



115 Campbell Street - Office

GENEVA, IL 60134

OFFICE SPACE FOR LEASE

Your Vision. Our Dedication. Your Partner.

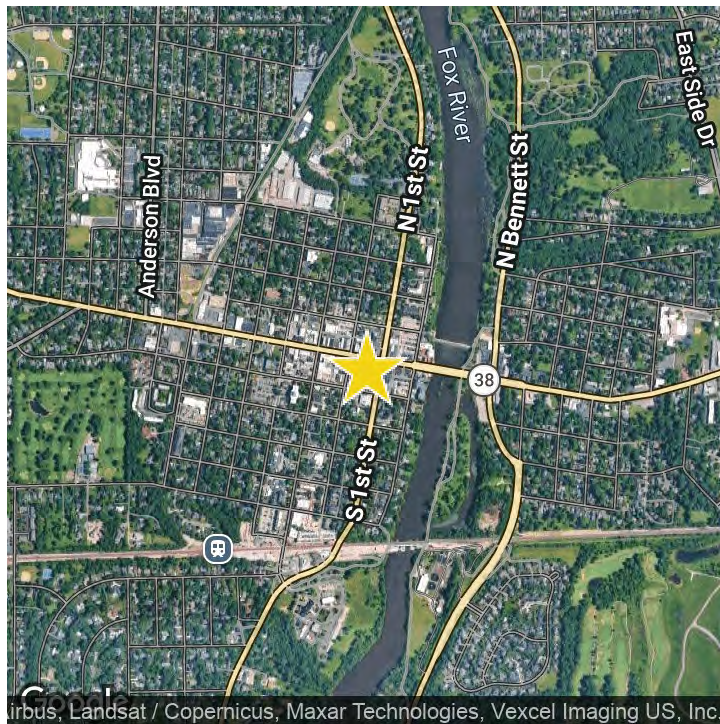
MURRAY COMMERCIAL

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St. Charles, IL 60174
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THIJS DENNISON

Broker
630.251.2144
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OFFICE SPACE FOR LEASE



MONTHLY RENT

\$400

OFFERING SUMMARY

Available SF:	150 - 190 SF
Lease Type:	Full Service
Lot Size:	0.71 Acres
Year Built:	1975
Building Size:	8,856 SF
Zoning:	B - Business

PROPERTY OVERVIEW

Welcome to 115 Campbell Street - a premier leasing opportunity in Geneva, IL, where modern amenities meet convenience. This versatile property offers coveted features including common area restrooms, a shared conference room, a spacious kitchen, a second-floor waiting room, and a large private parking lot for ease of access. Enjoy the added benefit of all CAM/taxes and utilities being included in the rent, simplifying your leasing experience. With a thoughtful mix of practicality and comfort, this property sets the stage for a seamless and enjoyable workspace, perfect for businesses seeking a dynamic and accommodating environment.

PROPERTY HIGHLIGHTS

- Common Area Restrooms
- Shared Conference Room
- Kitchen
- 2nd Floor Waiting Room
- Large Private Parking Lot
- Rent includes all CAM/Taxes and utilities

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 204	150 SF	Full Service	\$400 per month	2nd Floor single office with window. Common area restrooms and waiting room on 2nd floor. Shared conference room and kitchen on 1st floor.
Suite 205	150 SF	Full Service	\$400 per month	2nd Floor single office with window. Common area restrooms and waiting room on 2nd floor. Shared conference room and kitchen on 1st floor. Available 8/1/2026
Suite 209	190 SF	Full Service	\$400 per month	2nd floor Corner Office with windows. Common area restrooms and waiting room on 2nd floor. Shared conference room and kitchen on 1st floor.



