



LEASE

Retail and Office space Geneva

830 E STATE ST

Geneva, IL 60134

PRESENTED BY:

SHARON O'LEARY

O: 630.938.4950

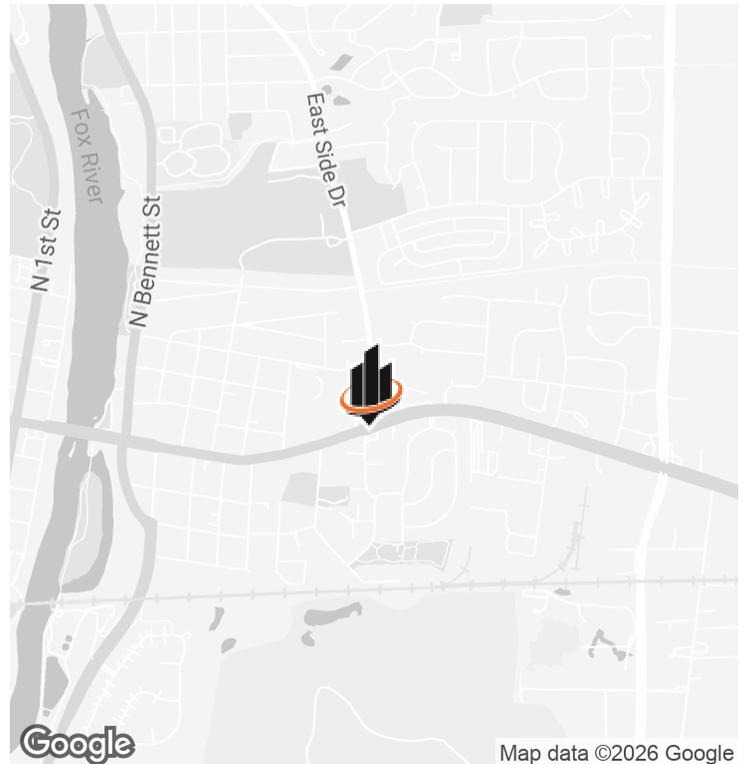
sharon.oleary@svn.com

JEFF CADWALLADER

O: 630.938.4950

jeff.cadwallader@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$3,000.00 per month
NUMBER OF UNITS:	2
AVAILABLE SF:	1,600 SF
LOT SIZE:	20,097 SF
BUILDING SIZE:	5,372 SF

PROPERTY DESCRIPTION

First floor Retail/office space for lease. Approximately 1,600 SF of space with a large open area and front display window. Daily traffic of 25,000 + cars per day on State Street & Eastside Drive. Recently remodeled space has new flooring, paint and one restroom in the space. New HVAC units and paved parking lot behind the building. Perfect for showroom or service business. Signage available.

PROPERTY HIGHLIGHTS

- High traffic location & visibility on E State Street
- Newly renovated space
- Large display area window facing State St.
- Convenient location
- Private parking lot
- Signage available

SHARON O'LEARY **JEFF CADWALLADER**
O: 630.938.4950 O: 630.938.4950
sharon.oleary@svn.com jeff.cadwallader@svn.com

AVAILABLE SPACES

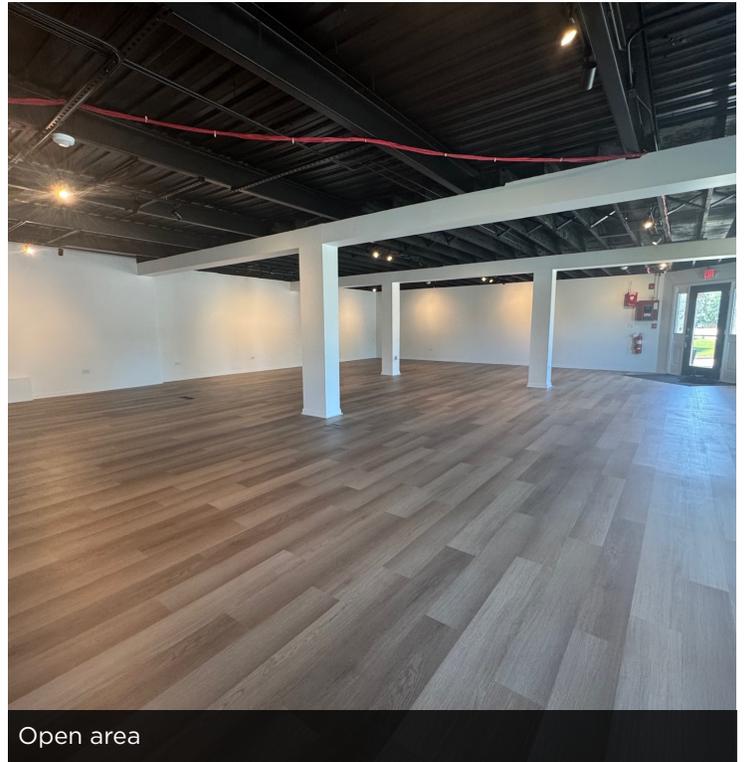
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
830 E State	1,600 - 3,000 SF	Modified Gross	\$3,000 per month	<p>First floor Retail space for lease. Approximately 1,600 Sf of retail space with large open area and large front display window. Daily traffic of 25,000 + cars per day on State Street & Eastside Drive, Recently remodeled space has new flooring , paint and one restroom in the space. New HVAC units and Paved parking lot behind the building for 18 cars. Suites A & B can be combined for 3,000 SF total.</p> <p>Asking rent is \$3,000 per Month and tenant pays Utilities & share of CAM</p>
830 E State St	1,400 SF	Modified Gross	\$2,000 per month	<p>Newly updated office space on 2 floors. Space offers 3-4 private offices, conference/open area, 2 restrooms and large storage room. Perfect for any small business, attorney, CPA, financial services, counseling offices, etc.</p> <p>Asking rent is \$2,000 per month and tenant pays share of Utilities/CAM.</p>

