

# Office Space for Lease

Move In Ready Office Space

Functional Office Space for Growing Teams

Well Positioned Office Suite Available Now

Office For Lease

207 East Church Street | Sandwich, IL



# Executive Summary

<b>Price:</b>	Subject to terms
<b>Building SF:</b>	16,091
<b>Terms:</b>	Negotiable
<b>Lease Type:</b>	Modified Gross
<b>Available SF:</b>	3,054
<b>Monument:</b>	Yes
<b>Year Built:</b>	2006
<b>Parking:</b>	Yes

## Property Highlights

- Multi-tenant office / retail / medical building
- Flexible suites from approx. 1,150–4,600 SF
- Located along Route 34 corridor
- Professional office environment
- On-site parking for tenants and visitors
- Suitable for office, medical, or service users
- Strong visibility within Sandwich business district
- Surrounded by local retail and professional services
- Easy access to downtown Sandwich amenities
- Part of Chicago-Naperville-Elgin metro market

## Space Overview

207 East Church Street offers a well maintained second floor office suite positioned along the Route 34 corridor in Sandwich. The space is designed for professional users seeking a functional layout with a mix of private offices, open work areas, and support space.

The suite features elevator access for convenient entry, making it ideal for medical, professional services, or administrative users. The layout provides flexibility for a variety of business operations, with the ability to accommodate both individual offices and collaborative workspace.

Tenants benefit from ample on site parking for both staff and visitors, along with strong accessibility to surrounding retail, dining, and downtown Sandwich amenities. The property offers a professional setting within an established multi tenant building, creating a comfortable environment for both employees and clients.



