

FOR LEASE

30 N. LINCOLN AVENUE
BATAVIA, IL 60510

Beautiful Historic Building

Divisible into 3 Floors

8,050 SF Total

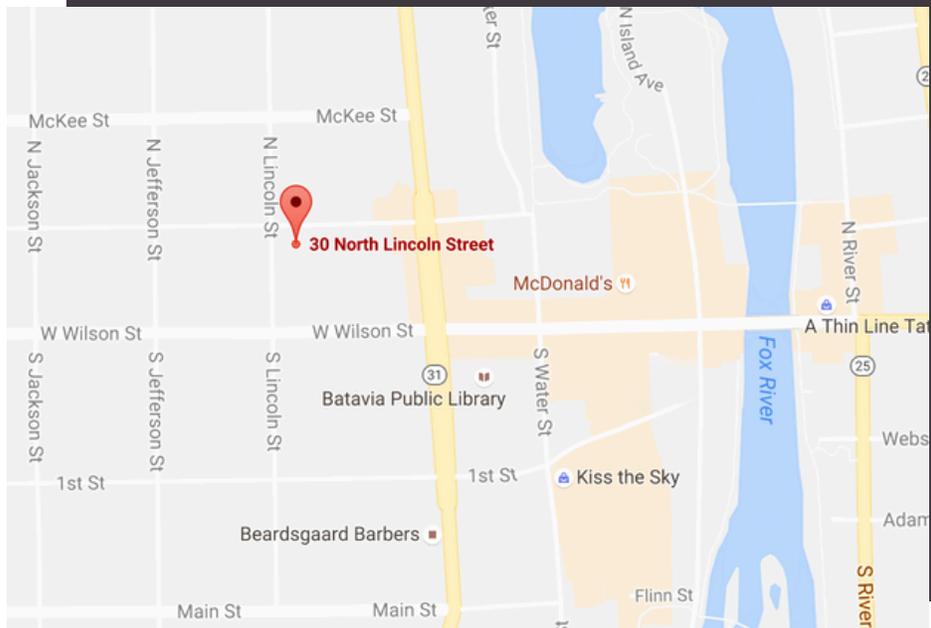
1st floor – 2,821 SF

2nd floor – 2,829 SF

Basement – 2,910 SF

Building Highlights

- ▶ Ample Parking Available
- ▶ Downtown Batavia Location
- ▶ Recently renovated
- ▶ Option to divide floors
- ▶ ADA Accessible
- ▶ 2-story glass atrium
- ▶ Award winning design
- ▶ Multiple office suites
- ▶ Fully sprinklered and professional landscaping
- ▶ Easy access tol-88 and Routes 31 and 25



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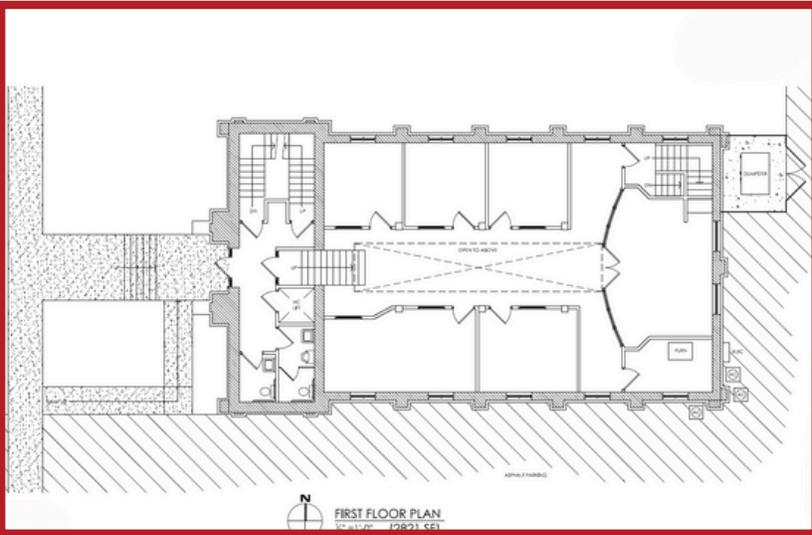
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PROPERTY DETAILS:

This former historic church has been renovated into an award-winning office space with a 2-story glass atrium. The Lincoln Atrium is truly remarkable with high ceilings and large window allowing for abundant sunlight throughout the office. Located in a quiet neighborhood close to Batavia's downtown. Divisible up to 3 spaces by floor.

