

**LEASE**

# Office space downtown Geneva

**28 N BENNETT ST**

Geneva, IL 60134

**PRESENTED BY:**

**SHARON O'LEARY**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

|                      |                           |
|----------------------|---------------------------|
| <b>LEASE RATE:</b>   | \$16-\$18 NNN             |
| <b>AVAILABLE SF:</b> | 673 - 1,270 SF            |
| <b>YEAR BUILT:</b>   | 1848                      |
| <b>RENOVATED:</b>    | 1985                      |
| <b>ZONING:</b>       | D-CM                      |
| <b>MARKET:</b>       | Chicago-Far West          |
| <b>SUBMARKET:</b>    | Kane County               |
| <b>APN:</b>          | 12-02-305-020             |
| <b>VIRTUAL TOUR:</b> | <a href="#">View Here</a> |

### PROPERTY OVERVIEW

2 suites available in this Charming, historic limestone & wood building overlooking the Fox River. Walk to downtown restaurants and shopping. Adjacent to Fox River bike and walking trails & park. Large private parking lot. Easy access from Rt 38 & Rt 25.

Perfect for any small business, counselor, massage therapist, attorney, financial firm, attorney, etc.

Current tenants include an Interior Design Business & Chiropractor.

### LOCATION OVERVIEW

Located on the East side of Geneva, an upscale, far western suburb of Chicago. Immediately east of the Fox River bridge, just north of State St (Rt 38) on the west side of Bennett St (Rt 25). Walking distance to downtown Geneva. Close to many restaurants, boutiques and business services. 1 mile from Metra commuter train.

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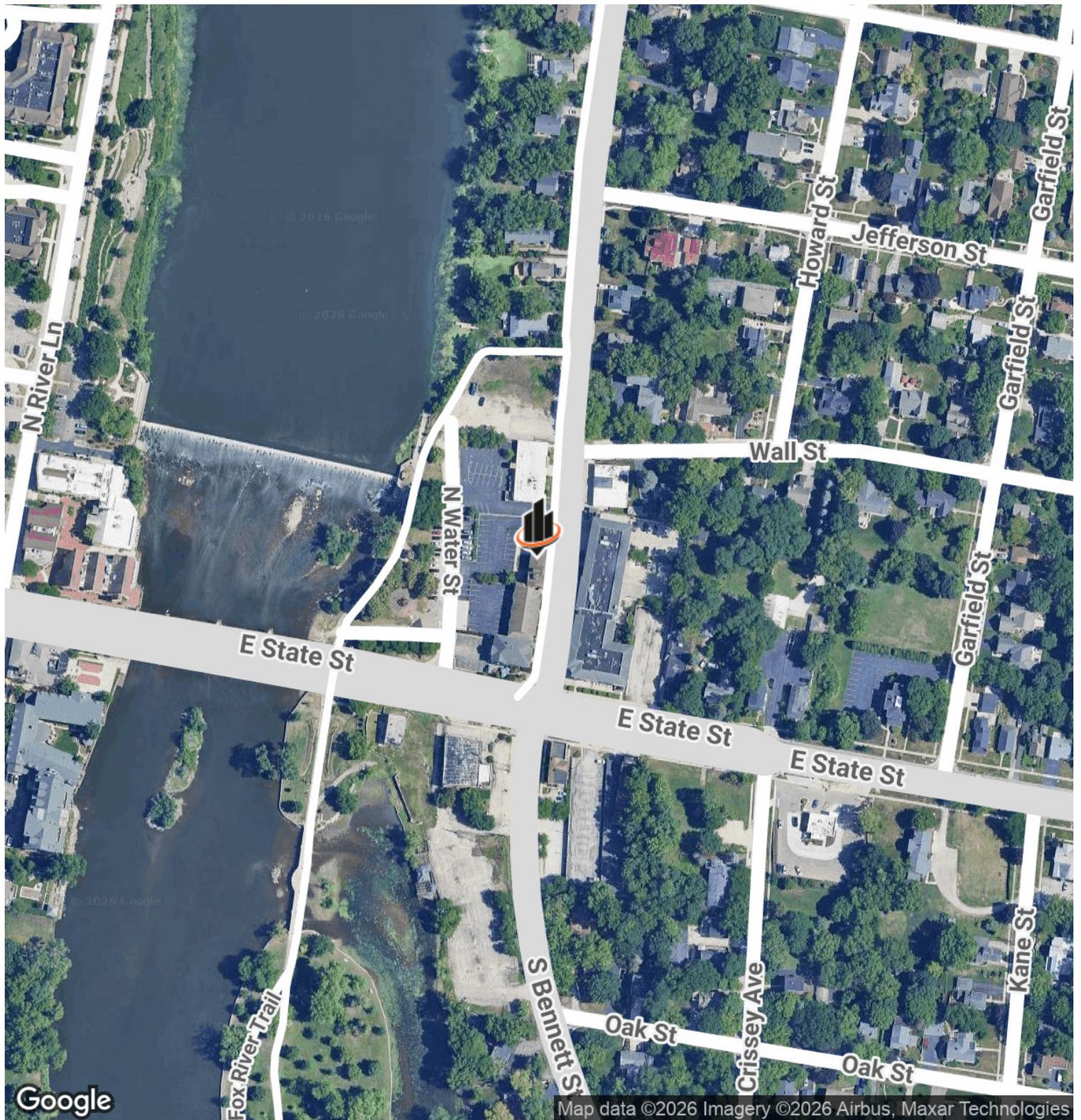
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# AERIAL



