



34 North Bennett Street

GENEVA, IL 60134

OFFICE SPACE FOR LEASE

Your Vision. Our Dedication. Your Partner.

MURRAY COMMERCIAL

2035 Foxfield Road, Suite 203
St. Charles, IL 60174
630.513.0173 | murraycommercial.com

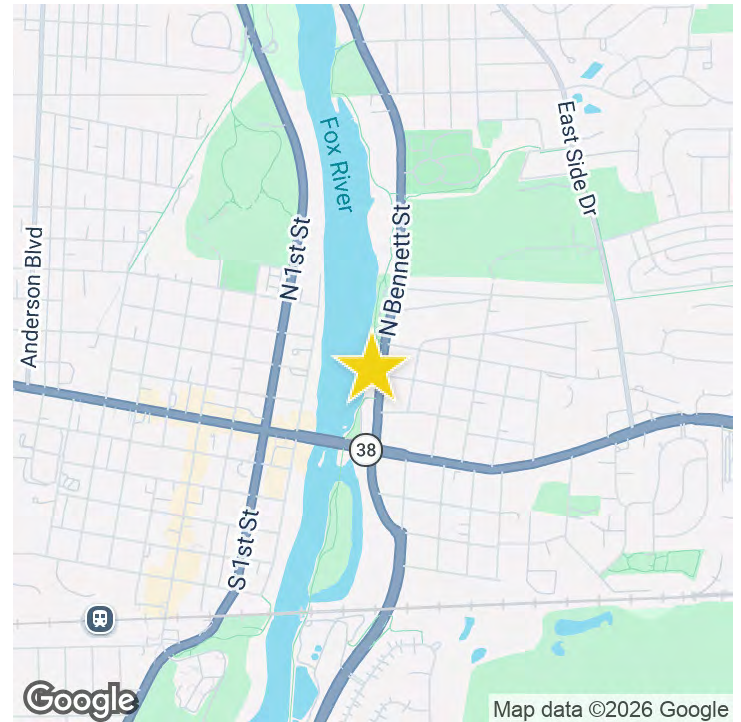
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JACE MURRAY

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OFFICE SPACE FOR LEASE



OFFERING SUMMARY

Available SF:	2,500 - 5,000+/- SF
Lease Rate:	\$23 SF/yr (Gross)
Year Built:	1960
Building Size:	5,000+/- SF

SPACE IS DIVISIBLE

PROPERTY OVERVIEW

Introducing 34 North Bennett Street, a prestigious commercial property offering an exceptional leasing opportunity in the heart of downtown Geneva. With breathtaking Fox River views and an abundance of natural light, this well-maintained professional office provides an ideal setting for maximizing productivity. The strategic layout allows for both collaborative and private work zones, ensuring an easily customizable space with an emphasis on functional workspace design. The property's modern design scheme and unique amenities make it perfect for creative offices. The final size and layout of the suite is flexible—lease the whole space or subdivide—this is a unique opportunity to create a space to suit the needs of your business.

PROPERTY HIGHLIGHTS

- Amazing location in Downtown Geneva with incredible Fox River views
- Flexibility to create a custom space for your business
- Well-maintained professional office environment
- Unique amenities including fireplace, back porch, & garage door
- Strategic layout allows for collaborative and private zones
- Modern design and unique amenities, ideal for a creative office



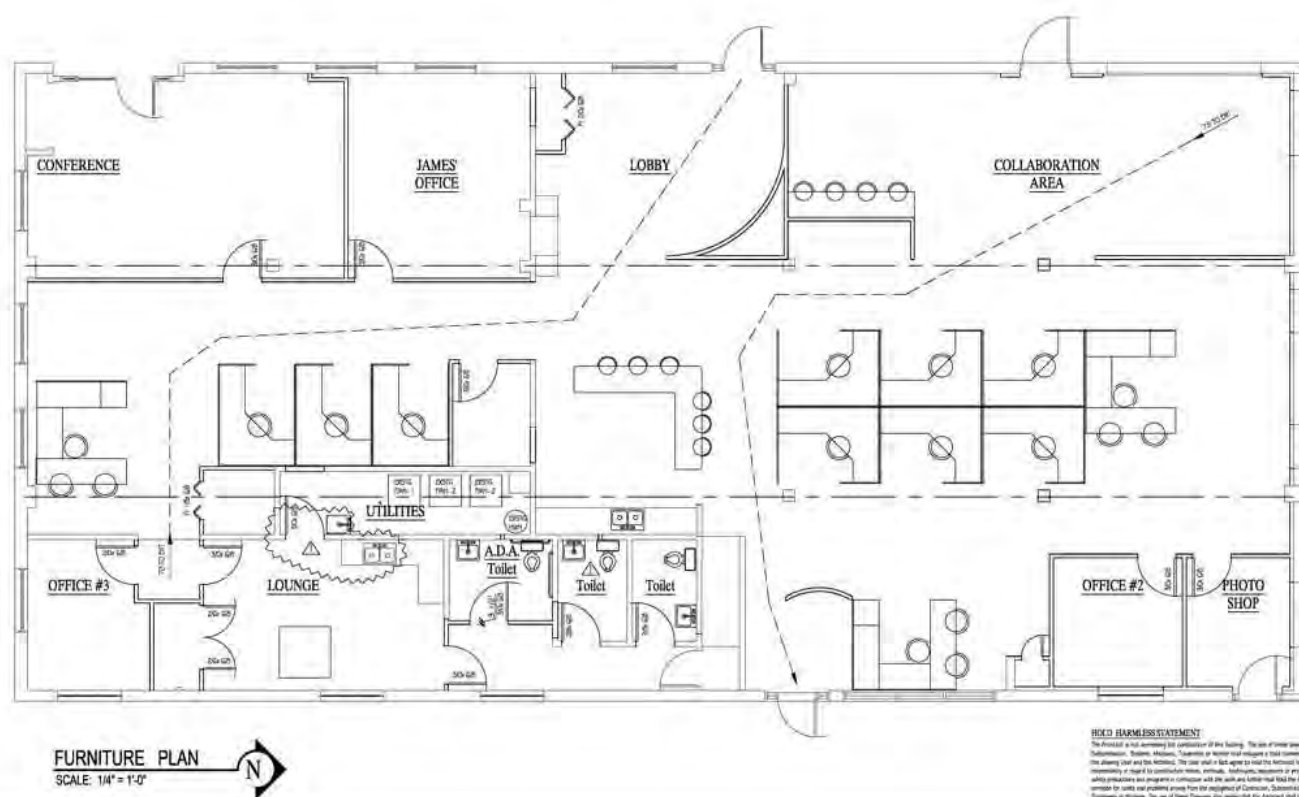
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BUILDING FOOTPRINT

