



**COLDWELL  
BANKER  
COMMERCIAL**

REAL ESTATE GROUP

**FOR LEASE**

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## **10 W. MAIN ST.**

Cary, IL 60013

### AVAILABLE SPACE

1,470 - 3,294 SF

### LEASE RATE

\$16.32 - 19.73 SF/yr (Gross)

### AREA

NWC Rt. 14 (Main) and North 1st Street, Cary



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### OFFICE

Jim Finnegan  
630 947 5024  
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**COLDWELL BANKER COMMERCIAL  
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3124 IL Route 59, Unit 150, Naperville, IL 60564  
630.844.2222



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### OFFERING SUMMARY

Available SF: 1,470 - 1,824 SF

Lease Rate: \$16.32 - 19.73 SF/yr  
(Gross)

Lot Size: 0.33 Acres

Year Built: 1978

Building Size: 8,280 SF

Renovated: 2019

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### PROPERTY OVERVIEW

Total of 3,300 square feet - divisible: unit A 1,824SF and unit B 1,470SF. New build out. Private offices, work areas, kitchen, storage. Common area restrooms if subdivided.

### PROPERTY HIGHLIGHTS

- Professional Office Space
- Premium Build Out
- Ideal For:
  - Law; Finance; Title;
  - Social Services, Govt., etc.





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### LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,470 - 1,824 SF	Lease Rate:	\$16.32 - \$19.73 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit A	Available	1,824 SF	Gross	\$19.73 SF/yr	Primium office space, impressive reception area, private office, conference room, workspace, kitchen.
Unit B	Available	1,470 SF	Gross	\$16.32 SF/yr	Economical, professional office space. Large offices, Conference room, lots of windows.

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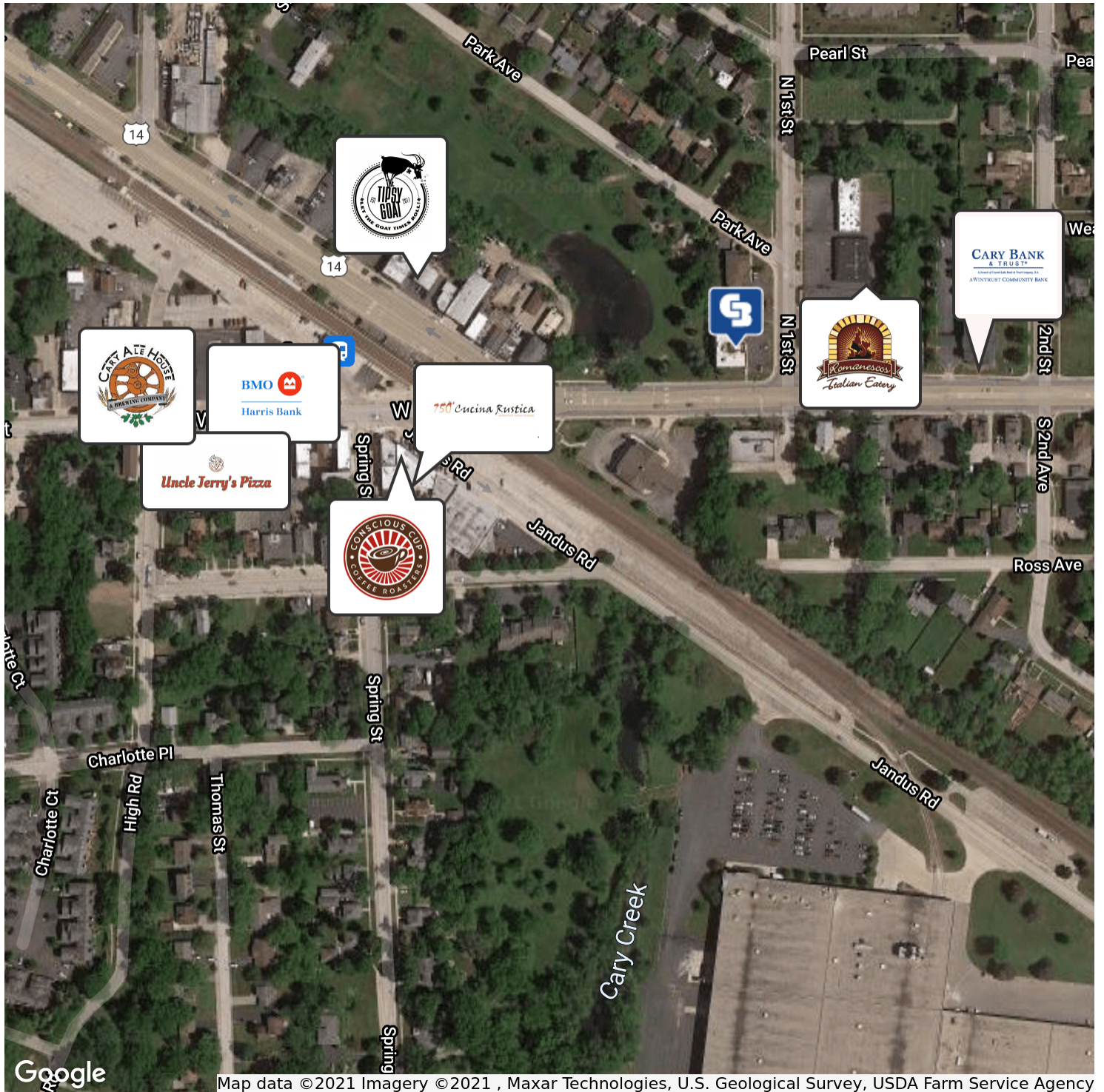




