



40W222 LaFox Road
SAINT CHARLES, IL 60175

OFFICE/RETAIL SPACES FOR LEASE

Your Vision. Our Dedication. Your Partner.

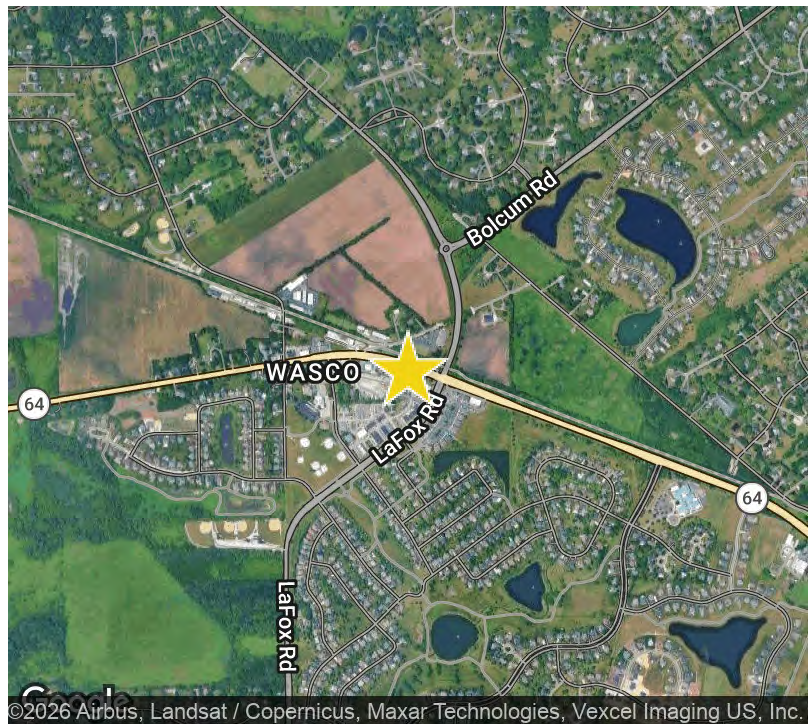
MURRAY COMMERCIAL

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THIJS DENNISON

Broker
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OFFICE/RETAIL SPACES FOR LEASE



OFFERING SUMMARY

Suite E-1 SF:	1,265+/-
Suite E-1 Lease Rate:	\$1,700/MO
Suite E-1 Lease Type:	Modified Gross
Suite N-1 SF:	1,236+/-
Suite N-1 Lease Rate:	\$12.00/SF/YR
Suite N-1 Lease Type:	NNN
Year Built:	2001
Total Building Size:	23,500 SF

PROPERTY OVERVIEW

Campton Centre – Prime Office & Retail Space on LaFox Road

Campton Centre is the heart of retail, office, and medical activity along LaFox Road. This beautifully maintained, professional elevator building features a brick exterior with custom finishes throughout.

Enjoy a prime location with excellent accessibility—just 5 miles from the LaFox Metra Train Station and directly across from the scenic Great Western Trail.

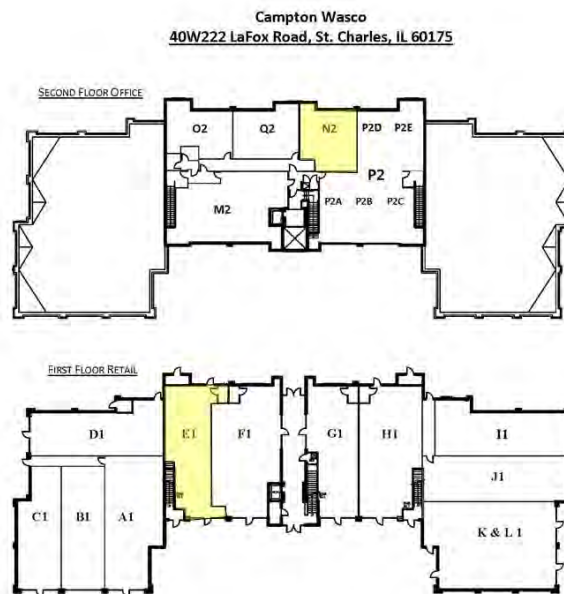
Tenants benefit from walkable access to a variety of restaurants, shops, and everyday conveniences. Current tenants include medical and professional offices, dry cleaners, Subway, Shima Sushi, and more.

Located in a high-traffic area, Campton Centre offers strong visibility and prominent signage opportunities—an ideal setting for businesses looking to grow in a vibrant mixed-use environment.

