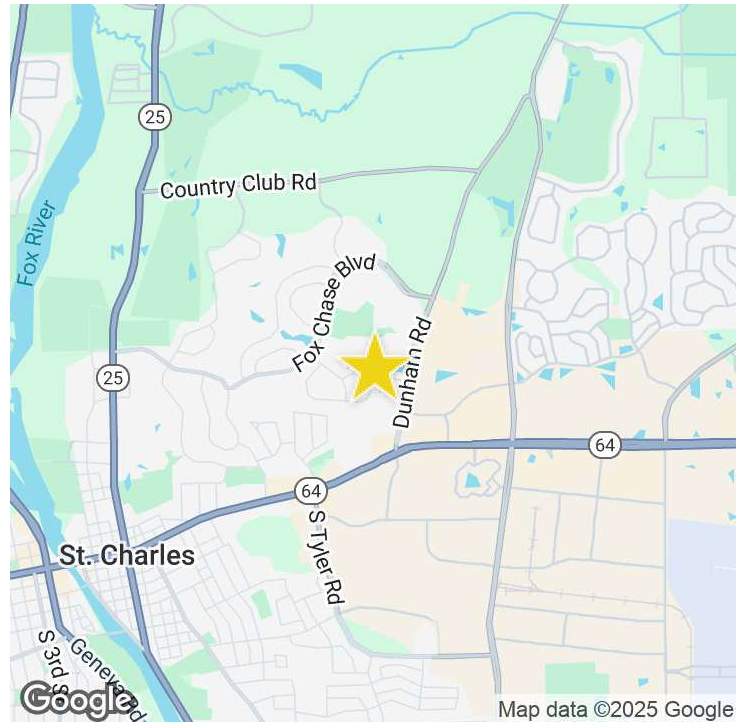
MURRAY COMMERCIAL

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St. Charles, IL 60174
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THIJS DENNISON

Broker
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EXECUTIVE SUMMARY



LEASE RATE: NEGOTIABLE

OFFERING SUMMARY

Available SF:	2,569 SF - 5,572 SF
Lease Type:	Gross
Year Built:	1995
Building Size:	22,621 SF

PROPERTY OVERVIEW

Introducing 2075 Foxfield Road – a premier office lease opportunity that combines modern amenities with a prime location. This 5-acre office campus offers outstanding features, including all-inclusive utilities and common area maintenance, 24-hour building access and security, fiber optic communications, and professional building design. With on-site property management, conference rooms for up to 50 people, a private fitness center, and energy-efficient HVAC and lighting systems, this property provides a superior leasing experience. Ample parking and a convenient location make it an ideal choice for businesses seeking a well-equipped, professionally managed office space.

DUNHAM CENTER AMENITIES

- All utilities, common area maintenance included in rent
- 24hr Building Access & Security
- Fiber Optic Communications
- Prime location
- 5 Acre Office Campus
- On-Site Property Management
- On-Site Conference Rooms with seating capacity up to 50 and Kitchenette
- On-Campus Private Fitness Center and Shower
- Professional Building Design

OFFICE SPACE FOR LEASE

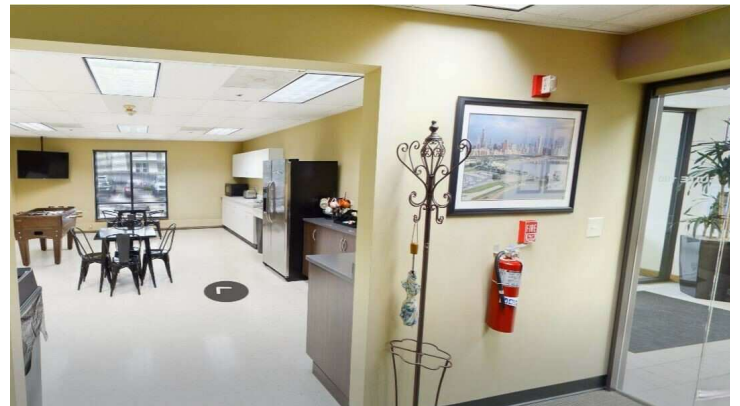


AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	5,572 SF	Gross	Negotiable	Inviting professional open space with 5 private offices and large kitchen 2 Private entrances Nice welcoming reception Flexible floor plan to suit various business needs
Suite 200	2,569 SF	Gross	Negotiable	3 Private offices with the potential for more Great natural lighting Open work area Common Area bathrooms