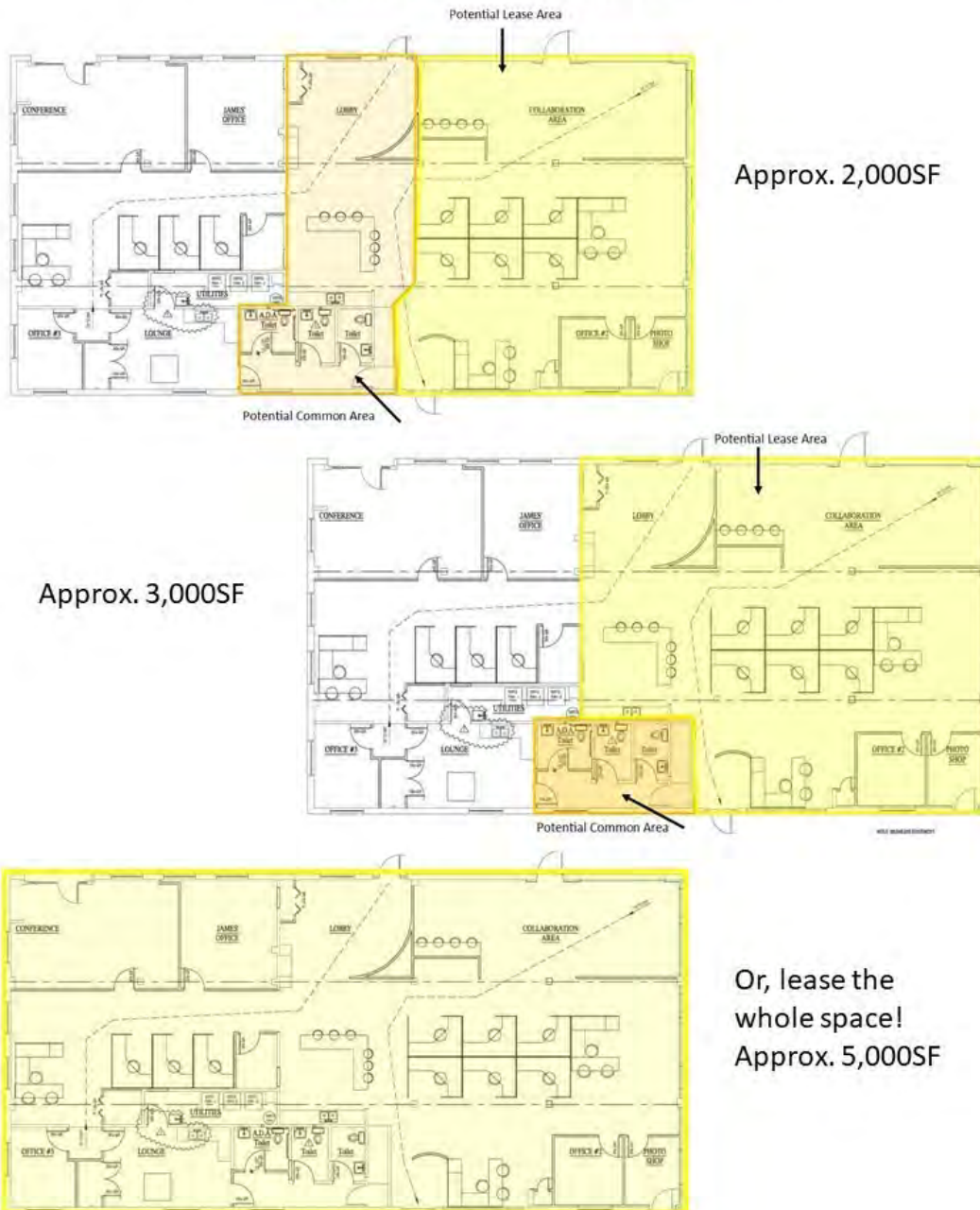


Building Footprint - Approx. 5,000 SF

BUILDING FOOTPRINT

34 N. Bennett St.

Possible Demising Options