PROPERTY HIGHLIGHTS

- **Prime Mixed-Use Location:** Campton Centre is the hub for retail, office, and medical activity along LaFox Road
- **Professional Building:** Beautiful elevator building with brick exterior and custom finishes throughout
- **Convenient Access:** Just 5 miles from the LaFox Metra Train Station

AVAILABLE SPACES



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite E-1	1,265 SF	Modified Gross	\$1,700 per month	Turnkey Retail or Office Space: Street-level open layout, suitable for a variety of business types. Includes kitchenette and one restroom. Front and rear entries. Available with 30 days notice.
Suite N-2	1,236 SF	NNN	\$12.00 SF/yr	2nd Floor office space with windows, 2 private offices, open area & break room. CAM \$4.50 RE Taxes \$2.90 Available 11/1/2026

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SUITE E-1 PHOTOS



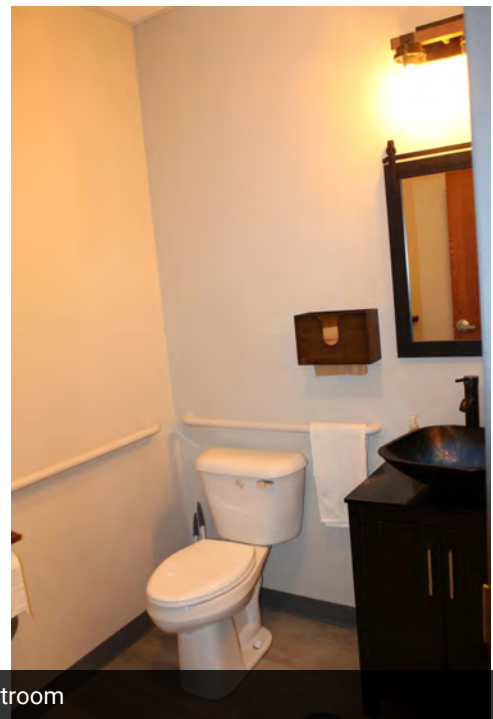
Suite E-1 Open Area



Suite E-1 Open Area

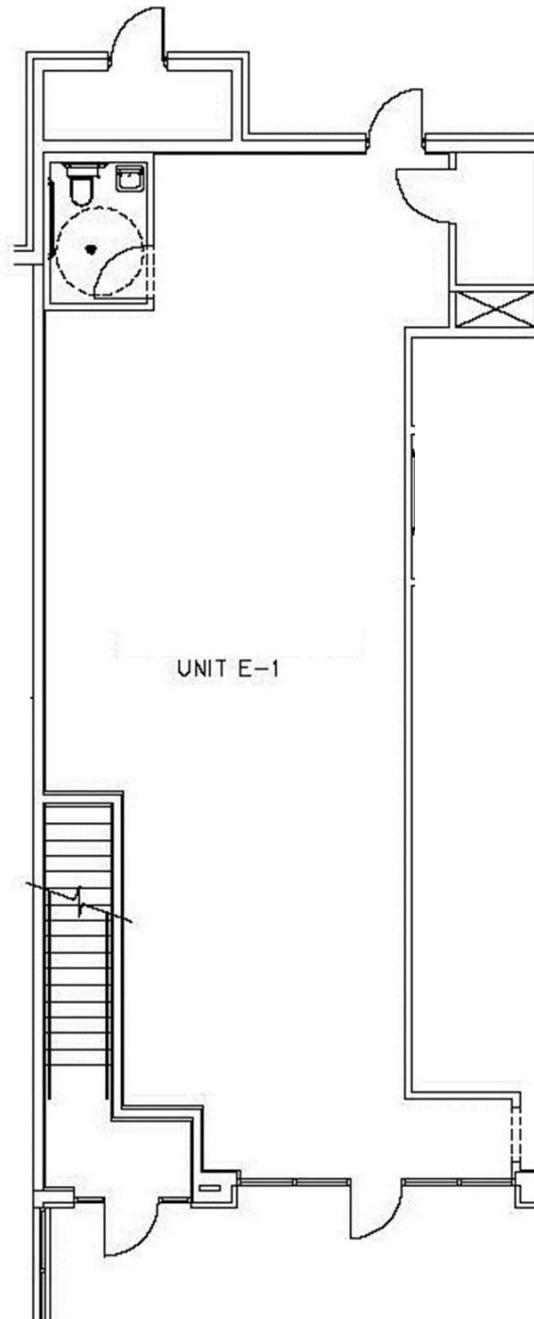


Suite E-1 Kitchenette



Suite E-1 Restroom

SUITE E-1 FLOORPLAN



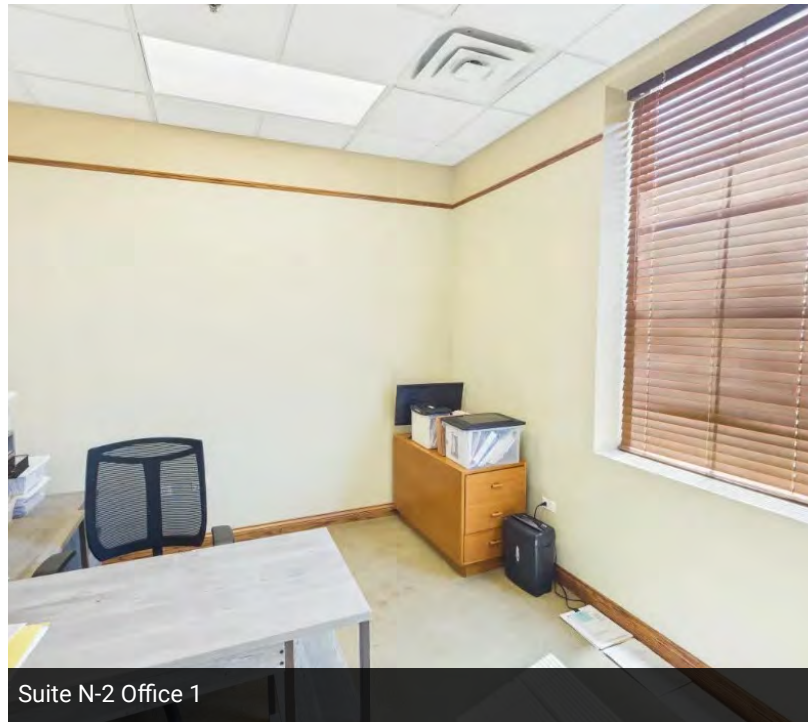
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SUITE N-2 PHOTOS