SUITE 100 FOOTPRINT





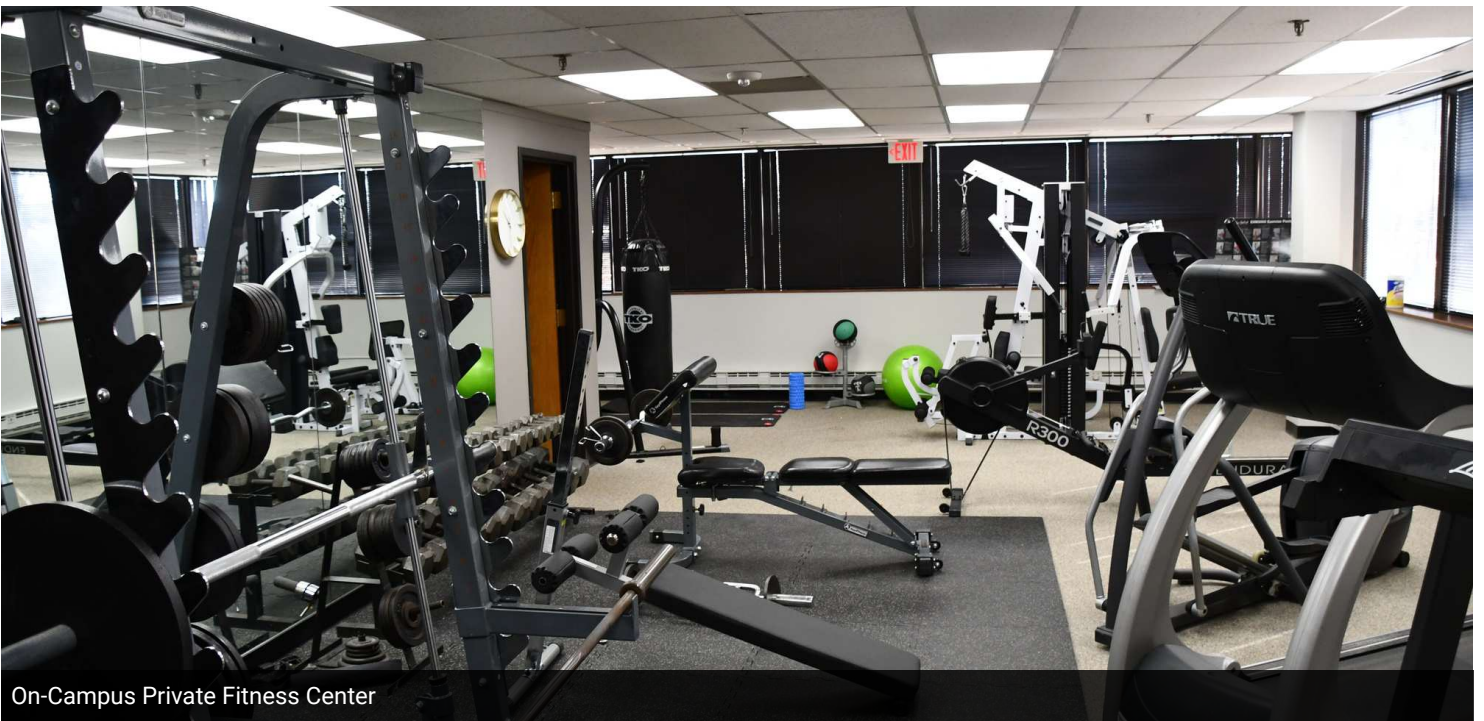
DUNHAM CENTER AMENITIES



On-Site Conference Room 1



On-Site Conference Room 2



On-Campus Private Fitness Center

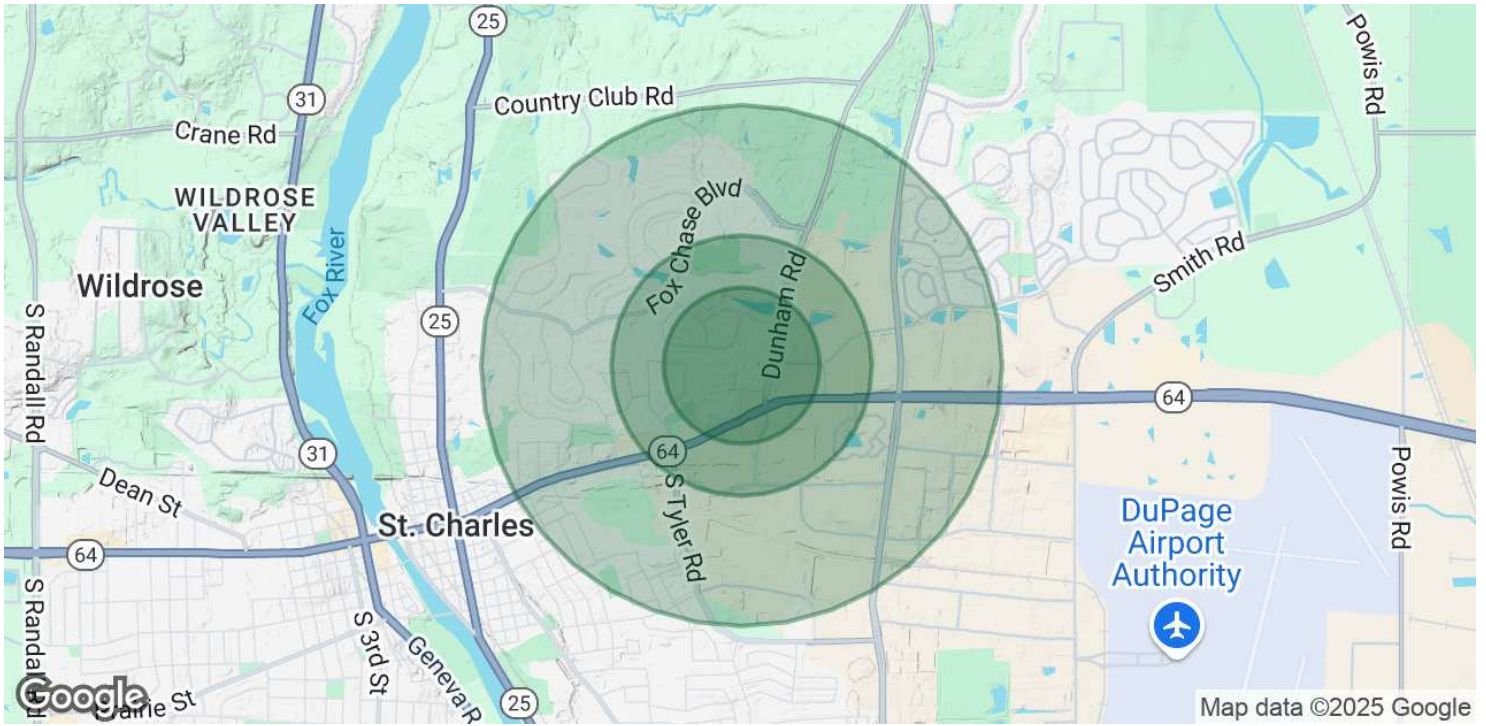
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RETAILER / LOCATION MAP



DEMOGRAPHICS



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	604	2,319	6,101
Average Age	45	45	45
Average Age (Male)	43	43	43
Average Age (Female)	47	47	47

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	249	963	2,513
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$155,996	\$160,873	\$178,809
Average House Value	\$479,206	\$473,356	\$511,761

Demographics data derived from AlphaMap

OFFICE SPACE FOR LEASE



AGENCY DISCLOSURE

Thank you for allowing Murray Commercial the opportunity to share this information and/or show you the above-referenced property. This activity does not result in the Broker/Sales Associate acting as your agent. The Broker/Sales Associate is acting as the Designated Agent for the Owner. As a result, the Broker/Sales Associate will NOT act as a Dual Agent and will NOT be acting as an agent on your behalf.

The information contained herein was obtained from sources believed to be reliable; however, Murray Commercial makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale, lease, or withdrawal without notice.

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