

Office Suite For Lease - Fox River Frontage!

# 3,245 SF FULLY-FURNISHED OFFICE SUITE

30 S Shumway Avenue, Batavia, IL 60510



**SIZE:**

3,245 SF SUITE

**ADDRESS:**

30 S Shumway Avenue Batavia, IL 60510

**ZONING:**

C

**SUMMARY:**

Pristine Office Suite Available - incredible views of the Fox River from every window!

**MORKEN**  
& ASSOCIATES

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3820 Ridge Pointe Drive, Geneva, IL 60134

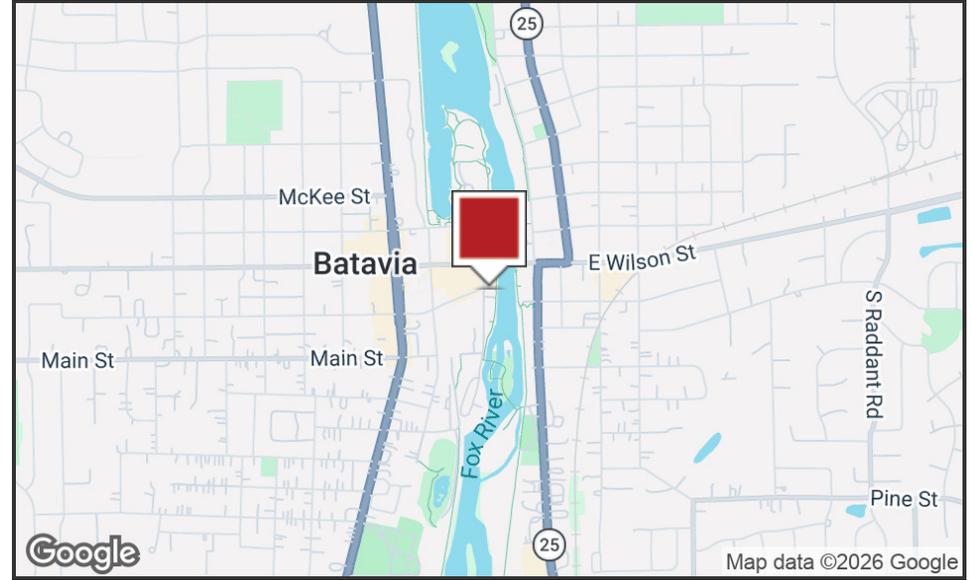
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# Executive Summary



## OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	15,074 SF
Available Suite; 2E	3,245 SF
Furnished:	FULLY!!
Zoning:	C

## PROPERTY OVERVIEW

DOWNTOWN BATAVIA OFFICE OPPORTUNITY!!

## PROPERTY HIGHLIGHTS

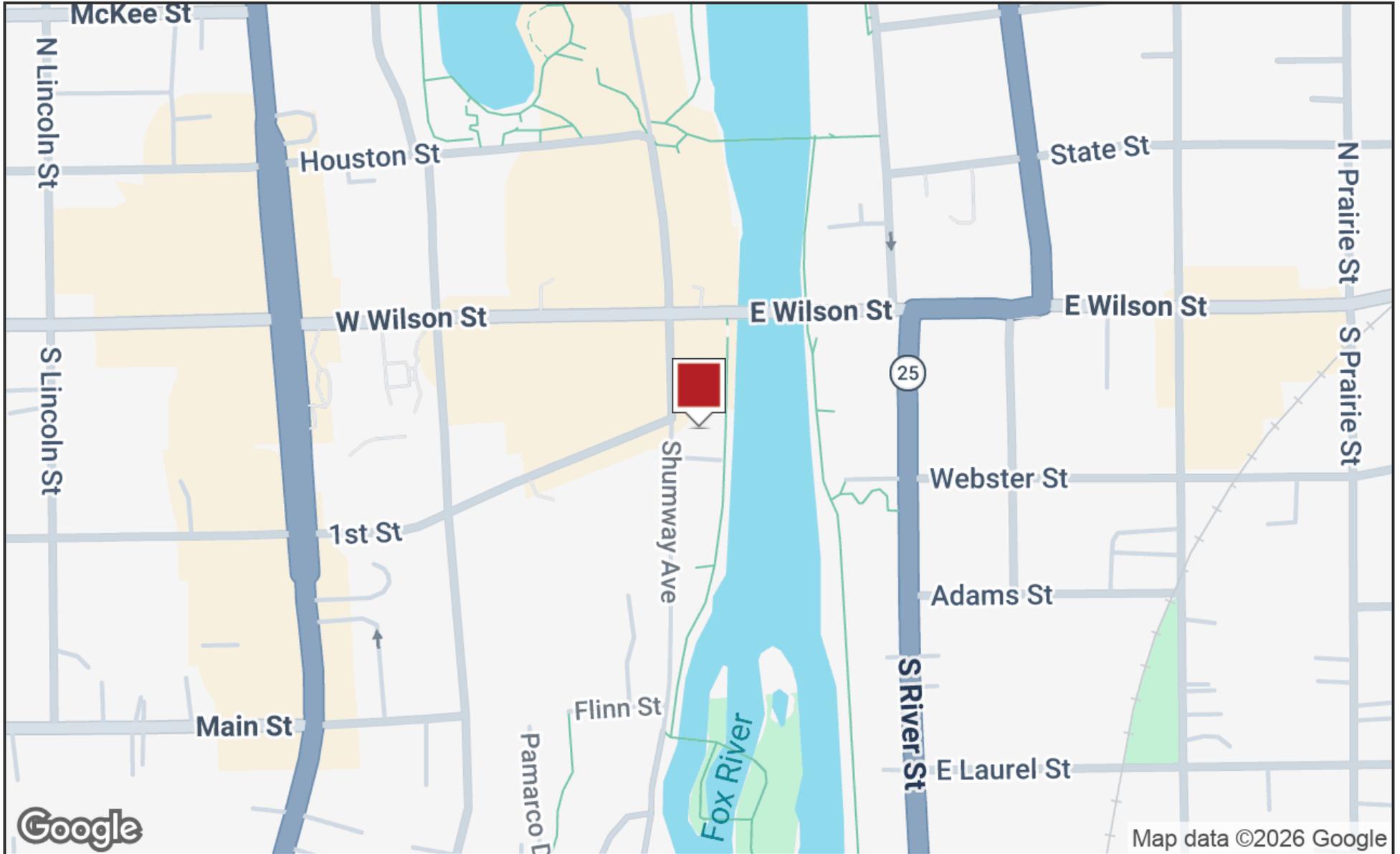
- Historic Downtown Batavia Brownstone Office Building
- 3,245 sf Suite on 2nd Floor!
- Fully Furnished
- Includes Elevator
- Close to many fine restaurants!