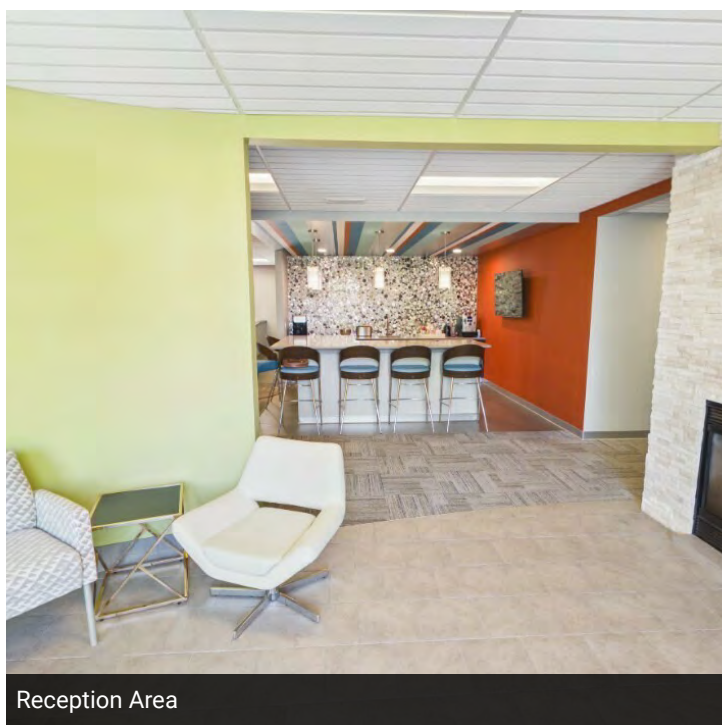
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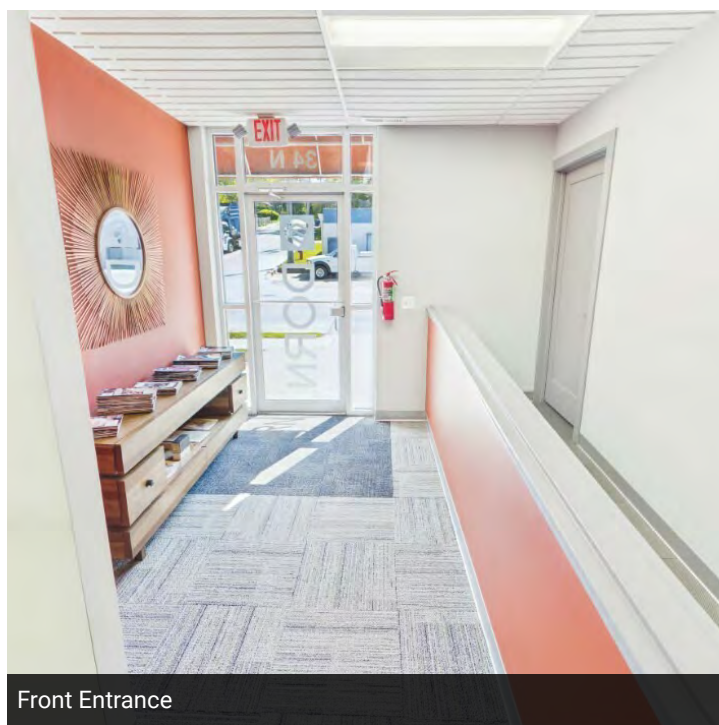
OFFICE SPACE FOR LEASE