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## COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Walk to Downtown Geneva Restaurants and Shops
- Located directly on the Fox River Bike and walking trail
- Beautiful River views
- Historic building with exposed brick and wood beams
- Large Private Parking Lot
- Lobby With Signage
- Convenient location at E State St & Route 25



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# PHOTOS



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## 2ND FLOOR, STE C



### LEASE INFORMATION

|                     |                |                    |                         |
|---------------------|----------------|--------------------|-------------------------|
| <b>LEASE TYPE:</b>  | NNN            | <b>LEASE TERM:</b> | Negotiable              |
| <b>TOTAL SPACE:</b> | 673 - 1,270 SF | <b>LEASE RATE:</b> | \$16.00 - \$18.00 SF/yr |

### AVAILABLE SPACES

#### SUITE      TENANT      SIZE (SF)      LEASE TYPE      LEASE RATE      DESCRIPTION

|                  |           |          |     |               |   |
|------------------|-----------|----------|-----|---------------|---|
| 2nd Floor, Ste C | Available | 673 SF   | NNN | \$16.00 SF/yr | 673 SF open-plan office suite with U-shaped layout with 2 work areas. Also a small private room/conference room. Shared restroom on the 2nd floor. Features vaulted ceilings, exposed beams & lots of windows with river views! |
| Suite B          | Available | 1,270 SF | NNN | \$18.00 SF/yr | Suite B is on the first floor and offers 1,270 SF including 2 large private offices, conference room, reception and open area. Space features exposed stone and wood beams. Shared restroom in the hallway.                     |