FIRST FLOOR: 2,821 SF



BRAD SCHREINER

MANAGING BROKER

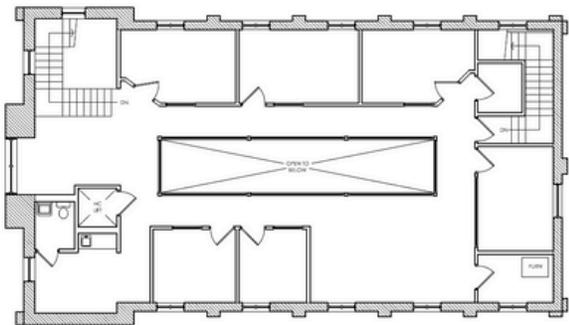
 BSCHREINER@BEICRE.COM

 630.457.1248

 140 FIRST STREET, BATAVIA, IL 60510

 WWW.BEICRE.COM

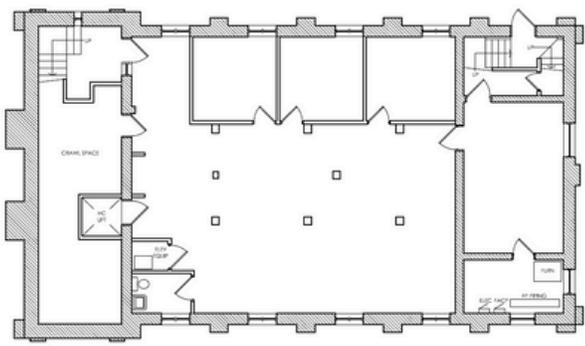
SECOND FLOOR: 2,829 SF



SECOND FLOOR PLAN
 1/8" = 1'-0"
 (2829 SF)



BASEMENT: 2,910 SF



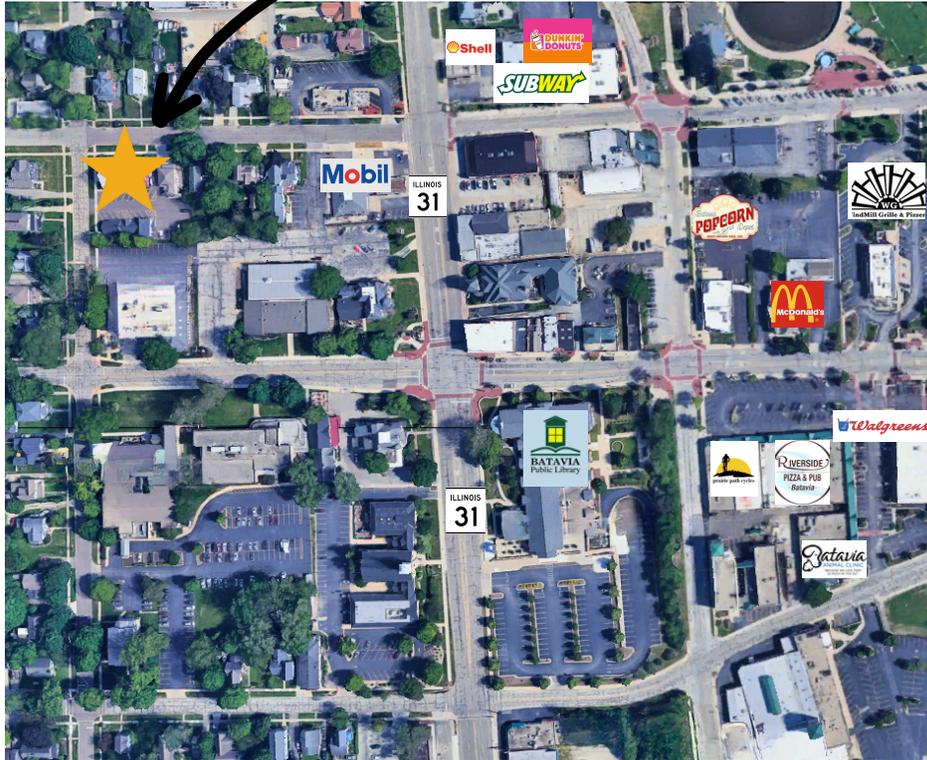
BASEMENT FLOOR PLAN
 1/8" = 1'-0"
 (2910 SF)



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LOCATION



ABOUT THE PROPERTY

Located at 30 N Lincoln Avenue in the heart of downtown Batavia, this prime commercial space offers excellent visibility and easy access in a vibrant, pedestrian-friendly district. Surrounded by popular dining spots, specialty shops, and entertainment venues, and just steps from the scenic Fox River and Riverwalk, the area attracts strong year-round foot traffic. With a thriving local community, high household incomes, and frequent events hosted by Batavia MainStreet, this location provides an outstanding opportunity for businesses seeking growth in one of the Fox Valley's most desirable corridors.

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MARKET SUMMARY



MANAGING BROKER

BSCHREINER@BEICRE.COM

630.457.1248

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