

PROFESSIONAL/MEDICAL SUITES FOR LEASE!

ENTIRE 1ST FLOOR & 2ND FLOOR SUITE AVAILABLE!

1650 E. Main Street, Saint Charles, IL 60174



SIZE:

Total Building - 12,066 SF
2 Suites Available!

ZONING:

BC-PUD

ADDRESS:

1650 E. Main Street Saint Charles, IL 60174

SUMMARY:

Individual Office/Medical Suites available on 2 floors. Ample Parking! Signage on Rt 64!

**MORKEN
& ASSOCIATES**

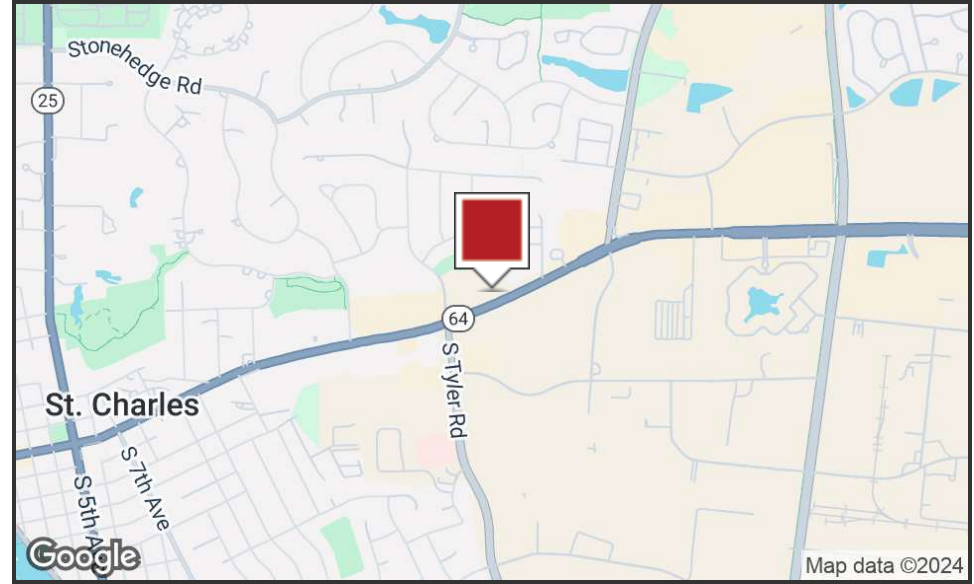
MORKEN & ASSOCIATES

3820 Ridge Pointe Drive, Geneva, IL 60134
630.567.7800 | morkenassociates.com

STEVE MORKEN

630.567.7800
smorken@morkenassociates.com

Executive Summary



OFFERING SUMMARY

Sale Price:	SUBJECT TO OFFER!
Lease Rate:	\$16 - \$20 SF/yr (MG)
Building Size:	12,066 SF
Available SF; 3 Suites:	8,044 SF
Lot Size:	0.61 Acres
Year Built:	1986
Renovated:	2023
Zoning:	BC-PUD

PROPERTY OVERVIEW

Individual Office/Medical Suites available on 2 floors. Ample Parking off Rt 64. Signage on Rt 64!

