

OFFICE FOR LEASE

Saint Charles National Bank Building

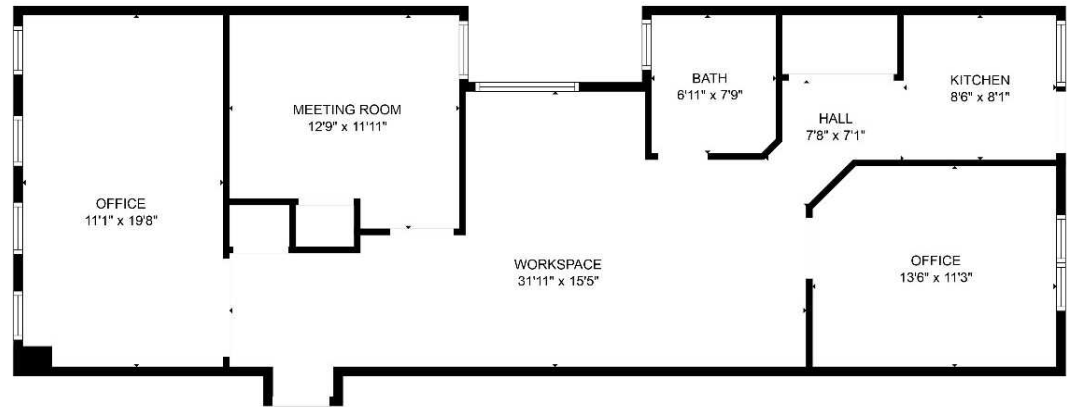
202 W MAIN STREET, ST CHARLES, IL
60174

FOR LEASE



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Executive Summary



OFFERING SUMMARY

LEASE RATE: Negotiable

LEASE TERM: Negotiable

BUILDING SF: 17,868

AVAILABLE SF: 1,079

BUILDING CLASS: Class B

PARKING: Private Parking Lot

PROPERTY OVERVIEW

This 1,079 SF office suite is located in a well-maintained Class B building in the heart of downtown St. Charles. The space features two private offices, a conference room that can easily be converted into a third private office, a private bathroom, and a convenient kitchenette. Step outside onto your own private deck—perfect for a quick break or enjoying a beautiful day.

The suite includes one exclusive on-site parking space, with additional shared spaces available for tenants. A large public parking lot is located directly across Cedar Drive, offering extra parking for clients and guests. Surrounded by downtown amenities and just steps from the Fox River, this location combines comfort, convenience, and accessibility in one professional setting.