Rear Entrance



Reception Area



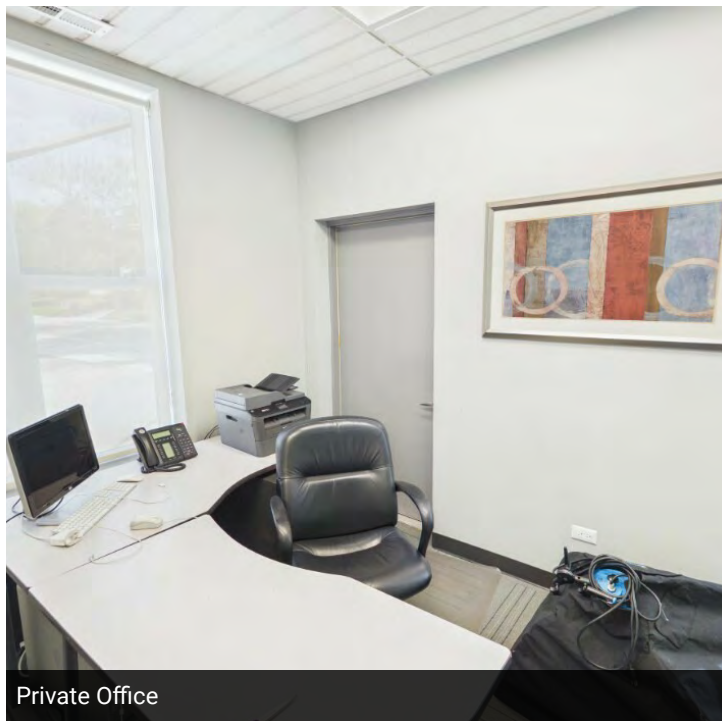
Front Entrance



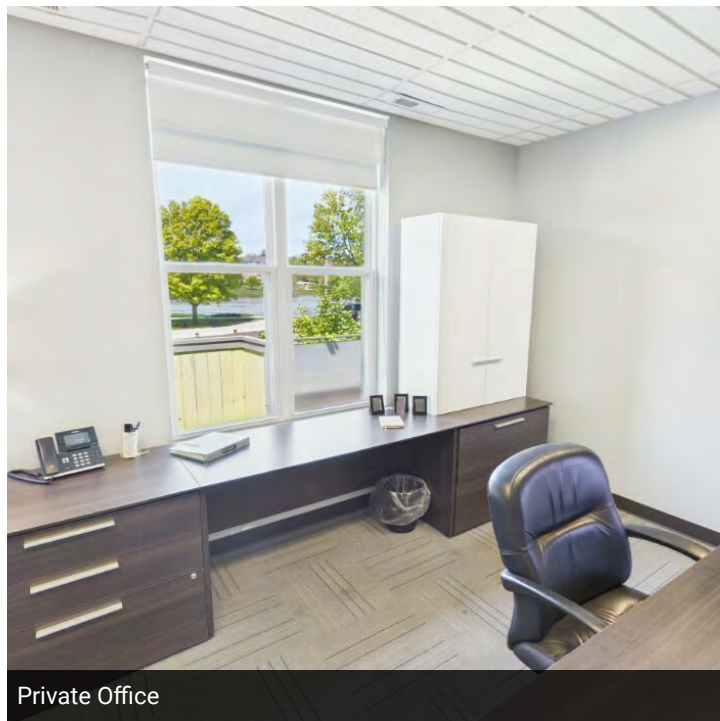
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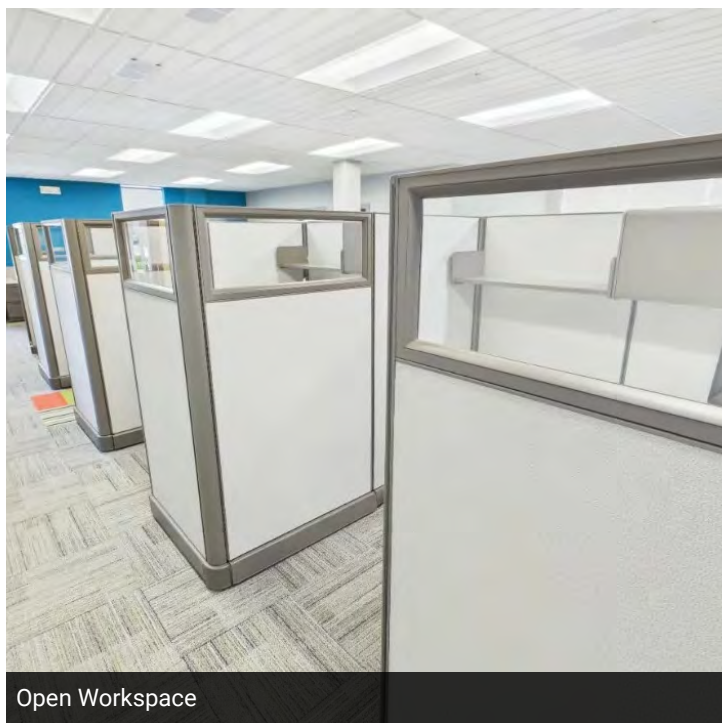
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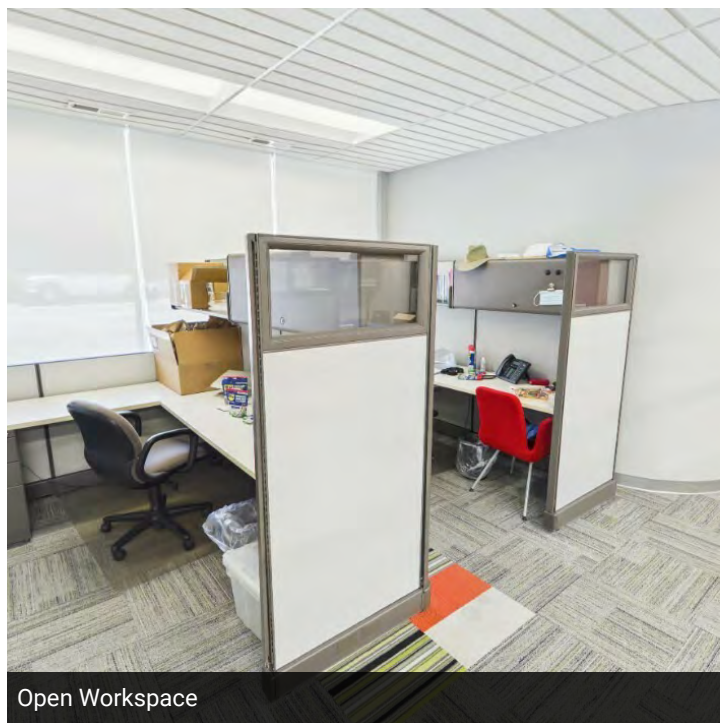
Private Office