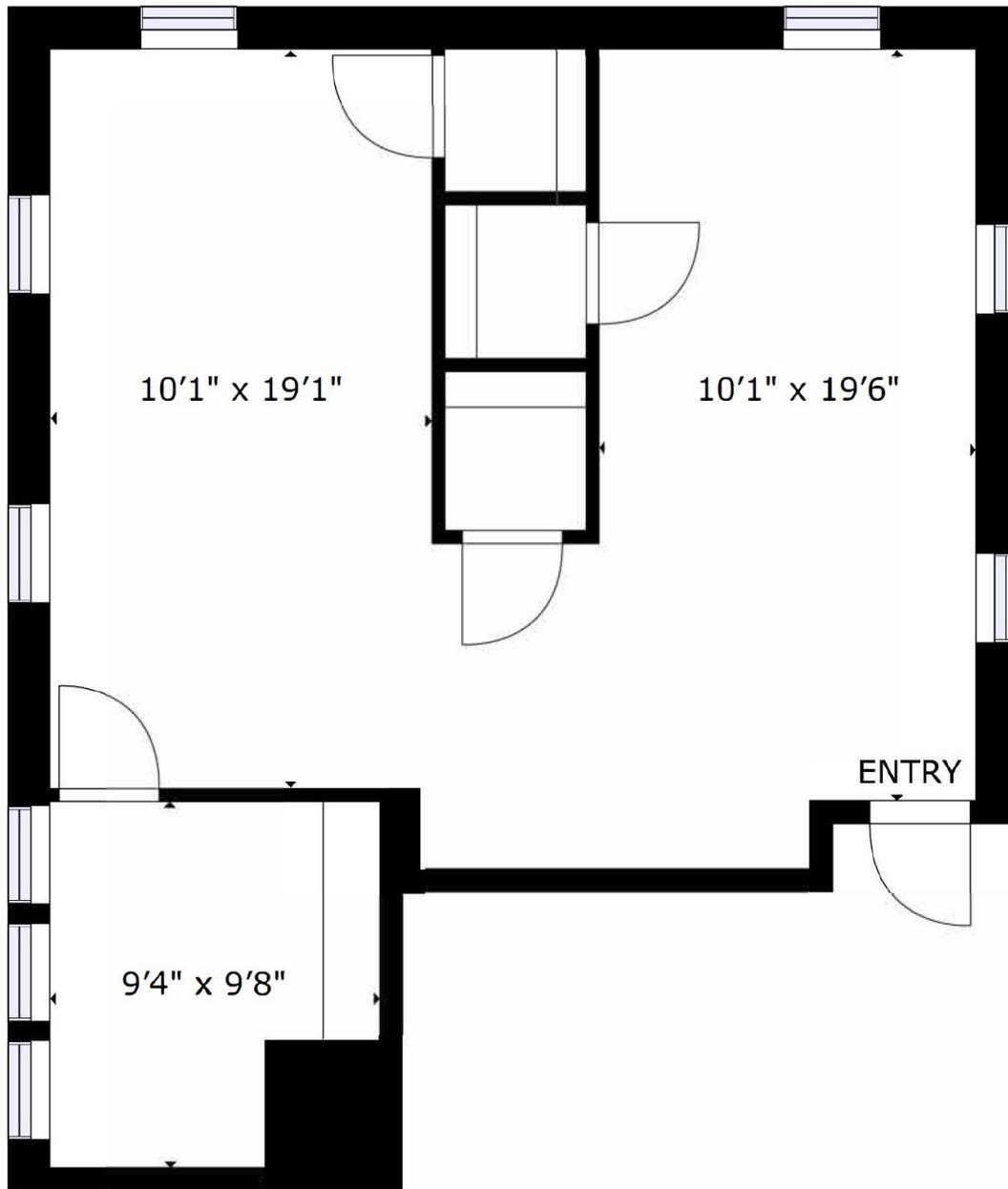
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# SUITE C FLOOR PLAN



