



# FOR LEASE

221 S. Bridge St. - Upper Level  
Yorkville, IL

**\$1000/MO MG**  
**+ PROPORTIONAL SHARE OF UTILITIES**  
**600 SF OFFICE/LOFT SPACE**

Discover a unique and stunning office/loft space in the heart of Downtown Yorkville where restaurants and bars are just steps away! This open-concept space boasts original hardwood floors that add character and warmth, complemented by a brand-new HVAC system ensuring year-round comfort. Freshly painted walls and new windows enhance the space's modern appeal while preserving its historic charm. Featuring a convenient kitchenette area and a bathroom with a shower, this property is ready to accommodate your professional needs with style and functionality.

Perfect for creative professionals or businesses seeking a distinctive workspace, this historic property offers a blend of elegance and practicality in one of the fastest growing communities. Don't miss out on this exceptional opportunity!

**JASON PESOLA**

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**INTEGRA**  
**COMMERCIAL**  
THE PESOLA GROUP

1960 Springbrook Square Dr #100  
Naperville, IL 60564



221 S. Bridge St. Yorkville, IL

# PROPERTY HIGHLIGHTS

OPEN  
CONCEPT

UNIQUE  
OFFICE SPACE

FULL  
BATHROOM

**600+/-**  
TOTAL SQ. FT.

HISTORIC  
DOWNTOWN  
YORKVILLE

**OFFICE**  
LOFT

NEAR RESTAURANTS & BARS | IN THE HEART OF DOWNTOWN YORKVILLE

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# YORKVILLE ILLINOIS DEMOGRAPHICS

221 S. Bridge St., Yorkville, IL



TOTAL RETAIL SALES  
**\$13,452**  
PER CAPITA

MEDIAN PROPERTY VALUE  
**\$308,900**

2018-2022 HOUSEHOLDS  
**7,465**

MEDIAN HOUSEHOLD INCOME  
**\$105,322**  
2018 - 2022

2022 EST. POPULATION  
**23,835**

<https://www.census.gov/quickfacts/fact/table/yorkvillecityillinois/PST04522>

**JASON PESOLA**

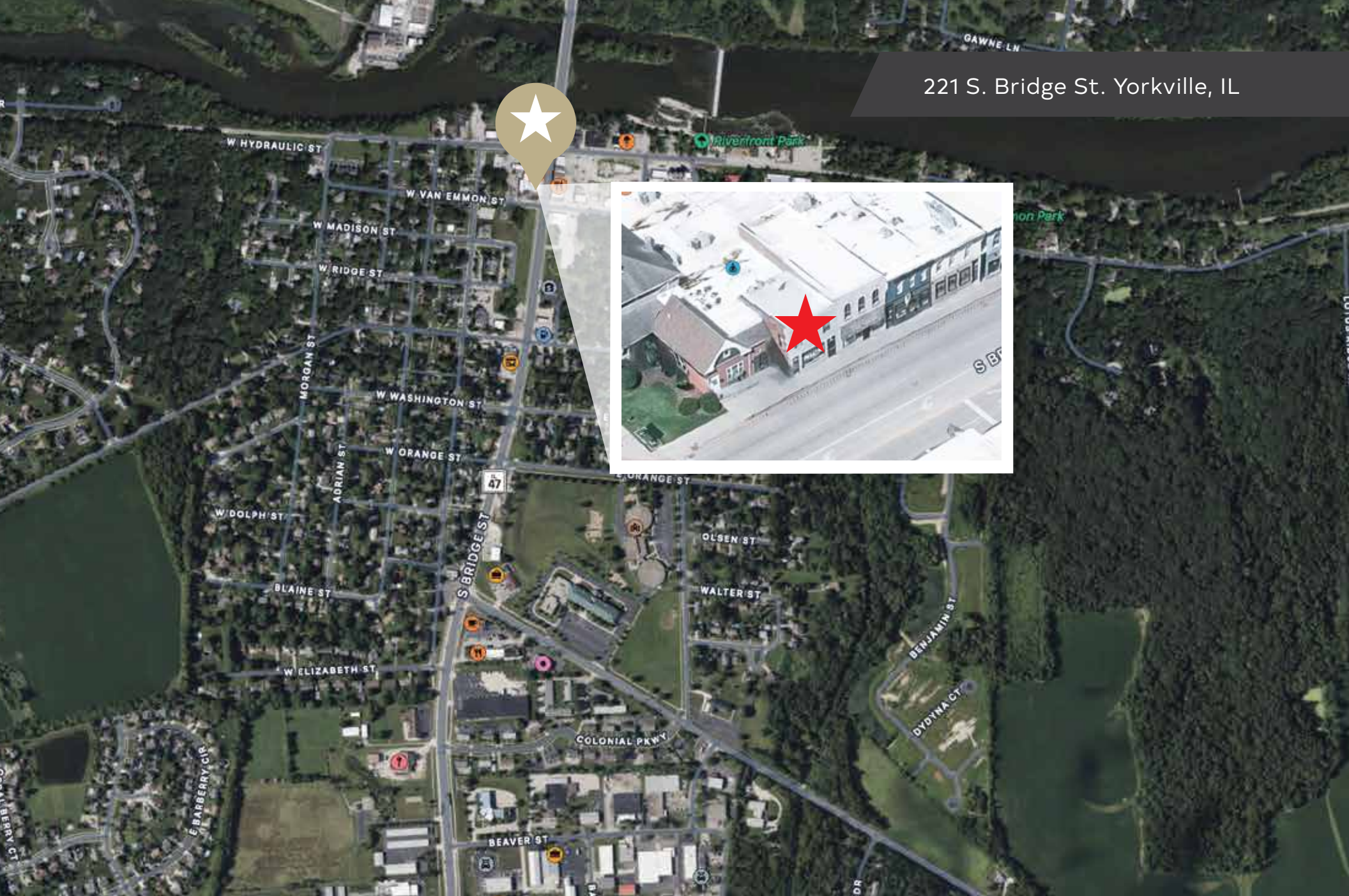
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