Property Photos



Property Photos



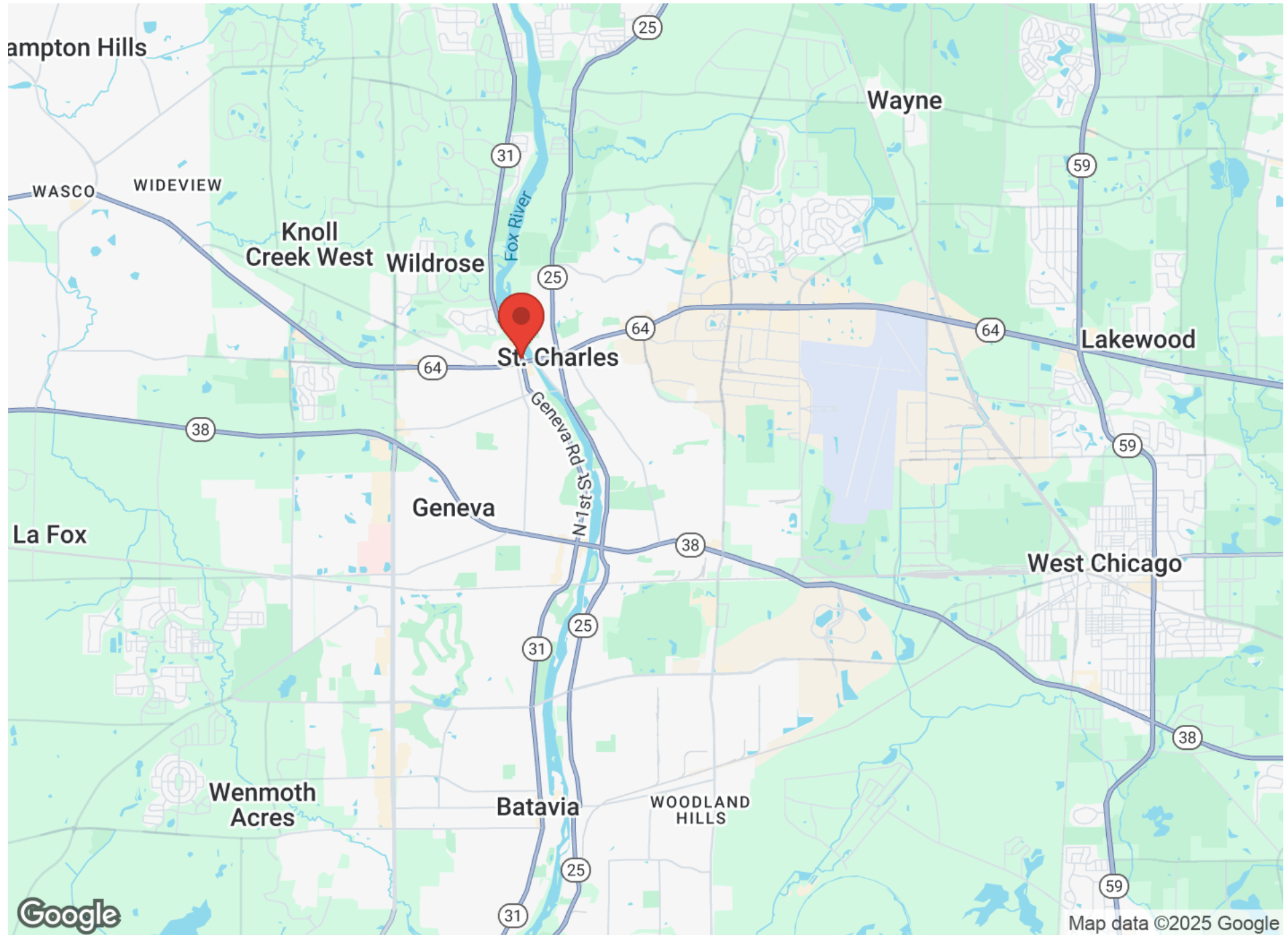
Property Photos



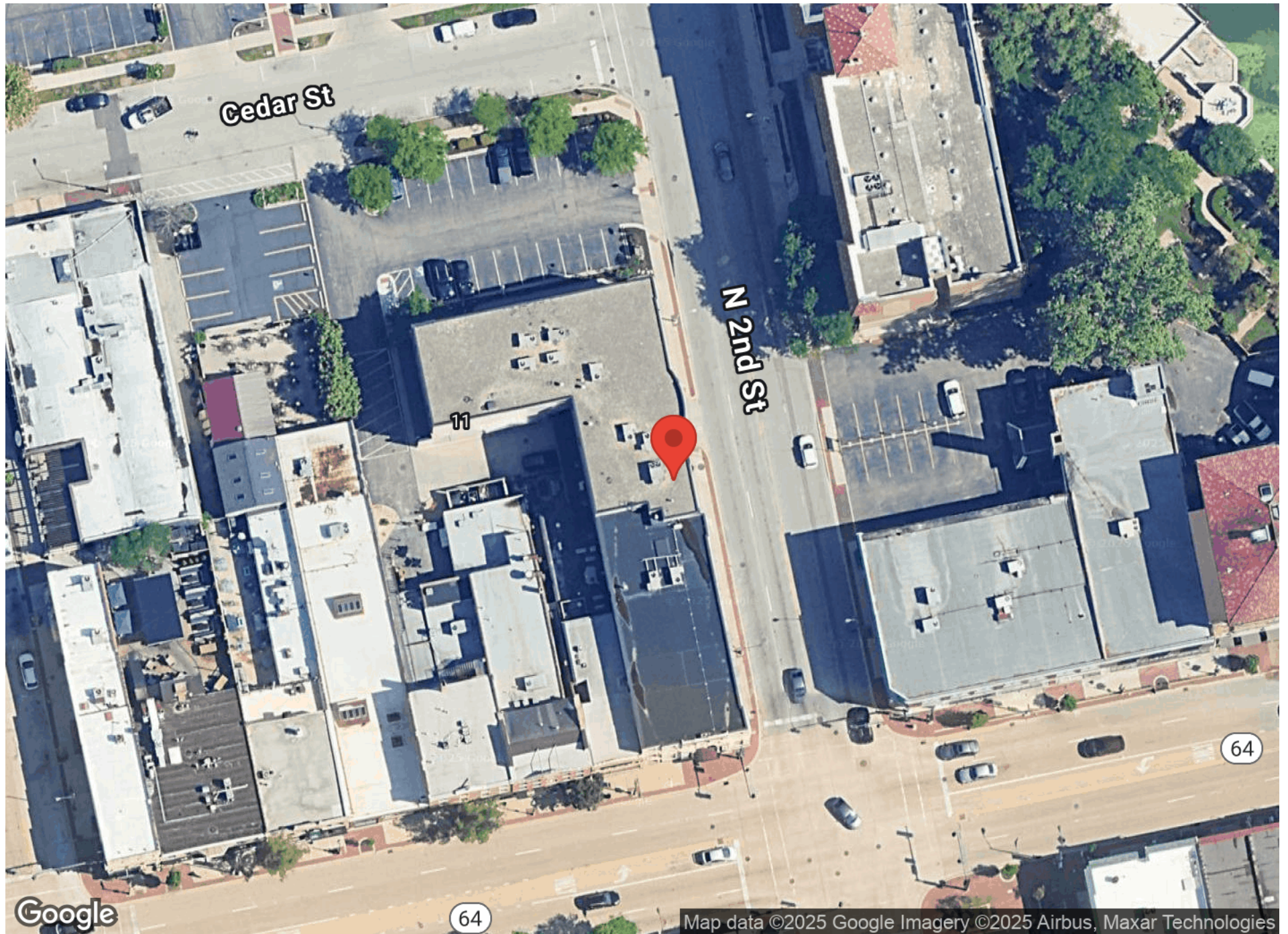
Property Photos



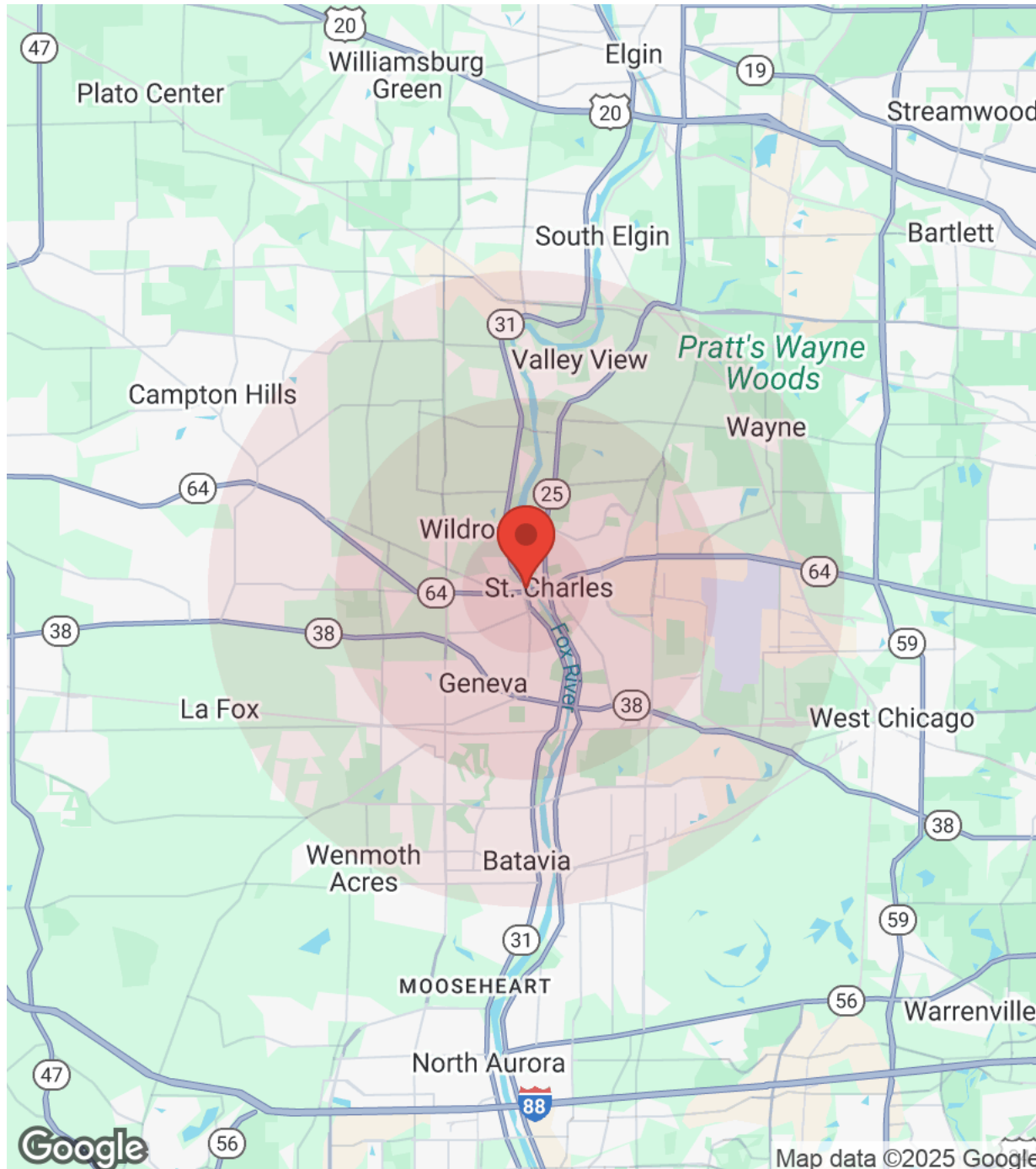
Regional Map



Aerial Map



Demographics



Population	1 Mile	3 Miles	5 Miles
Male	5,106	27,481	53,509
Female	5,194	27,525	53,904
Total Population	10,300	55,006	107,413

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,596	9,174	18,986
Ages 15-24	1,146	6,578	13,373