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Google

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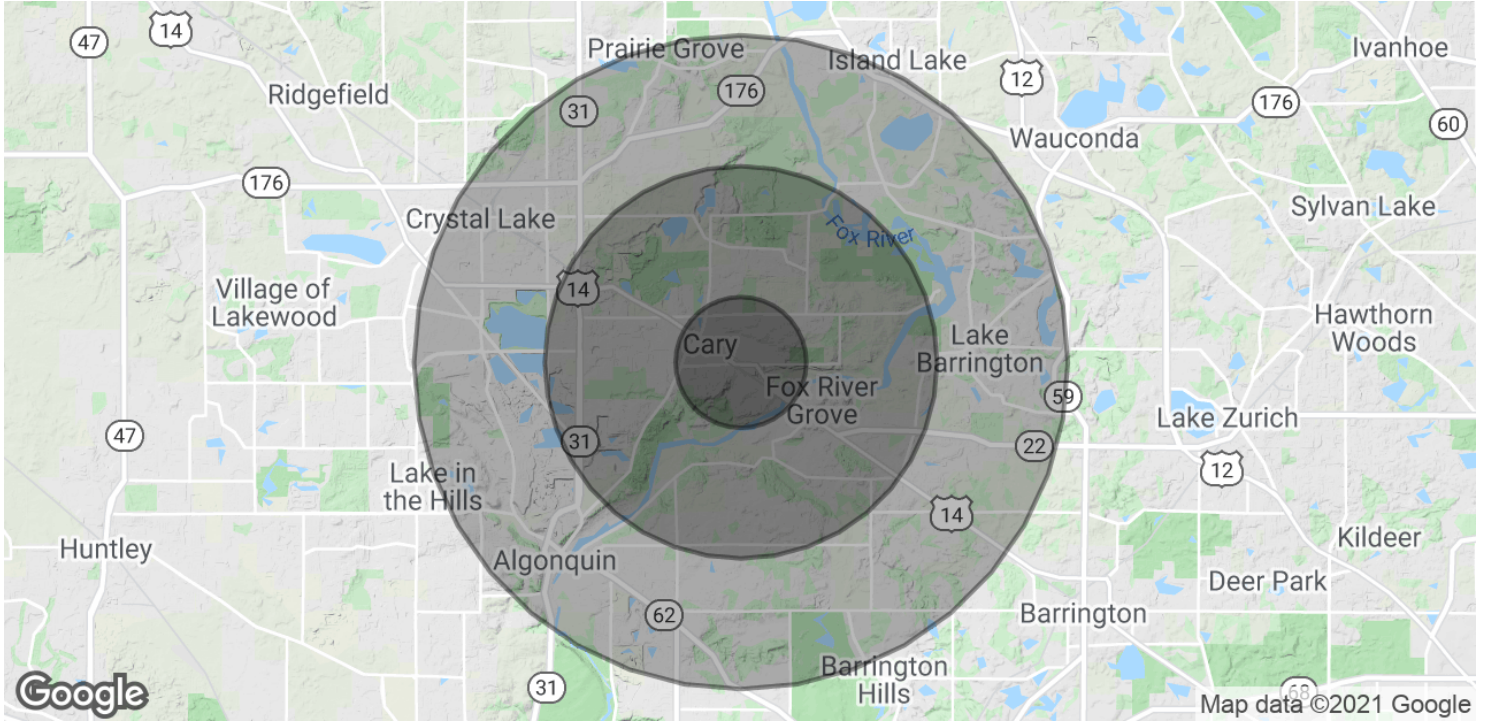




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,236	36,052	93,557
Average age	38.0	37.7	37.4
Average age (Male)	36.7	35.8	36.2
Average age (Female)	37.7	38.3	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,790	12,035	32,009
# of persons per HH	2.9	3.0	2.9
Average HH income	\$105,622	\$108,428	\$102,245
Average house value	\$348,619	\$351,721	\$317,324

\* Demographic data derived from 2010 US Census

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