



Class A Office

411 W. MAIN STREET, SAINT CHARLES, IL 60174

3,268+/- OFFICE 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
thijs@murraycommercial.com

JACE MURRAY

President/Managing Broker
630.244.3272
jace@murraycommercial.com

OFFICE SPACE FOR LEASE



MONTHLY RENT

\$5,447

PROPERTY OVERVIEW

2 Private Offices
2 Open Office Areas
Large Open Staff Area
Conference Room
Kitchenette / Break Room
Windows Throughout
Copier/Supply Area with cabinets & countertop
2 Private Restrooms

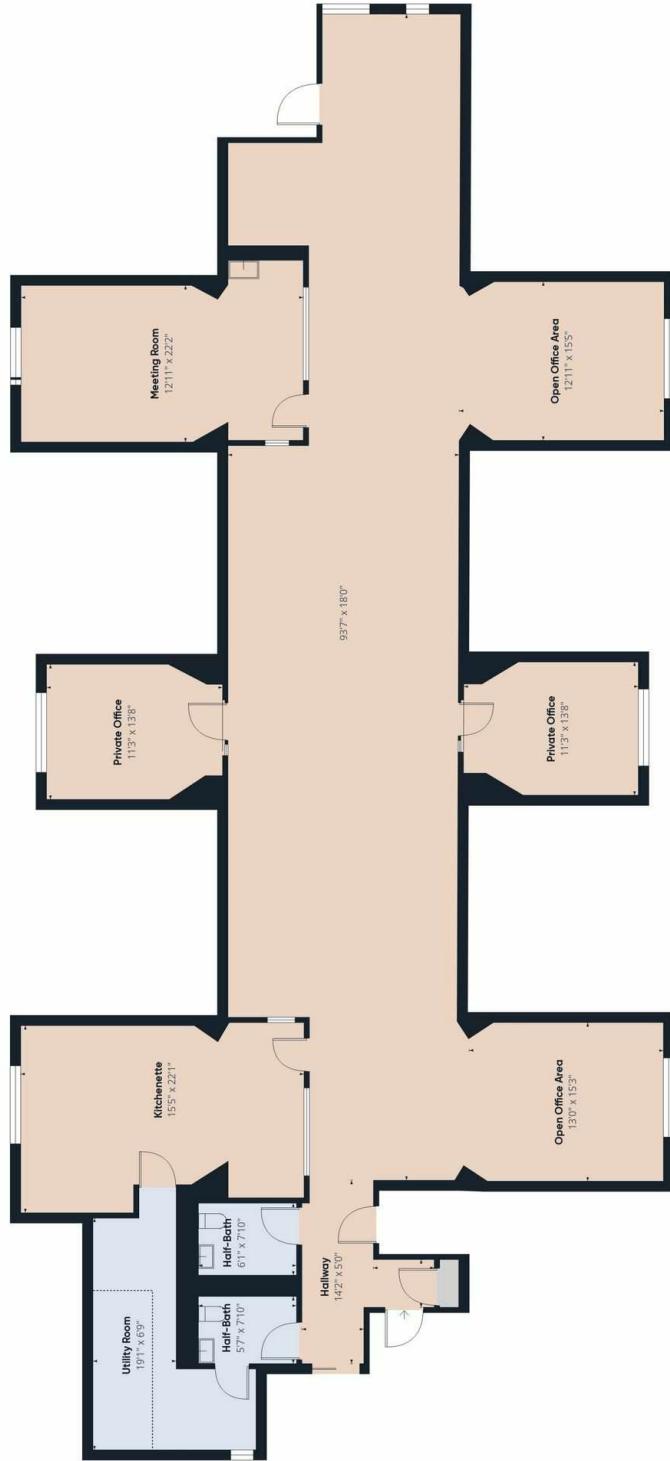
OFFERING SUMMARY

Available RSF:	3,268+/-
Price / RSF:	\$20
Lease Type:	Gross
Building Size:	13,268 SF

PROPERTY HIGHLIGHTS

- Turnkey Class A Buildout
- 3rd Floor of St. Charles Bank & Trust building
- Shared Elevator Access during Bank business hours
- Walk to Downtown Restaurants and Shopping
- Lots of Natural Light
- Ample On-Site Parking
- Furniture Available