Private Office



Open Workspace

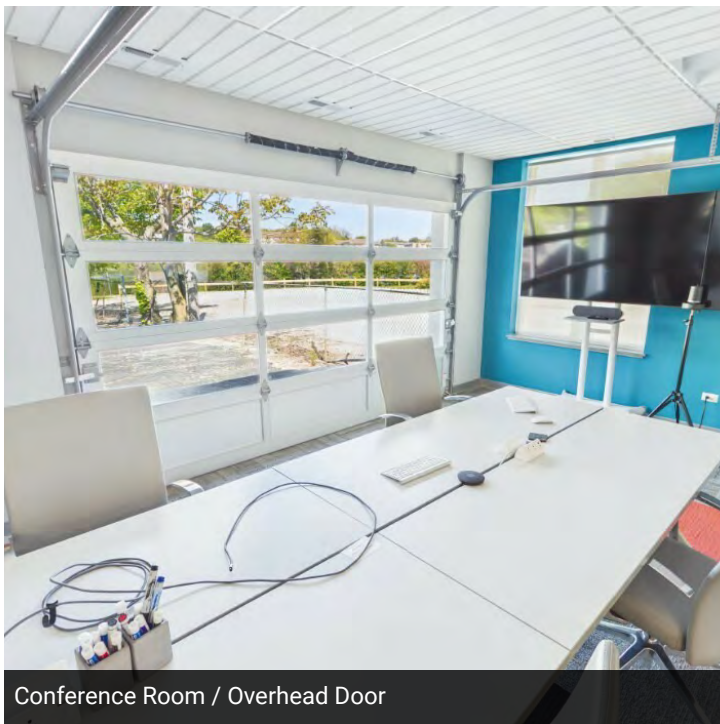


Open Workspace

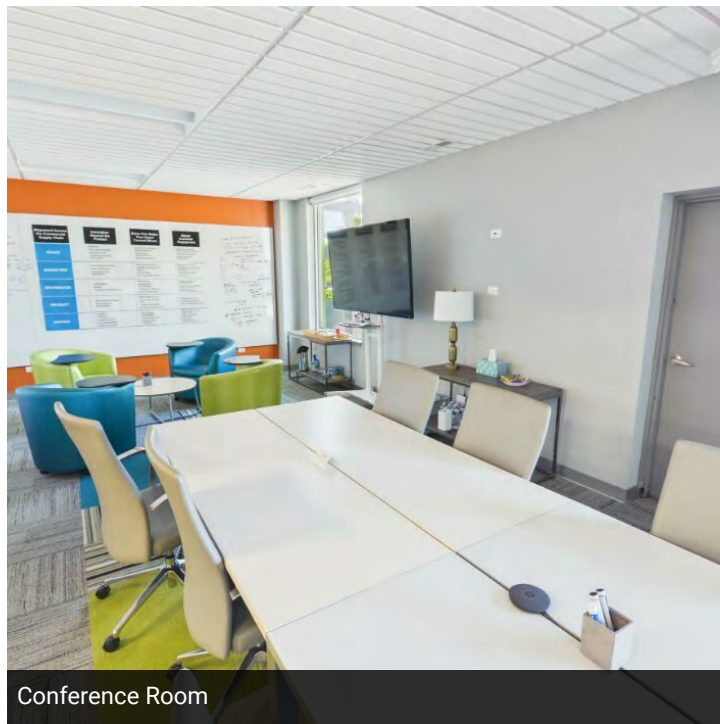
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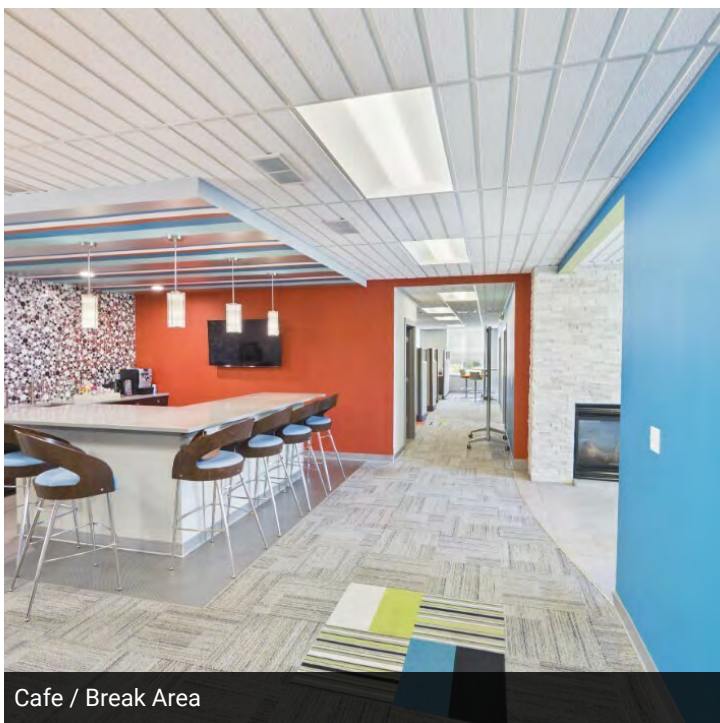
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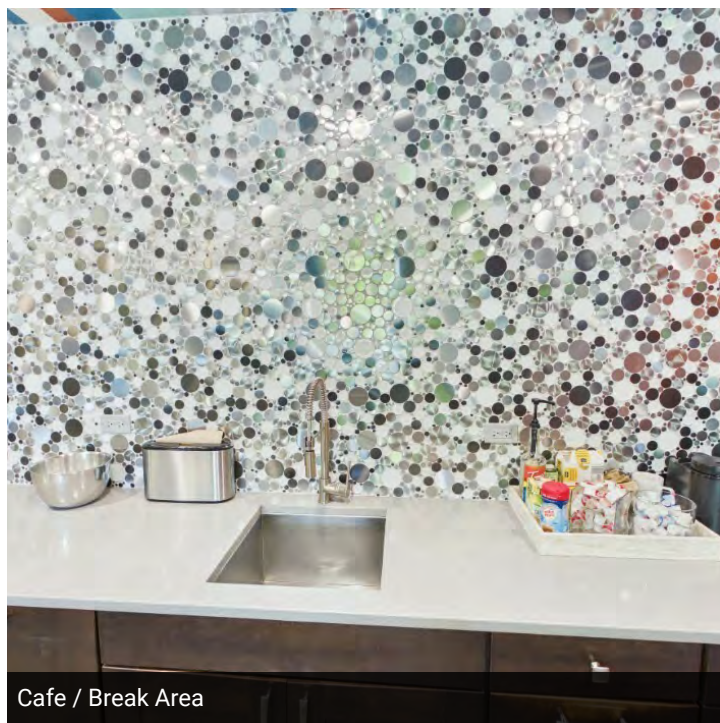
Conference Room / Overhead Door