SHARON O'LEARY **JEFF CADWALLADER**
 O: 630.938.4950 O: 630.938.4950
 sharon.oleary@svn.com jeff.cadwallader@svn.com

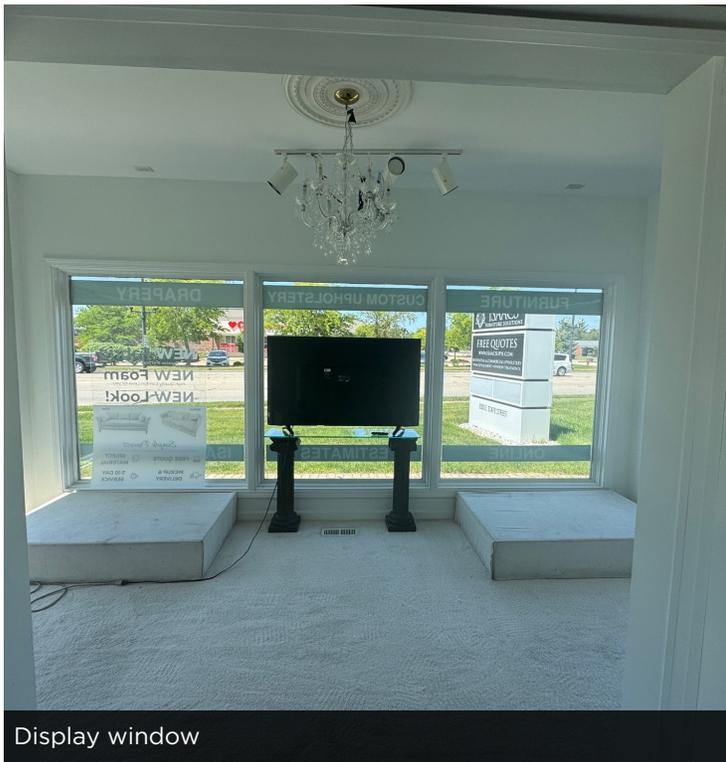
PROPERTY PHOTOS



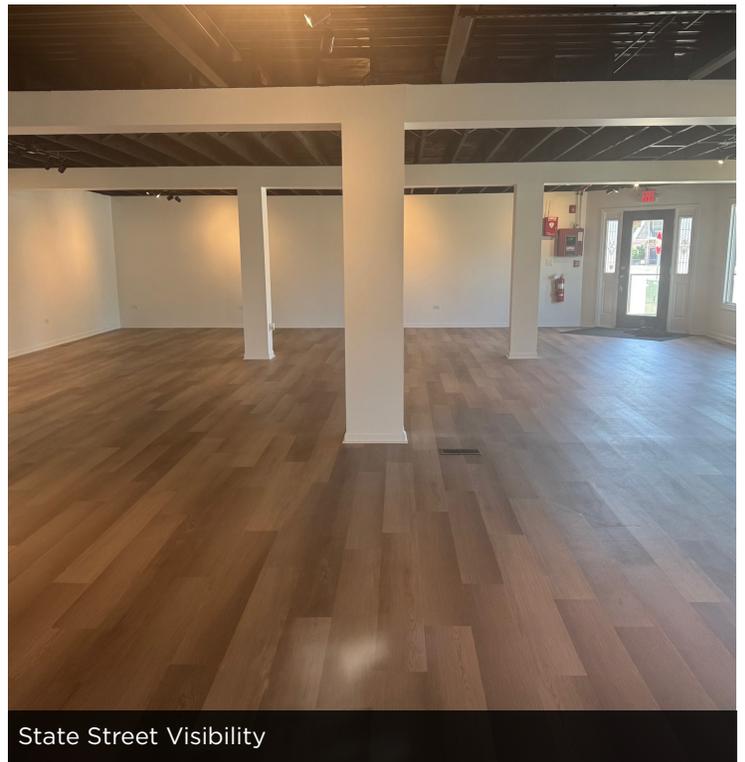
Open Space-showroom



Open area



Display window



State Street Visibility

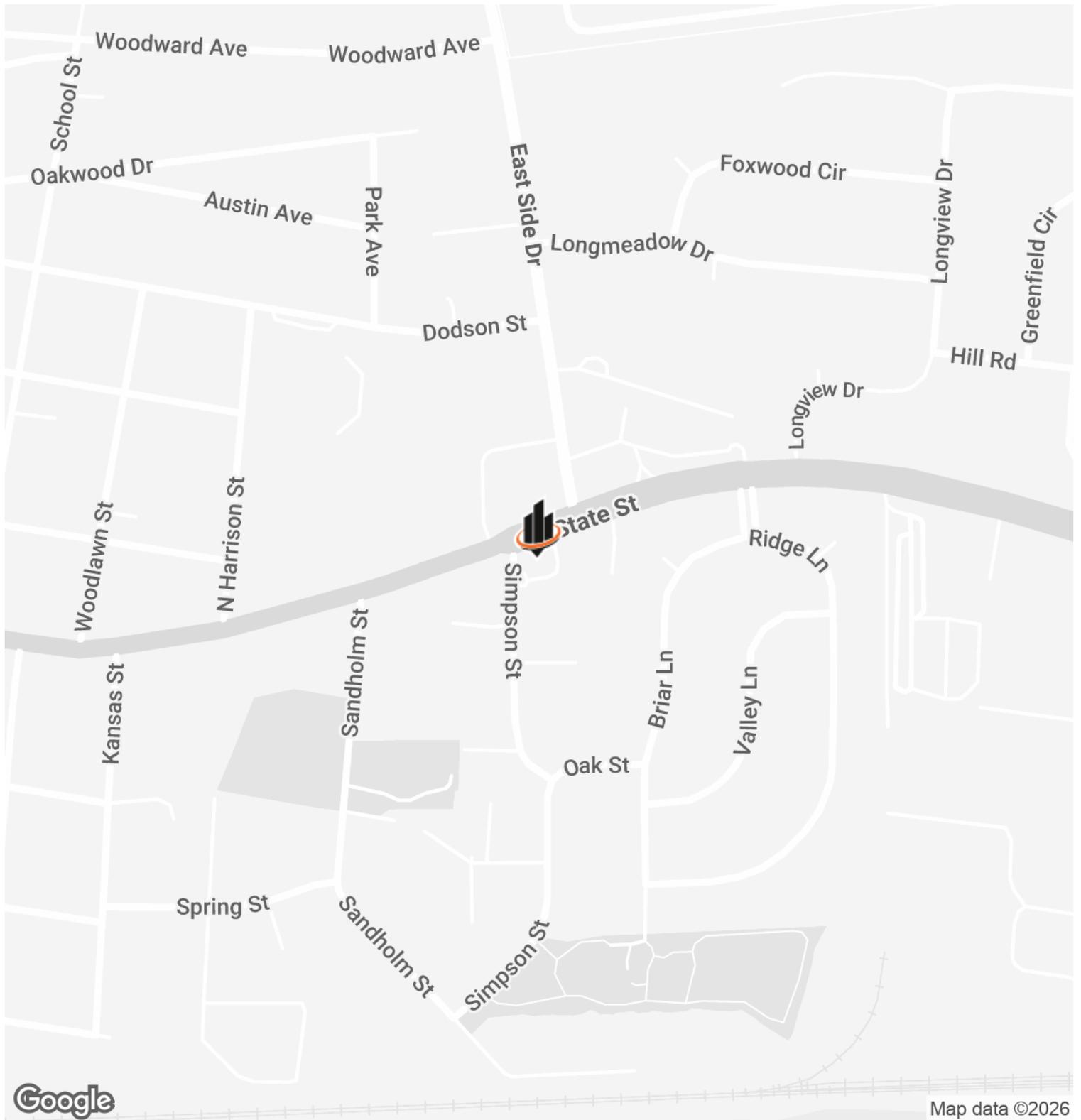
SHARON O'LEARY **JEFF CADWALLADER**
O: 630.938.4950 O: 630.938.4950
sharon.oleary@svn.com jeff.cadwallader@svn.com

SURROUNDING BUSINESSES



SHARON O'LEARY **JEFF CADWALLADER**
O: 630.938.4950 O: 630.938.4950
sharon.oleary@svn.com jeff.cadwallader@svn.com

LOCATION MAP



SHARON O'LEARY **JEFF CADWALLADER**
O: 630.938.4950 O: 630.938.4950
sharon.oleary@svn.com jeff.cadwallader@svn.com