



**FOR LEASE OR
FOR SALE**
57,960 SF OFFICE/FLEX

ENTERPRISE CENTER

255 38TH AVENUE, ST CHARLES, IL 60174



CBRE

PROPERTY HIGHLIGHTS

Building Size	57,960 NRA
Occupancy	35% 20,529 SF
Parcel Size	4.27 acres
Year Built	2001
Zoning	M-2
County/Township	Kane/St. Charles
Parking	4.28/1,000 (256 spaces)
Parcel ID#	09-25-401-038

FOR LEASE

4,102 - 26,029 SF

\$16.00 PSF/Net

CAM/TAX/INS

\$4.61 PSF

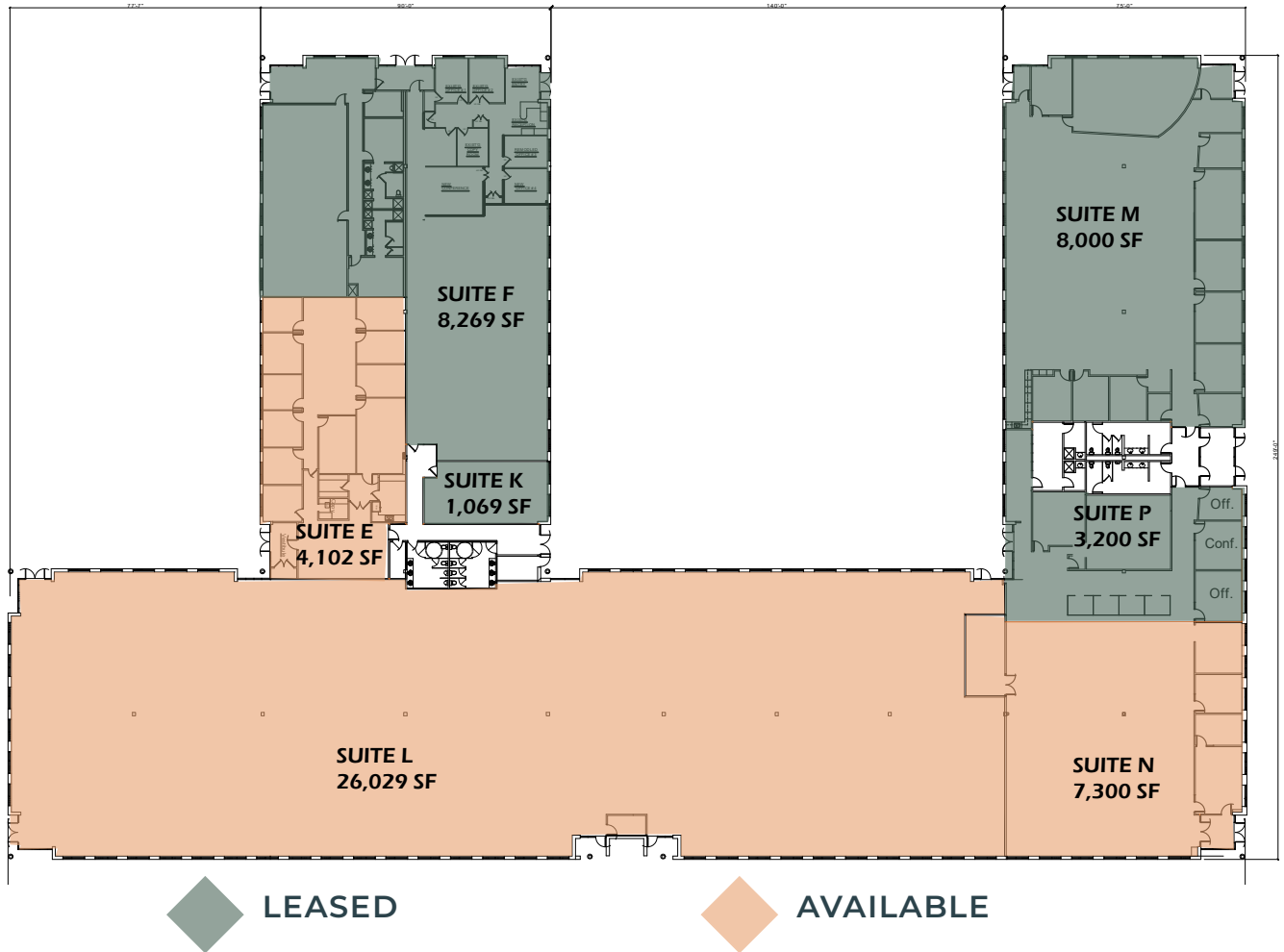
FOR SALE

Price / PSF

Upon Request



FLOORPLAN



INVESTMENT HIGHLIGHTS

INPLACE REVENUE WITH UPSIDE

35% occupied with credit worthy tenants including Healthcare Linen Services Group, Edward Jones, By Your Side Autism Therapy Services, and Farm Progress/American Agriculturist.

LOCATION ADVANTAGES

High-visibility site off Route 64 (IL-64) with easy access to Kirk Road, Kautz Road, and nearby highways. Prime area surrounded by lodging (e.g., Holiday Inn, Hilton Garden Inn), restaurants (e.g. Rosebud Steakhouse, Cooper's Hawk), shopping (e.g. Fox Haven, Target, Wal-Mart and the Charlestowne Mall), and other amenities.

PARKING

Ample on-site parking with 256 spaces (roughly 4+ spaces per 1,000 sq ft).

ZONING

Zoned M2 (Limited Manufacturing), which allows for office and certain light industrial/commercial uses.

AREA AMENITIES MAP



CONTACTS

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