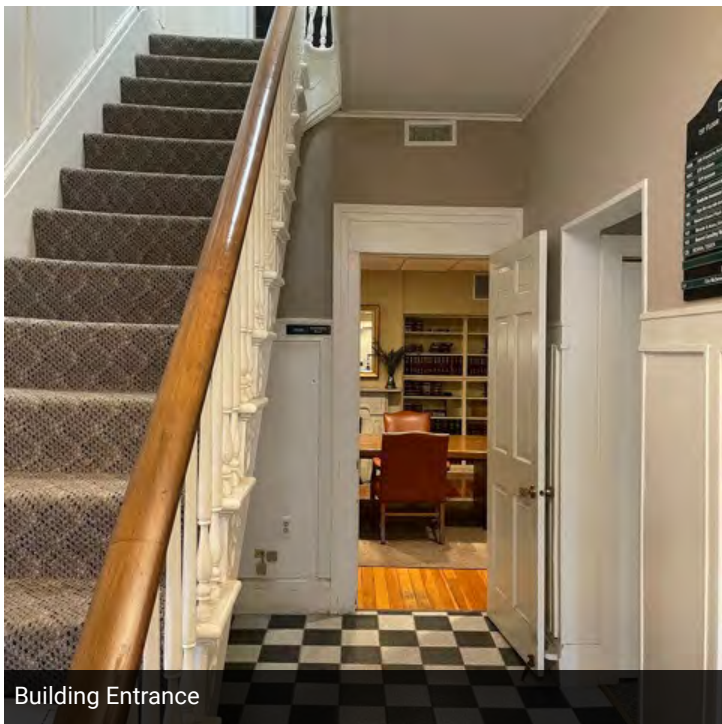
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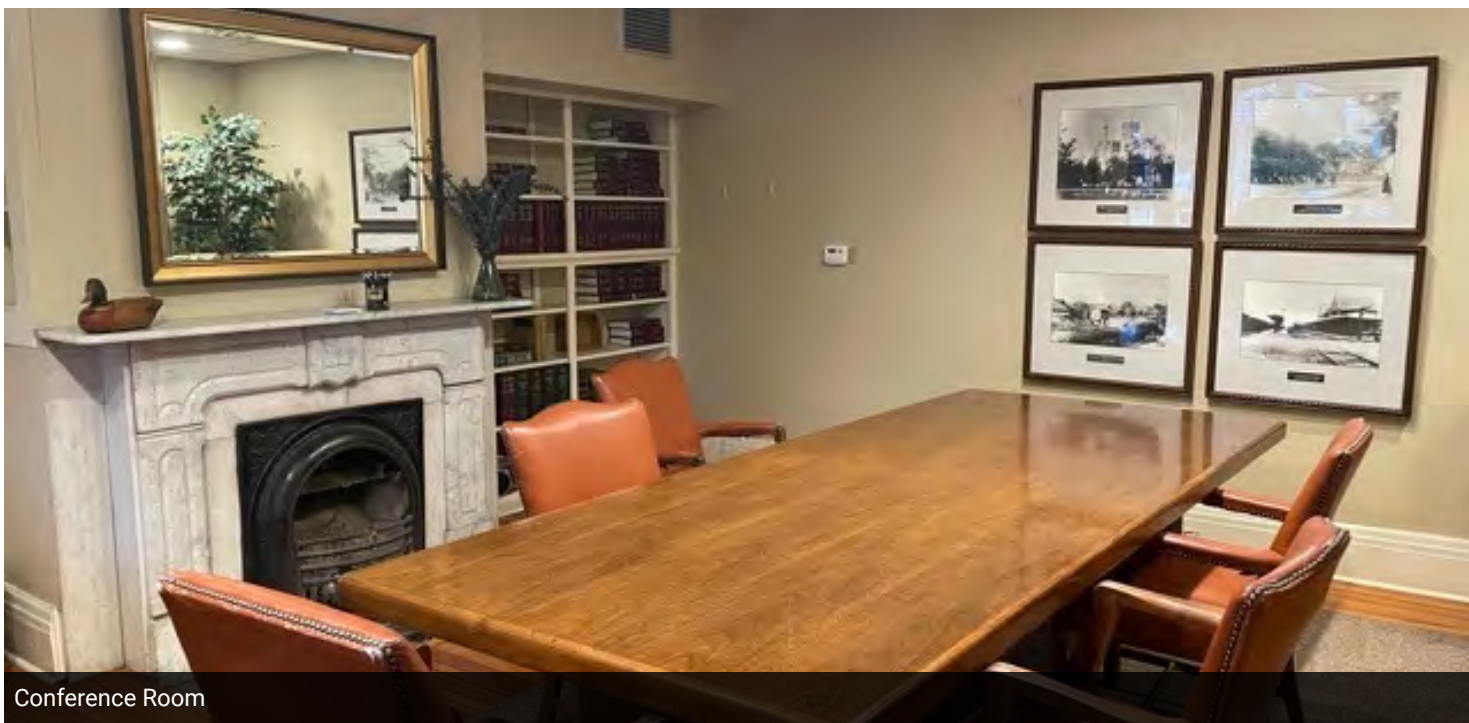
COMMON AREA PHOTOS