PROPERTY HIGHLIGHTS

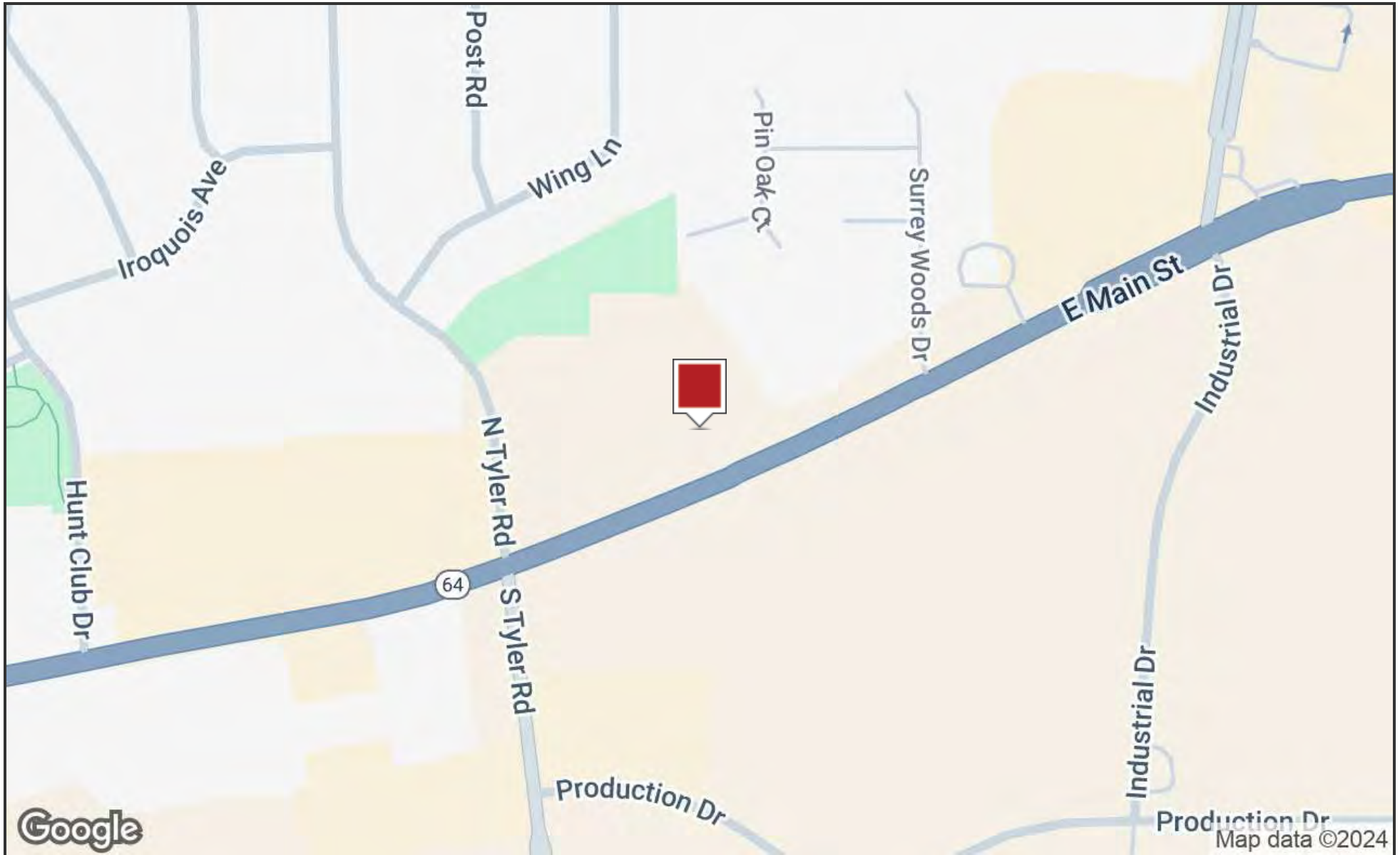
- Attractive Gross Lease Rates
- Top Floor: Suite 201: 2,648 sf -AVAILABLE 1/1/25
- Top Floor: Suite 200: 1,374 sf - AVAILABLE 1/1/25
- Main Floor: Suite 100: 4,022 sf - AVAILABLE BY AGREEMENT
- Lower Level: 4.022 sf - LEASED
- Upscale Finishes!
- Washrooms on Each Floor!
- Elevator and Staircase Access

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Location Map

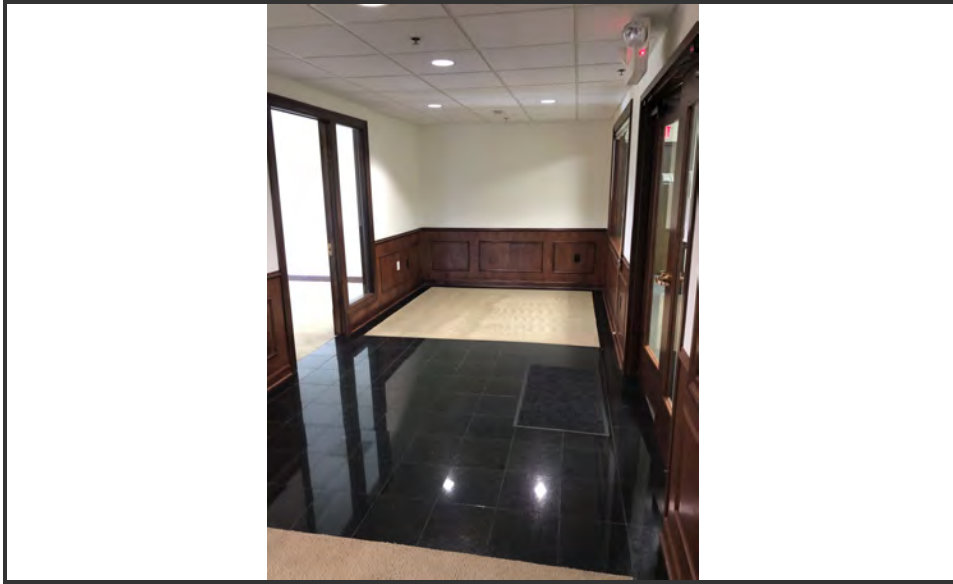


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■ Top Floor; Suite 201 - 2,648 SF (Available 12/1/24)



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■ Main Floor 4,022 SF (INCL COMMON AREA)