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# Location Map



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# Additional Photos



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## ■ Additional Photos



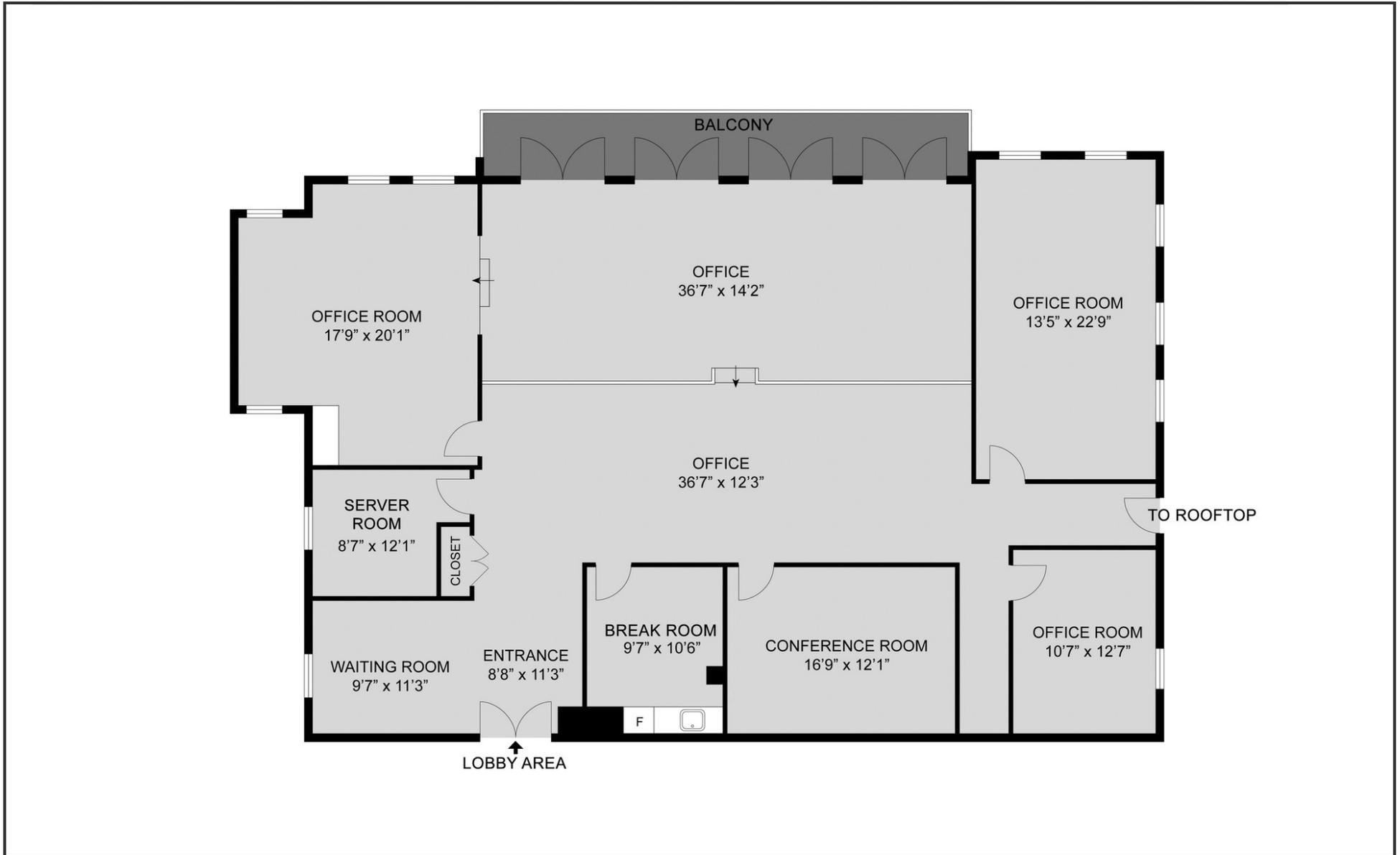
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# Floorplan