Conference Room



Cafe / Break Area



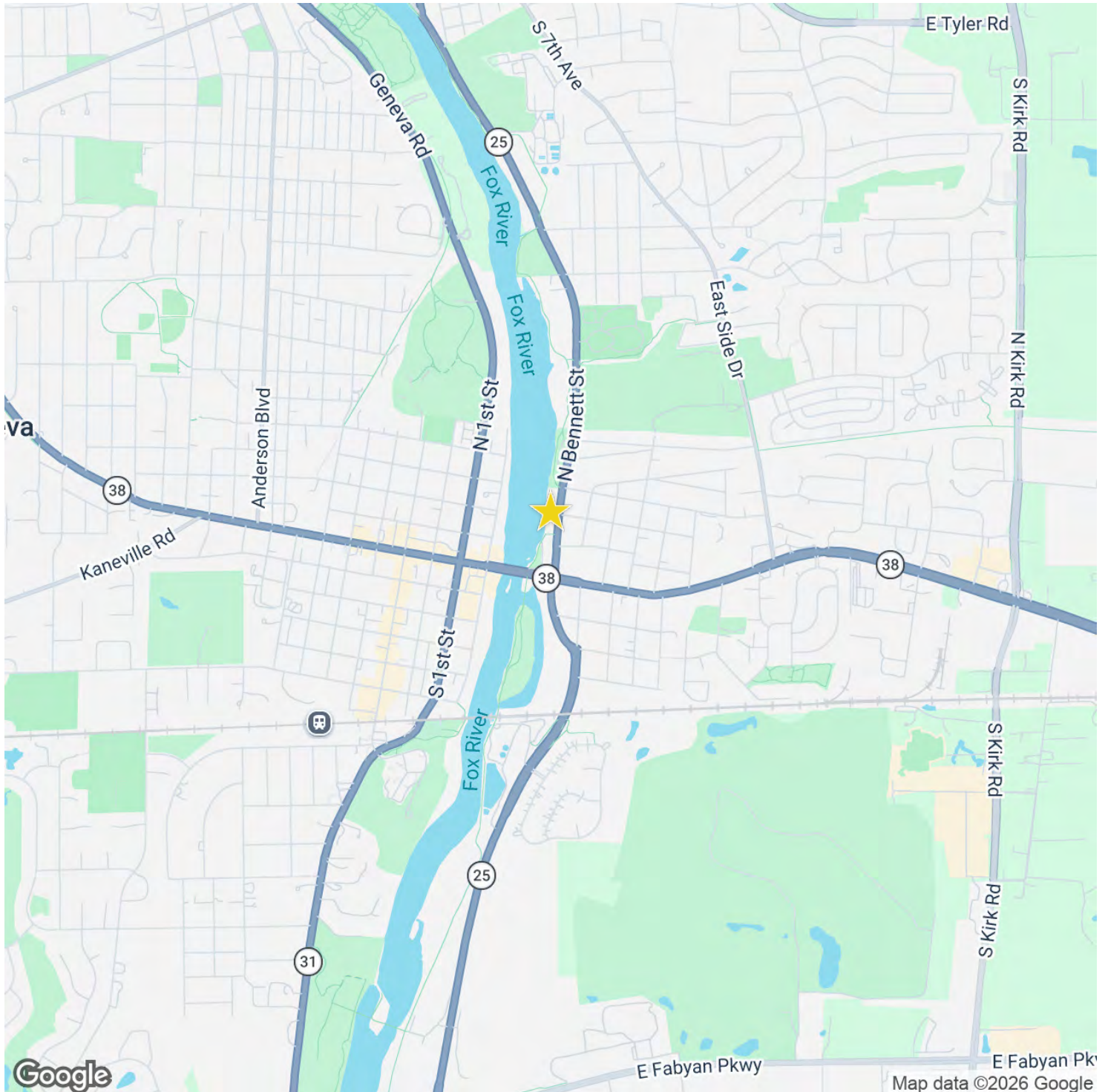
Cafe / Break Area