Suite N-2 Reception



Suite N-2 Office 1



Suite N-2 Office 2



Suite N-2 Kitchenette

SUITE N-2 FLOORPLAN



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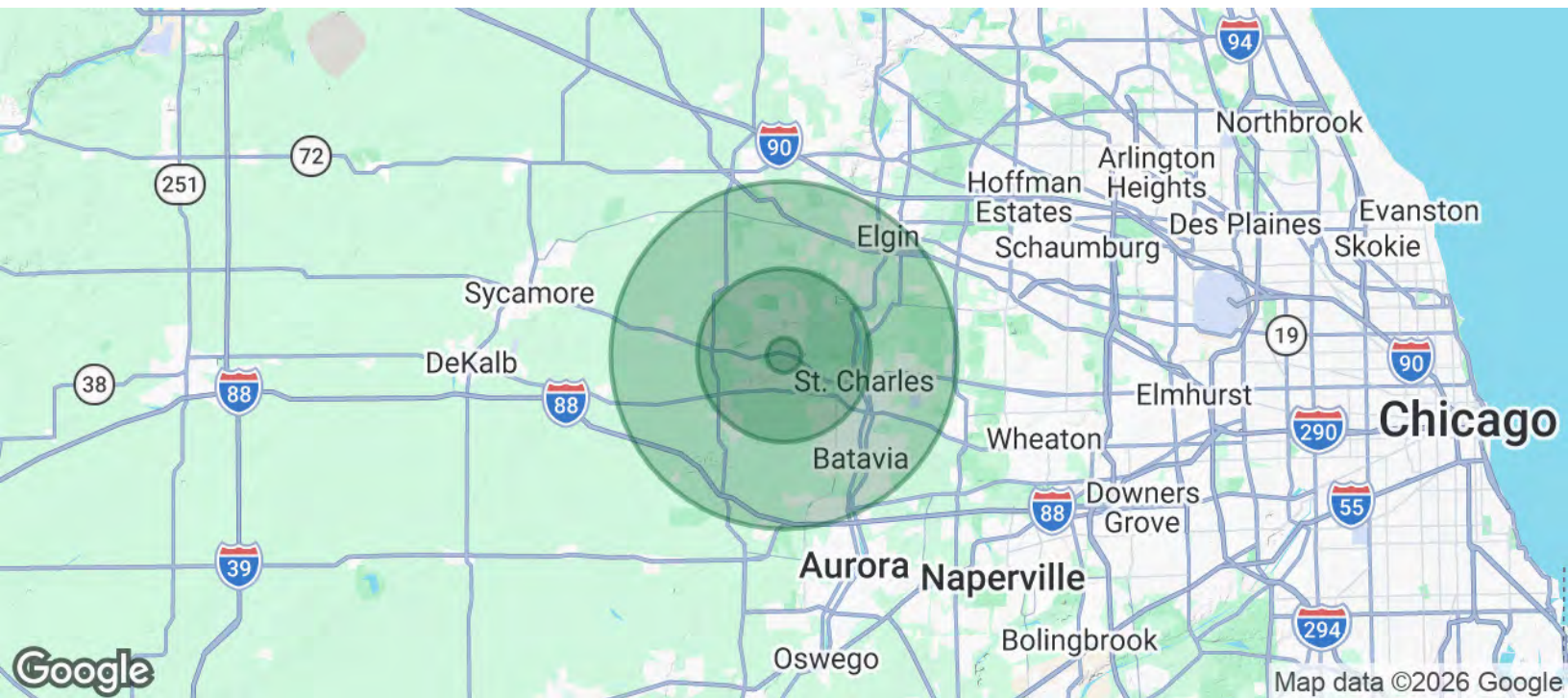
RETAILER / LOCATION MAP



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DEMOGRAPHICS



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,440	67,130	289,055
Average Age	41.1	42.1	40.9
Average Age (Male)	41.3	41.5	40.1
Average Age (Female)	39.4	42.0	41.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,016	24,355	104,104
# of Persons per HH	3.4	2.8	2.8
Average HH Income	\$276,487	\$177,921	\$146,912
Average House Value	\$594,831	\$456,941	\$380,076

2023 American Community Survey (ACS)



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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



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