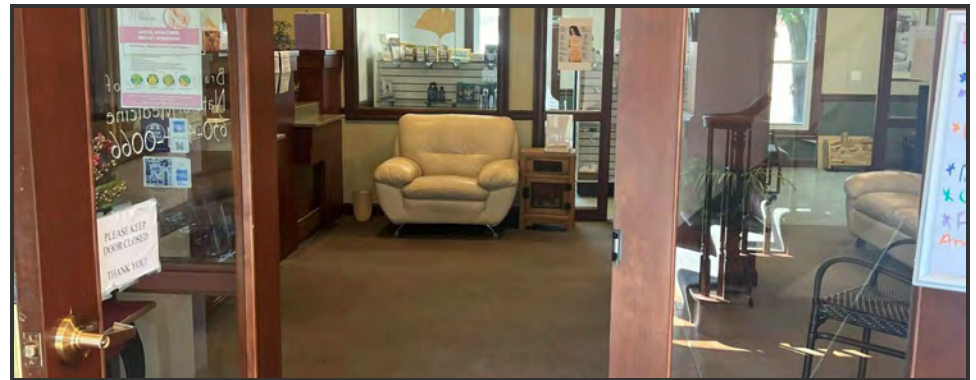
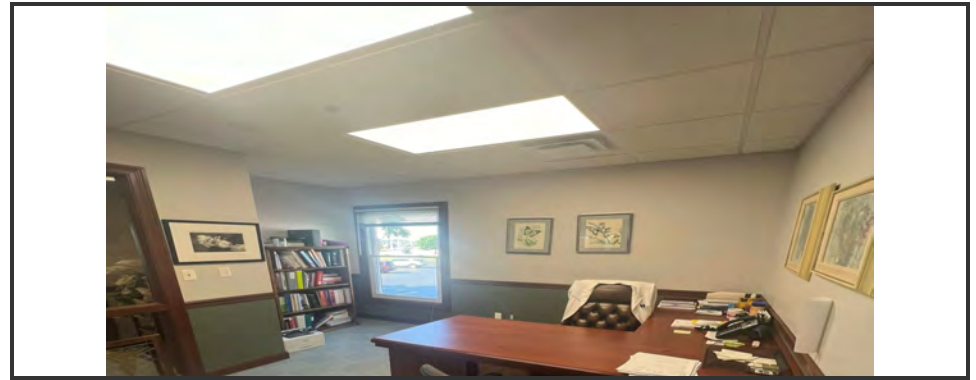
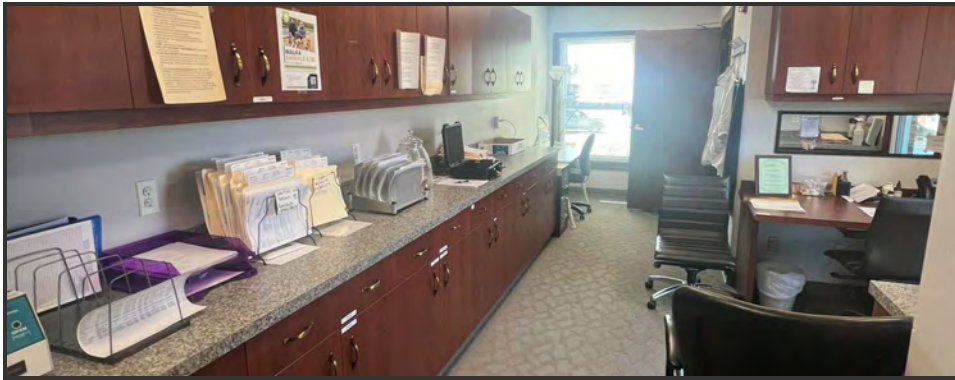
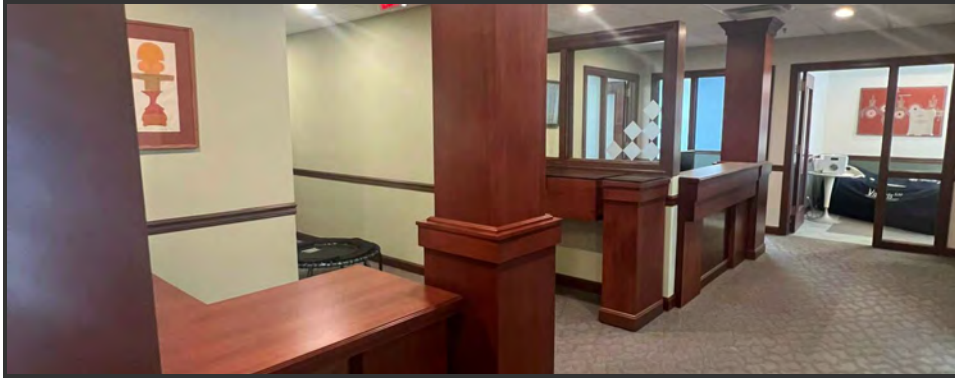


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MAIN FLOOR (Continued)



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Aerial Maps



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