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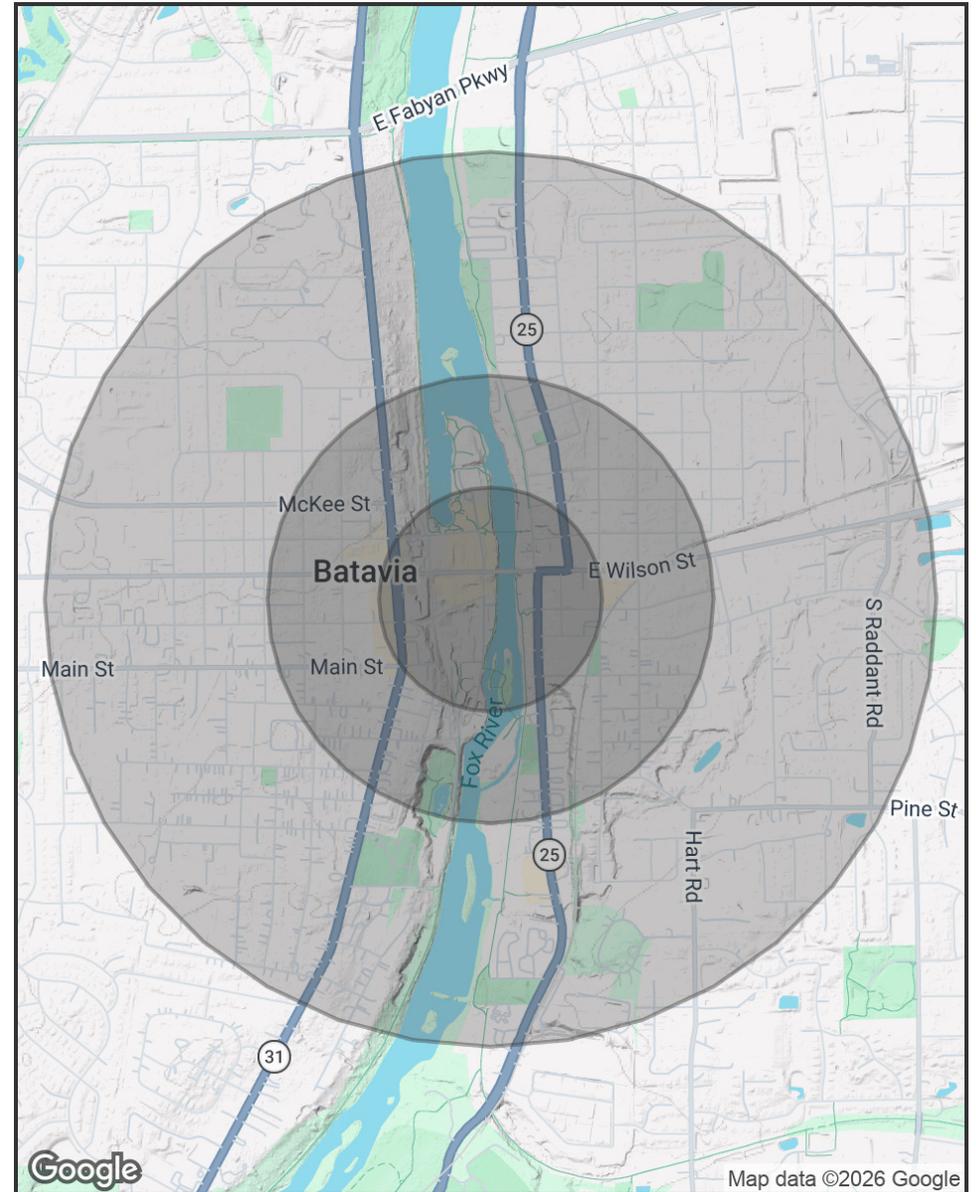
# Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
<b>Total Population</b>	593	2,386	9,582
<b>Average Age</b>	48.6	44.4	40.9
<b>Average Age (Male)</b>	42.4	40.8	39.2
<b>Average Age (Female)</b>	52.4	47.0	43.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	269	1,009	3,812
<b># of Persons per HH</b>	2.2	2.4	2.5
<b>Average HH Income</b>	\$92,848	\$104,324	\$122,289
<b>Average House Value</b>	\$323,259	\$314,524	\$330,289

2023 American Community Survey (ACS)



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