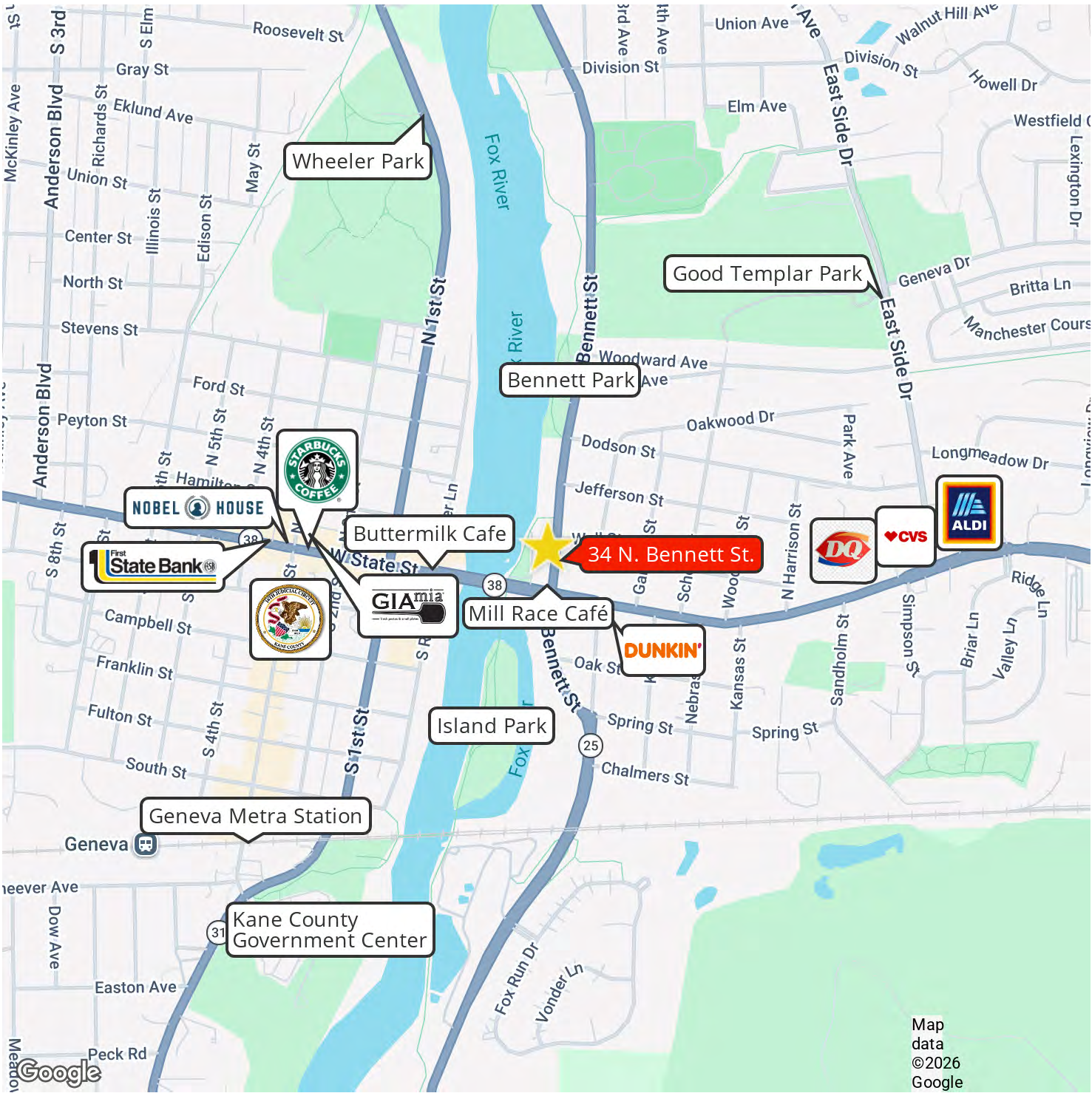
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LOCATION MAP