Building Entrance

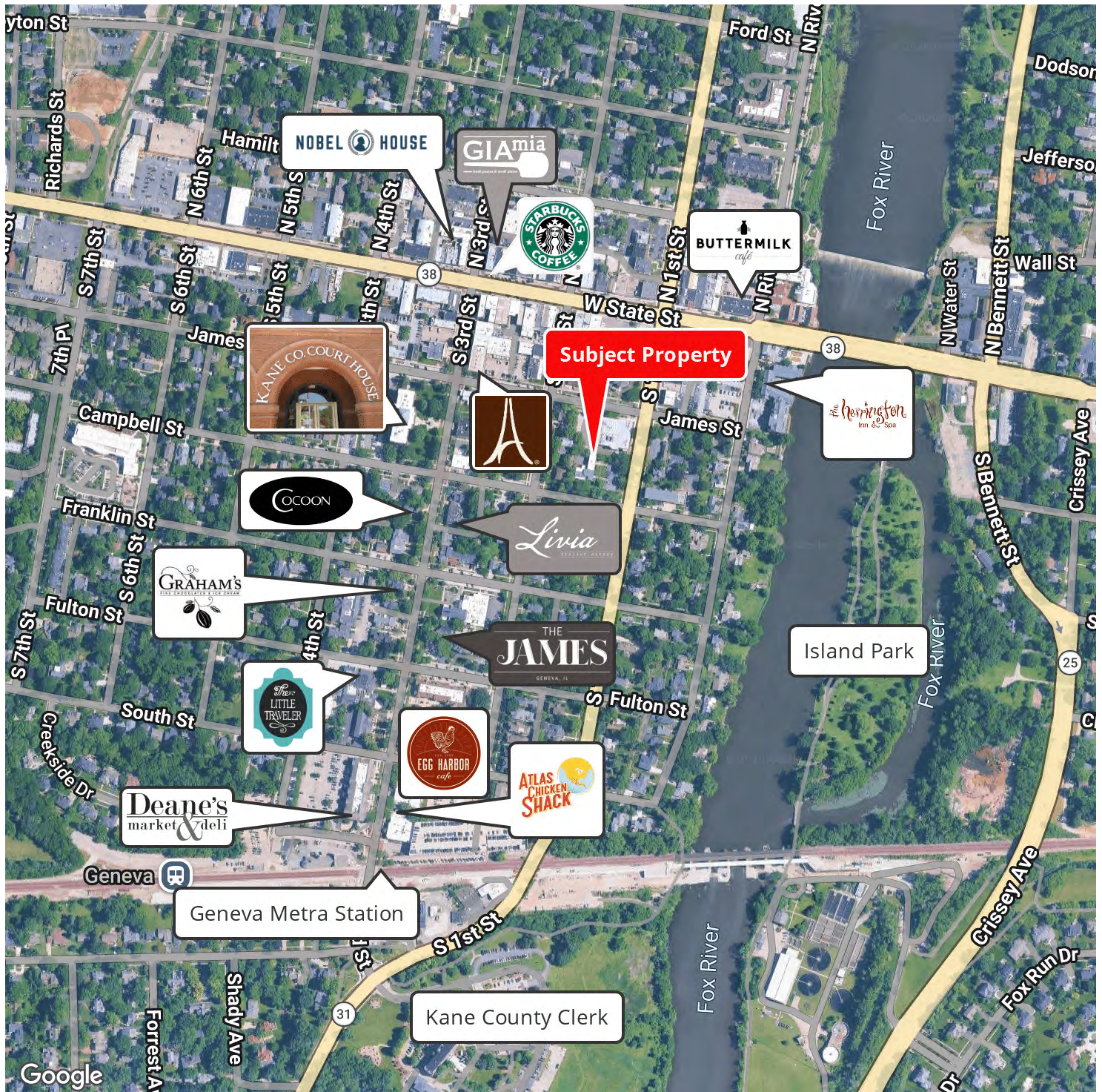


Waiting Area

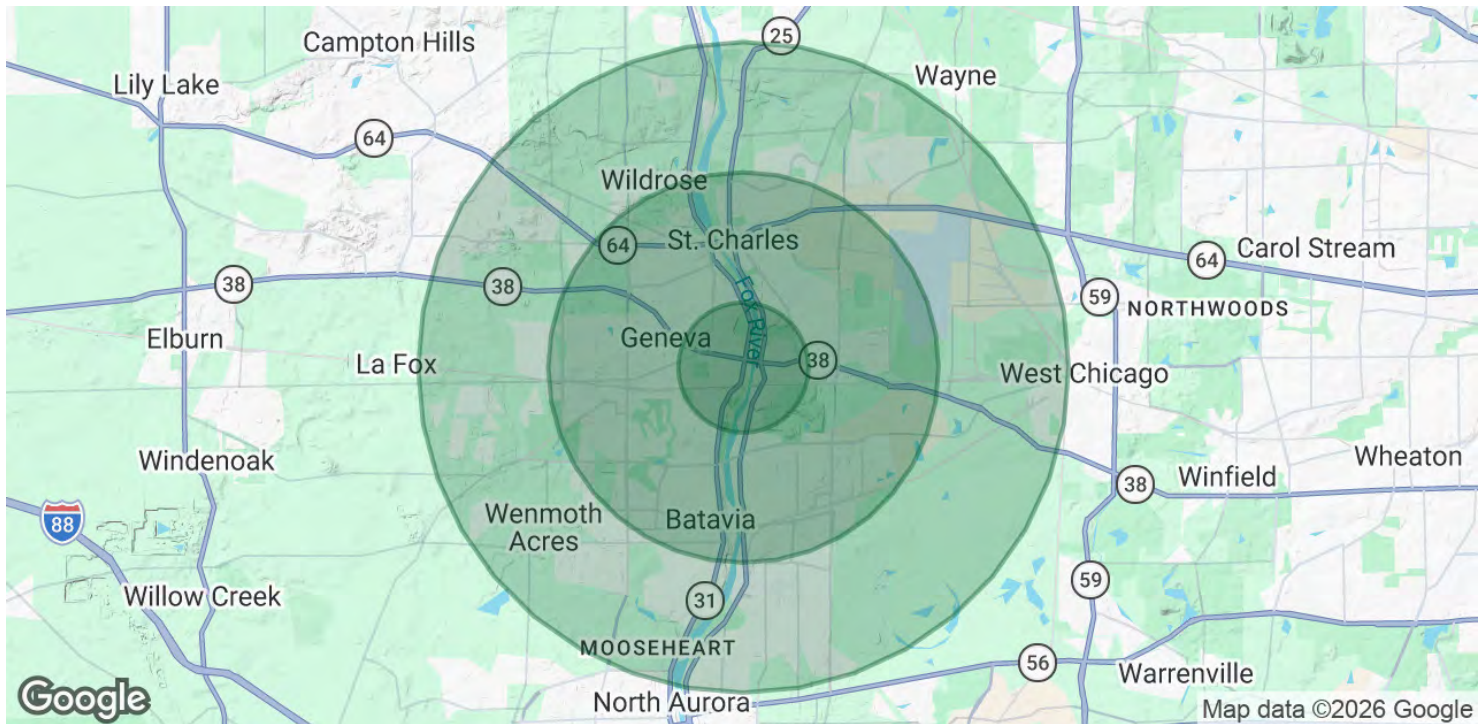


Conference Room

LOCATION / RETAILER MAP



DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,270	57,121	113,474
Average Age	43.7	41.8	42.1
Average Age (Male)	41.4	40.4	41.2
Average Age (Female)	45.4	43.8	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,061	22,963	42,702
# of Persons per HH	2.4	2.5	2.7
Average HH Income	\$162,899	\$146,466	\$156,126
Average House Value	\$437,991	\$396,577	\$418,967

* Demographic data derived from 2020 ACS - US Census

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AGENCY DISCLOSURE



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EXCLUSIVE BROKER



THIJS DENNISON

Broker

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PROFESSIONAL BACKGROUND

Thijs joined Murray Commercial in 2022. He values building strong relationships with clients and tenants through his strong communication skills and results-driven approach. Thijs left the education field, where he was a High School math teacher, to pursue his interests in commercial real estate.

The Murray Team relies on Thijs as a Property Manager and Commercial Broker. As a Commercial Broker, Thijs focuses on details and communication with his clients to meet their needs and Murray's high standards of business. With his finance and math background and through proformas and analytical data, he assists his clients into making informed decisions. As a Property Manager, Thijs uses his analytical skills to create annual operating budgets to ensure the asset is performing at a maximum capacity. His clear communication and passion to work with others makes overseeing day-to-day operations on commercial properties simple and efficient for property ownership.

Thijs attended Purdue University where he earned a degree in Financial Counseling and Planning. He also attended North Central College where he earned a Secondary Ed. mathematics degree and a masters in curriculum and instruction. In his spare time he enjoys coaching softball at St. Charles North High School and for the Dennison Silver Hawks Organization.

EDUCATION

Purdue University- BA in Financial Counseling and Planning

North Central College- BA in Secondary Ed. Mathematics

American College of Education- Masters in Instructional Design