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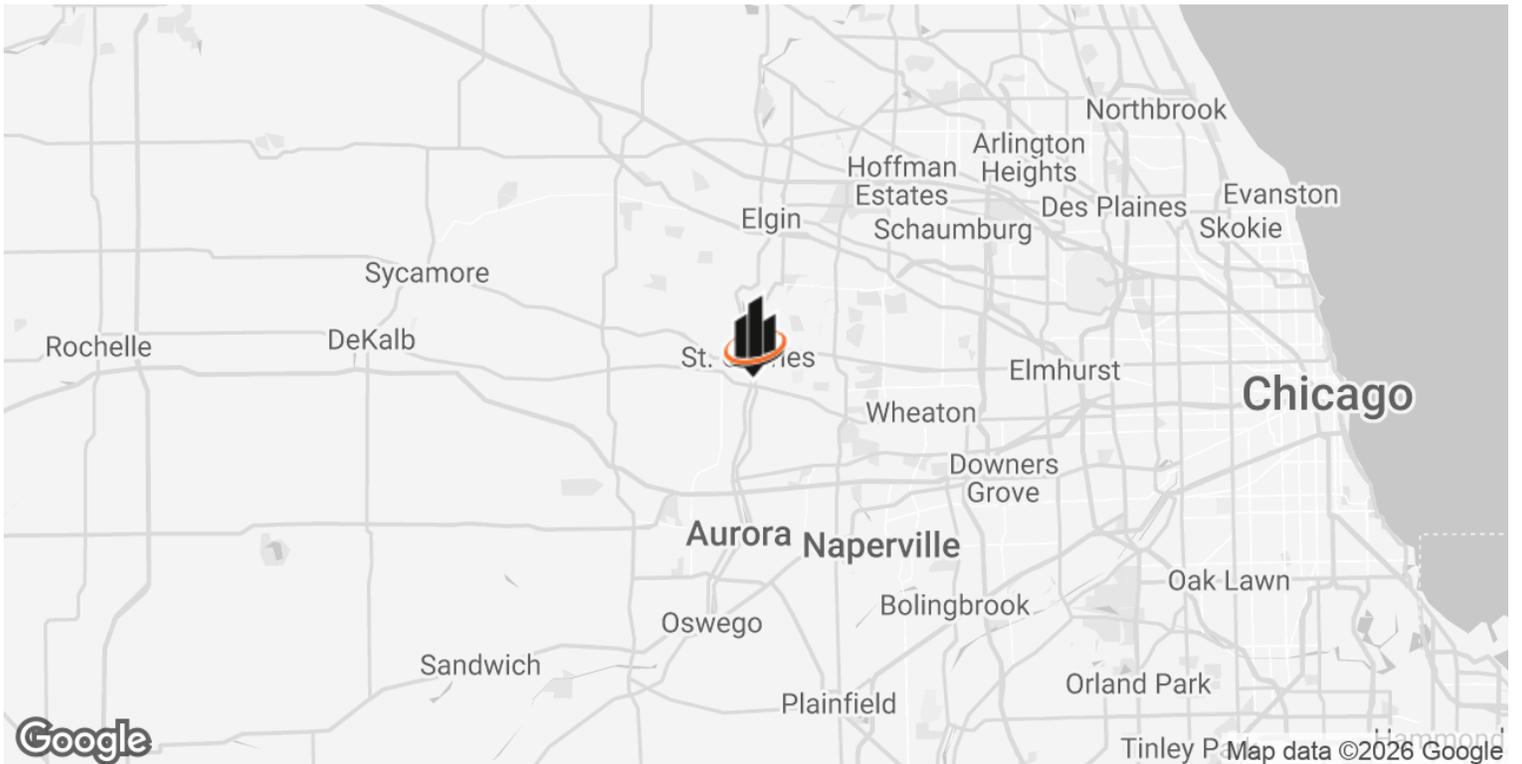