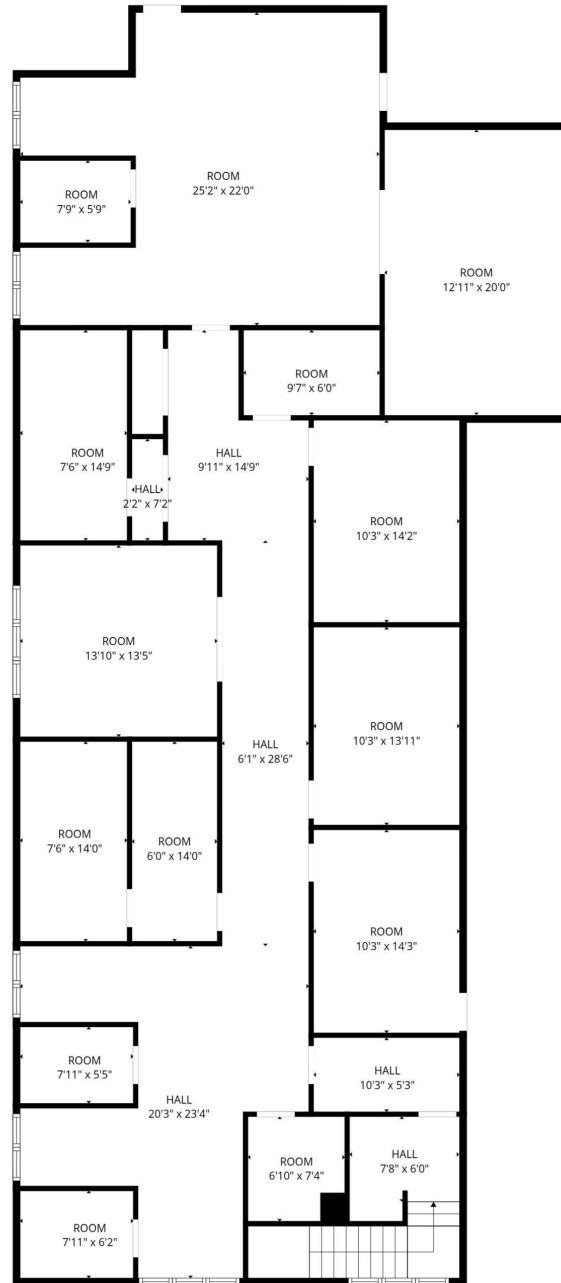
# Property Photos



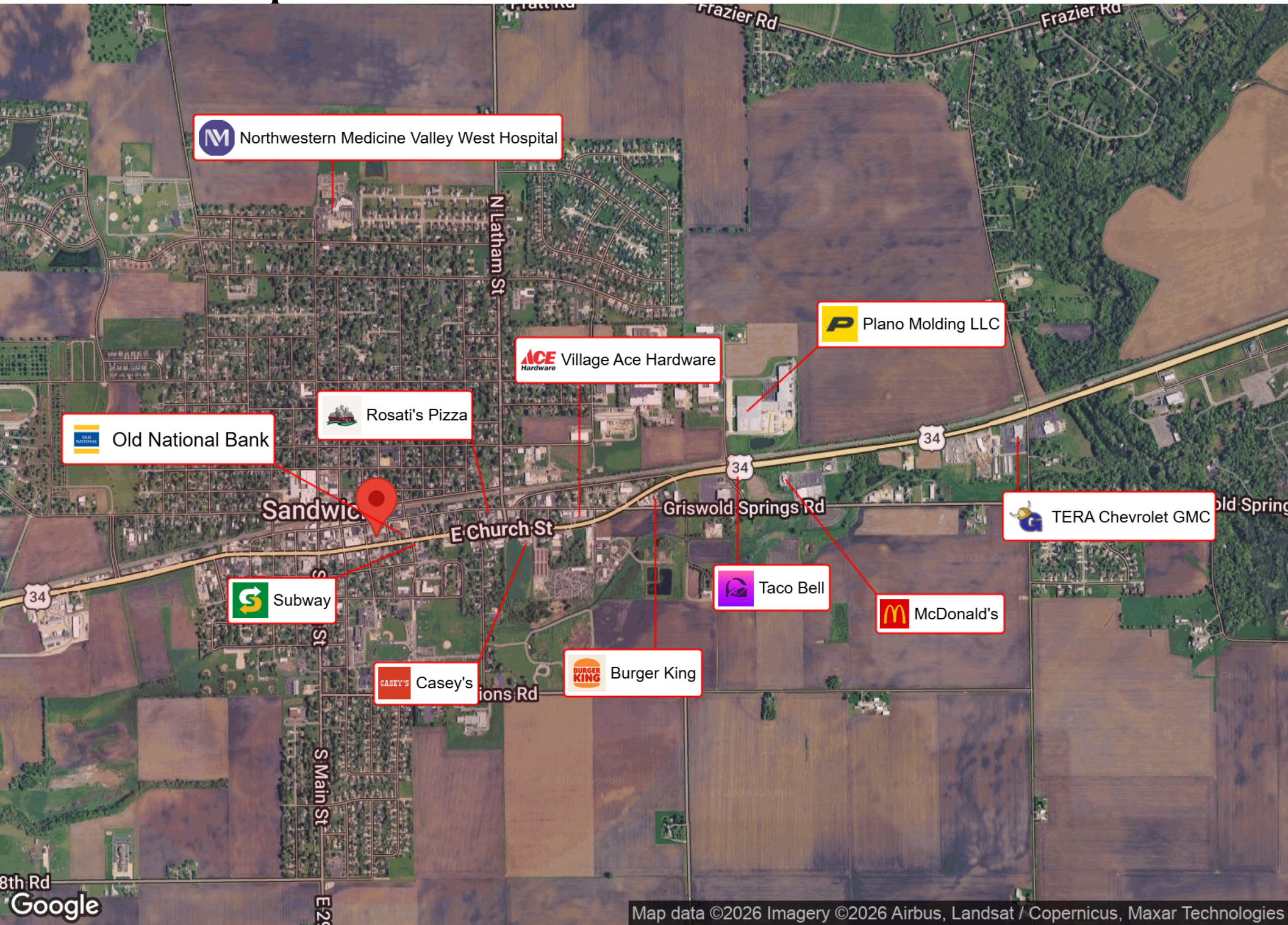
# Property Photos




# Property Photos




# Business Map




 Northwestern Medicine Valley West Hospital

 Old National Bank

 Rosati's Pizza

 Subway


 Casey's


 Burger King

 ACE Hardware  
Village Ace Hardware

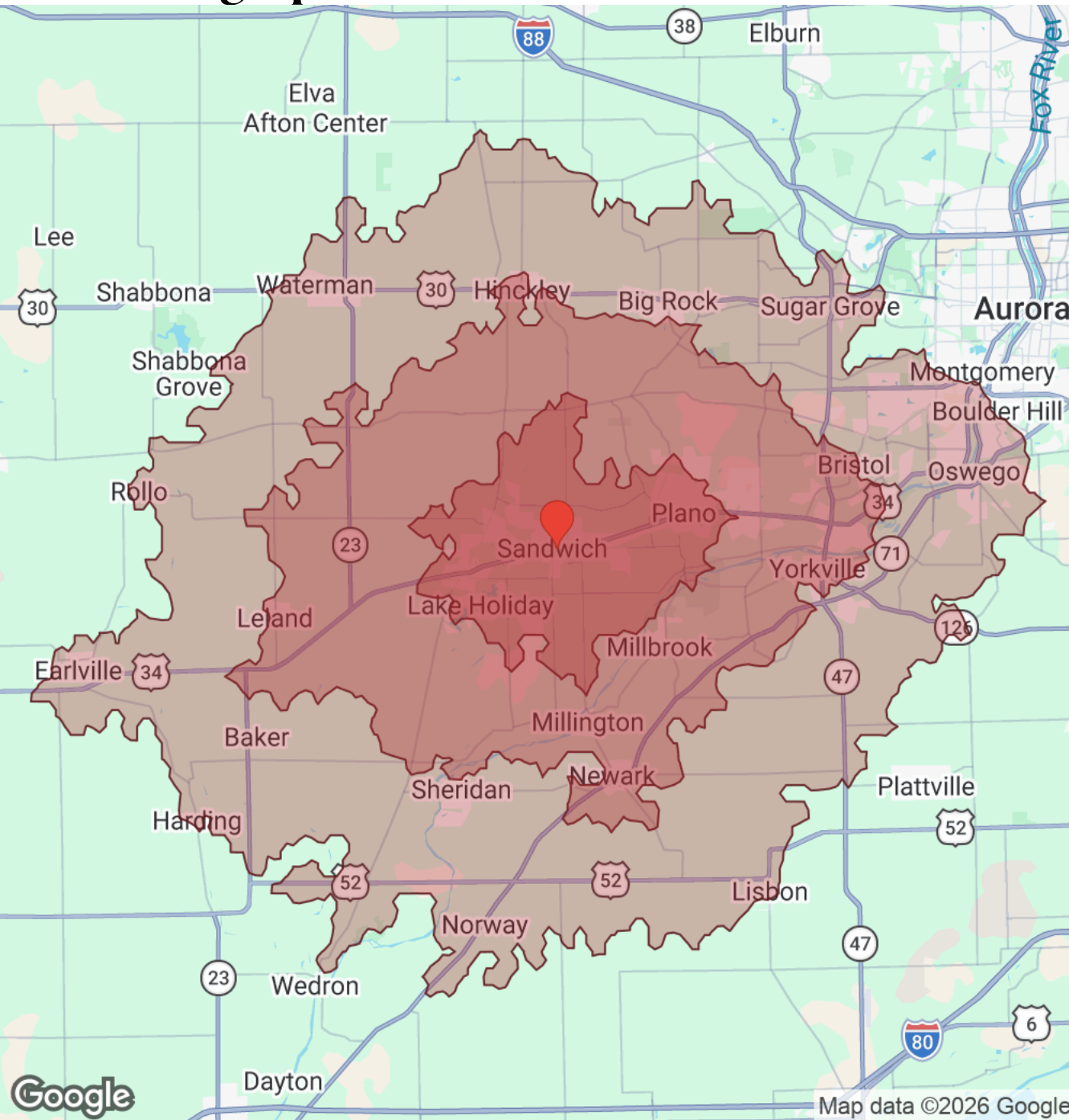
 Taco Bell

 McDonald's

 Plano Molding LLC

 TERA Chevrolet GMC

# Demographics



Driving Time: ■ 10 Mins ■ 20 Mins ■ 30 Mins

Population	10 Mins	20 Mins	30 Mins
Male	11,306	28,231	68,508
Female	11,158	27,716	67,169
Total Population	22,464	55,947	135,677

Race / Ethnicity	10 Mins	20 Mins	30 Mins
White	16,509	40,075	91,731
Black	647	2,870	9,687
Am In/AK Nat	7	22	54
Hawaiian	N/A	N/A	14
Hispanic	4,648	11,038	27,814
Asian	222	856	3,677
Multiracial	420	1,052	2,646
Other	11	28	68

Housing	10 Mins	20 Mins	30 Mins
Total Units	8,931	21,207	49,140
Occupied	8,367	20,268	47,403
Owner Occupied	6,307	15,709	38,139
Renter Occupied	2,060	4,559	9,264
Vacant	565	939	1,737

Age	10 Mins	20 Mins	30 Mins
Ages 0 - 14	4,092	10,546	26,044
Ages 15 - 24	3,243	7,627	18,646
Ages 25 - 54	8,220	21,498	54,899
Ages 55 - 64	2,848	6,925	16,113
Ages 65+	4,063	9,349	19,976

Income	10 Mins	20 Mins	30 Mins
Median	\$89,988	\$99,369	\$104,910
Under \$15k	521	775	1,812
\$15k - \$25k	378	972	1,425
\$25k - \$35k	368	779	1,577
\$35k - \$50k	691	1,428	3,189
\$50k - \$75k	1,466	3,556	7,343
\$75k - \$100k	1,268	2,692	7,014
\$100k - \$150k	1,862	4,811	11,446
\$150k - \$200k	1,130	2,601	6,610
Over \$200k	683	2,654	6,988

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Exclusively Listed by

Sergio Lopez - Senior Commercial Broker

 (630) 776-9082

 ERTCommercial@gmail.com

 475200701, IL

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