Ages 25-54	3,808	19,502	38,164
Ages 55-64	1,559	8,407	16,246
Ages 65+	2,191	11,344	20,644

Race	1 Mile	3 Miles	5 Miles
White	7,770	41,277	79,819
Black	239	1,271	2,642
Am In/AK Nat	2	22	32
Hawaiian	N/A	N/A	11
Hispanic	1,799	9,164	17,175
Asian	284	2,283	5,800
Multi-Racial	193	957	1,880
Other	12	33	54

Income	1 Mile	3 Miles	5 Miles
Median	\$97,093	\$120,317	\$131,165
< \$15,000	254	696	1,360
\$15,000-\$24,999	148	542	1,168
\$25,000-\$34,999	258	820	1,516
\$35,000-\$49,999	475	1,530	2,403
\$50,000-\$74,999	624	2,731	4,492
\$75,000-\$99,999	623	2,817	4,395
\$100,000-\$149,999	963	4,450	7,832
\$150,000-\$199,999	473	2,867	5,824
> \$200,000	801	5,626	11,819

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,795	22,861	42,202
Occupied	4,619	22,080	40,809
Owner Occupied	2,854	16,133	31,600
Renter Occupied	1,765	5,947	9,209
Vacant	176	782	1,393

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Exclusively Listed by

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