RETAILER MAP



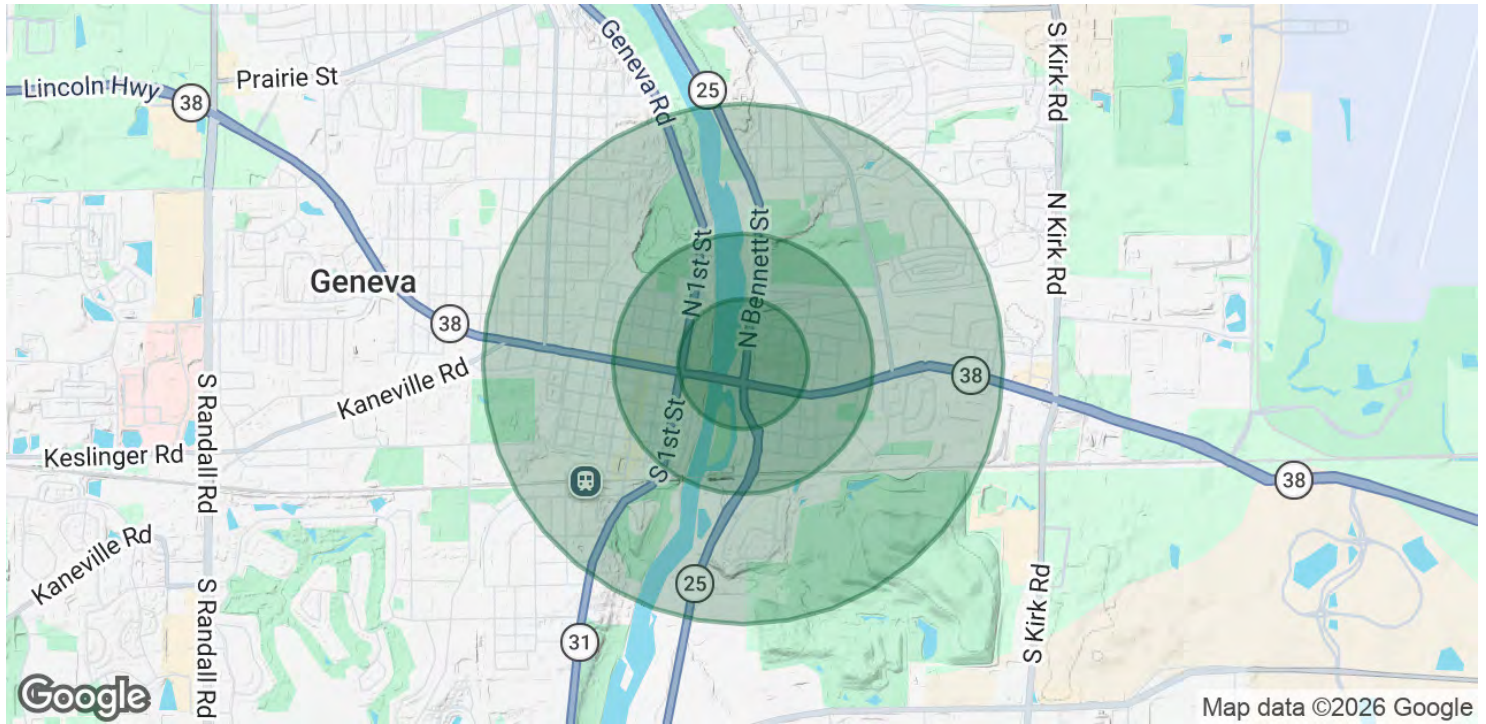
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DEMOGRAPHICS



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	464	1,892	7,668
Average Age	45.6	44.5	43.4
Average Age (Male)	42.2	41.5	42.0
Average Age (Female)	50.5	48.5	45.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	197	827	3,298
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$133,743	\$140,284	\$144,997
Average House Value	\$332,873	\$366,570	\$386,741

2023 American Community Survey (ACS)



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully-executed Real Estate Purchase Agreement shall bind the Property and each prospective purchaser proceeds at its own risk.



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This could be your view...



AGENCY DISCLOSURE

Thank you for allowing Murray Commercial the opportunity to share this information and/or show you the above-referenced property. This activity does not result in the Broker/Sales Associate acting as your agent. The Broker/Sales Associate is acting as the Designated Agent for the Owner. As a result, the Broker/Sales Associate will NOT act as a Dual Agent and will NOT be acting as an agent on your behalf.

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PROFESSIONAL BACKGROUND

With over 20 years of Commercial Real Estate Experience, Jace continues to exceed expectations with his client focused approach and dedication to building lasting relationships with his clients. While working with investors and clients within the commercial real estate industry, Jace has developed a unique and diversified skill set to assist clients and maximize their objectives.

His multidisciplinary commercial real estate background has provided consultative and real estate brokerage services ranging from complex land assemblage assignments, development, 1031 tax deferred exchanges, acquisition and syndication of commercial properties, and structuring a firm dedicated to providing client centered commercial real estate brokerage services and full service asset management and property management services.

EDUCATION

As a graduate of Purdue University and The Krannert School of Business, achieving a bachelor of science degree in Management & Finance, Jace initially pursued his sales and management interests within the financial world with Prudential Preferred Financial Services, specializing in estate planning and small business planning. This established his passion for client interaction and desire to help others achieve their financial goals. He then turned to the real estate arena and joined his father in the mid 1990's to further his career and begin the evolution of Murray Commercial. As the firm has evolved to become a full service real estate brokerage and asset management company, he has been instrumental in enhancing the firm's ability to provide best of class services within the commercial real estate industry.

MEMBERSHIPS

Active throughout the community and a lifetime resident of the St. Charles area, Jace continues to be active in many volunteer activities and philanthropic support of our communities. He is currently an active board member of the Northwestern Memorial Foundation and past board member of the Delnor Health System.

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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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