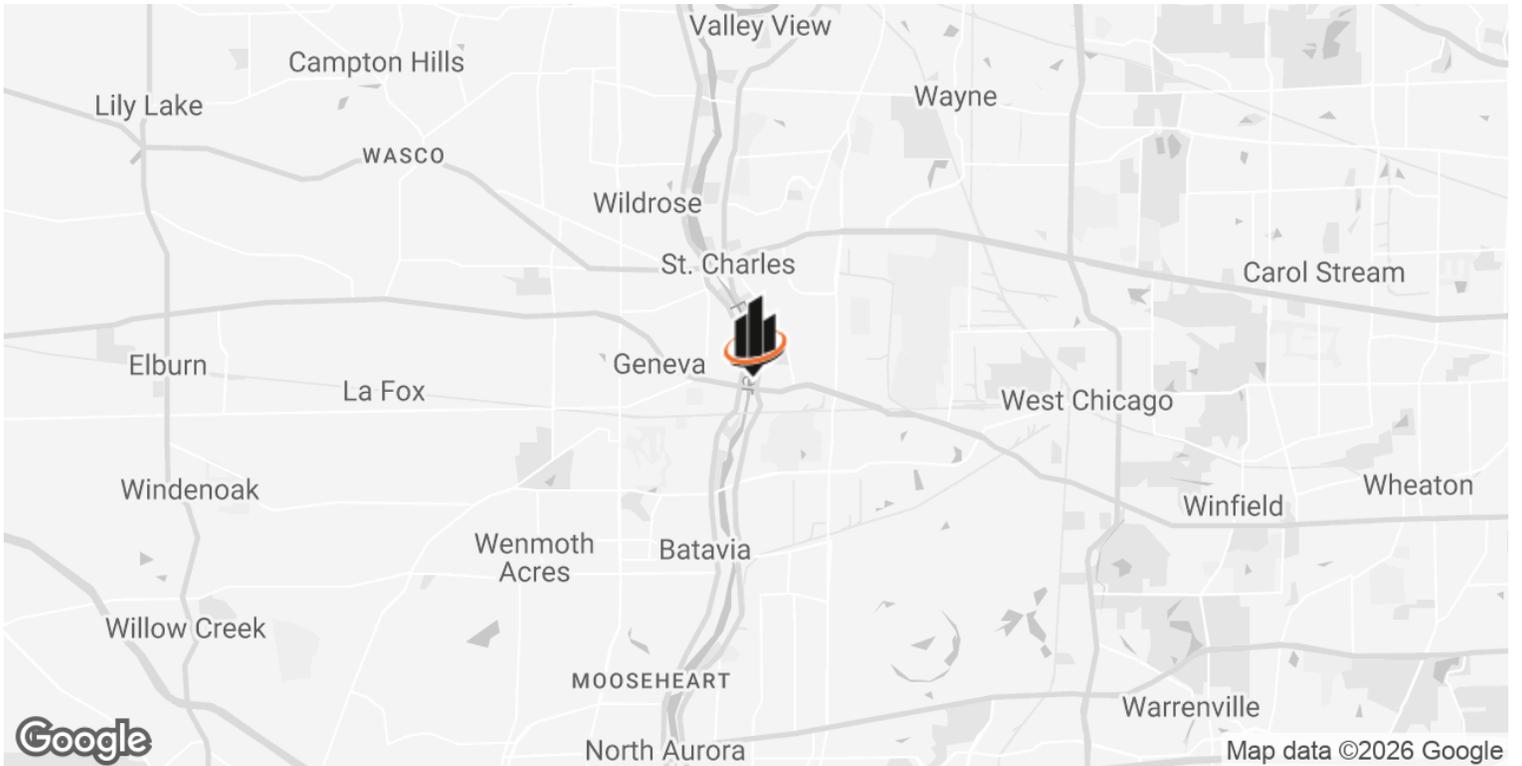
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# LOCATION MAP