3RD FLOOR FOOTPRINT



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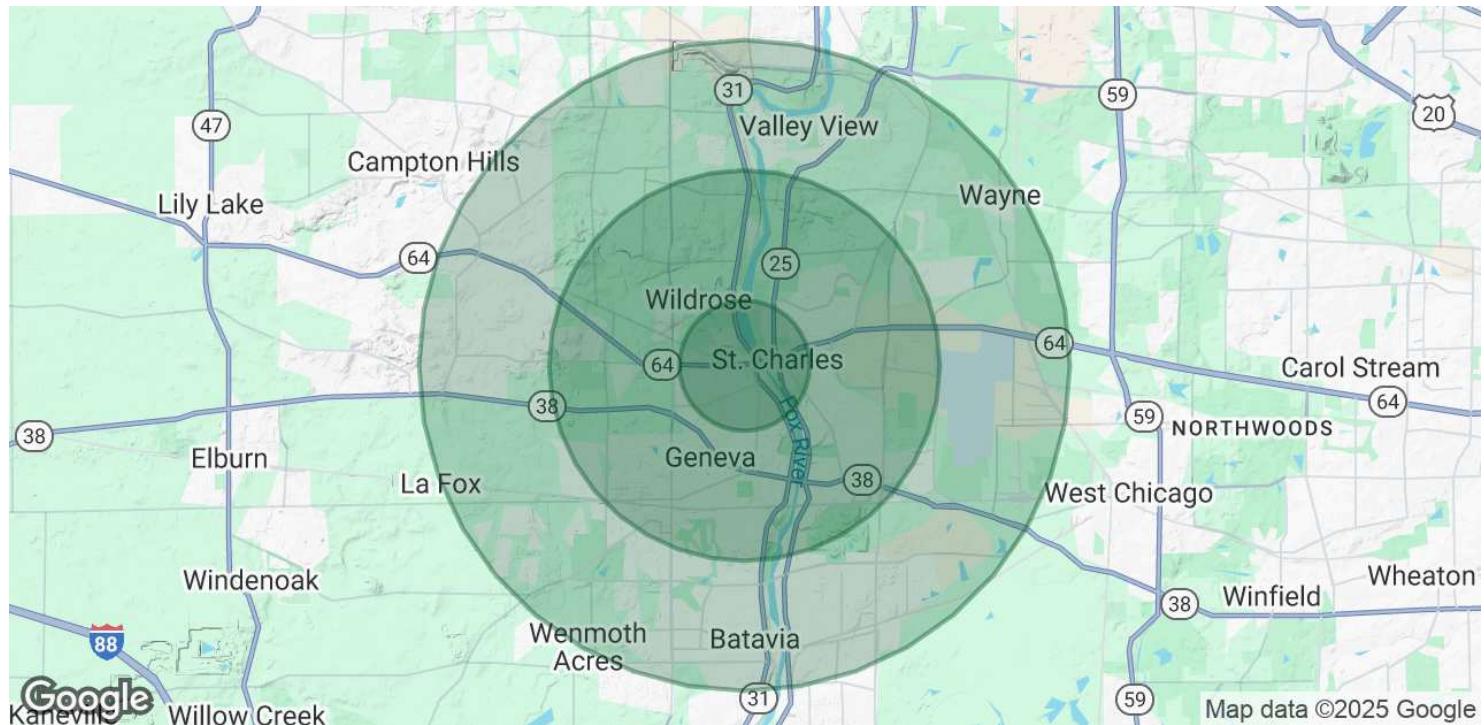
PHOTOS



RETAILER/LOCATION MAP



DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,623	53,194	119,877
Average Age	40.3	40.1	39.2
Average Age (Male)	38.0	38.6	38.3
Average Age (Female)	43.1	41.7	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,581	19,757	43,030
# of Persons per HH	2.4	2.7	2.8
Average HH Income	\$90,063	\$110,953	\$113,105
Average House Value	\$340,890	\$384,064	\$386,573

2020 American Community Survey (ACS)

AGENCY DISCLOSURE



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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.

The information contained herein was obtained from sources believed to be reliable; however, Murray Commercial makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale, lease, or withdrawal without notice.

EXCLUSIVE BROKER



JACE MURRAY

President/Managing Broker

jace@murraycommercial.com

Direct: **630.513.0173** | Cell: **630.244.3272**

PROFESSIONAL BACKGROUND

With over 25 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.

EXCLUSIVE BROKER



THIJS DENNISON

Broker

thijs@murraycommercial.com

Direct: **630.513.0173** | Cell: **630.251.2144**

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