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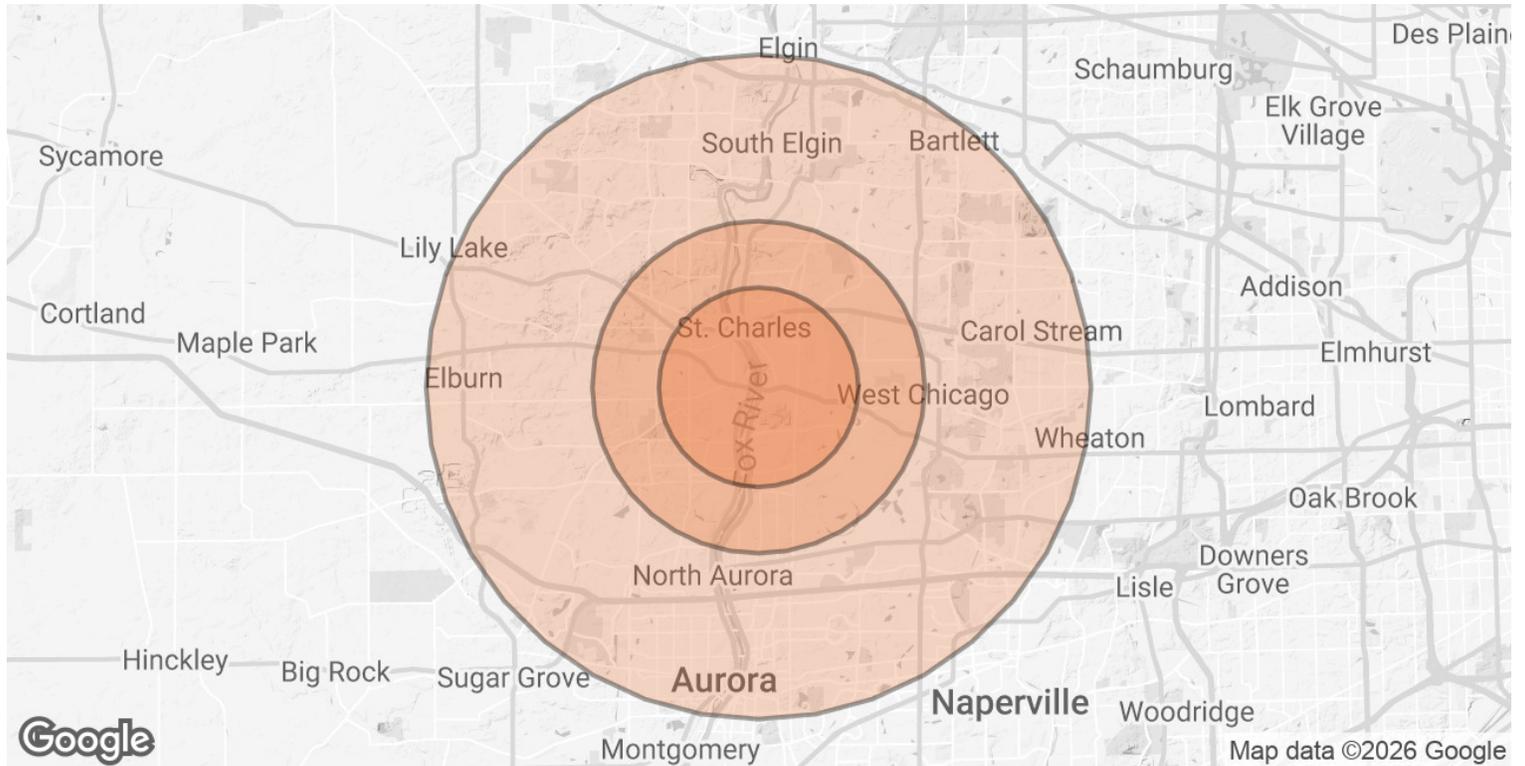
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# DEMOGRAPHICS MAP & REPORT



| <b>POPULATION</b>              | <b>3 MILES</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|--------------------------------|----------------|----------------|-----------------|
| <b>TOTAL POPULATION</b>        | 57,092         | 105,278        | 436,304         |
| <b>AVERAGE AGE</b>             | 42             | 41             | 40              |
| <b>AVERAGE AGE (MALE)</b>      | 41             | 40             | 39              |
| <b>AVERAGE AGE (FEMALE)</b>    | 43             | 43             | 41              |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>3 MILES</b> | <b>5 MILES</b> | <b>10 MILES</b> |
| <b>TOTAL HOUSEHOLDS</b>        | 23,118         | 39,778         | 157,059         |
| <b># OF PERSONS PER HH</b>     | 2.5            | 2.6            | 2.8             |
| <b>AVERAGE HH INCOME</b>       | \$153,826      | \$163,265      | \$152,977       |
| <b>AVERAGE HOUSE VALUE</b>     | \$420,352      | \$435,381      | \$396,945       |

*Demographics data derived from AlphaMap*

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