

311 N Second Street, St Charles IL



OFFERING SUMMARY

Available SF: 105 - 2,250 SF

Lease Rate: \$10.00 - 40.00 SF/yr
(Full Service; NNN)

Building Size: 28,000 SF

Year Built: 1990

Zoning: CBD1

Market: Chicago - Far West

Submarket: Kane County

PROPERTY OVERVIEW

First class office suites in elevator building. Mixed use office/retail/restaurant building, including E & S Fish Company, Jalisco Tacos, Honey Baked Ham. Management in building. On-site parking. Sizes include additional 20% to account for common area.

LOCATION OVERVIEW

Rt. 31 [2nd St] just north of Rt. 64 [Main St.] Near downtown St. Charles and the Fox River

Aerials

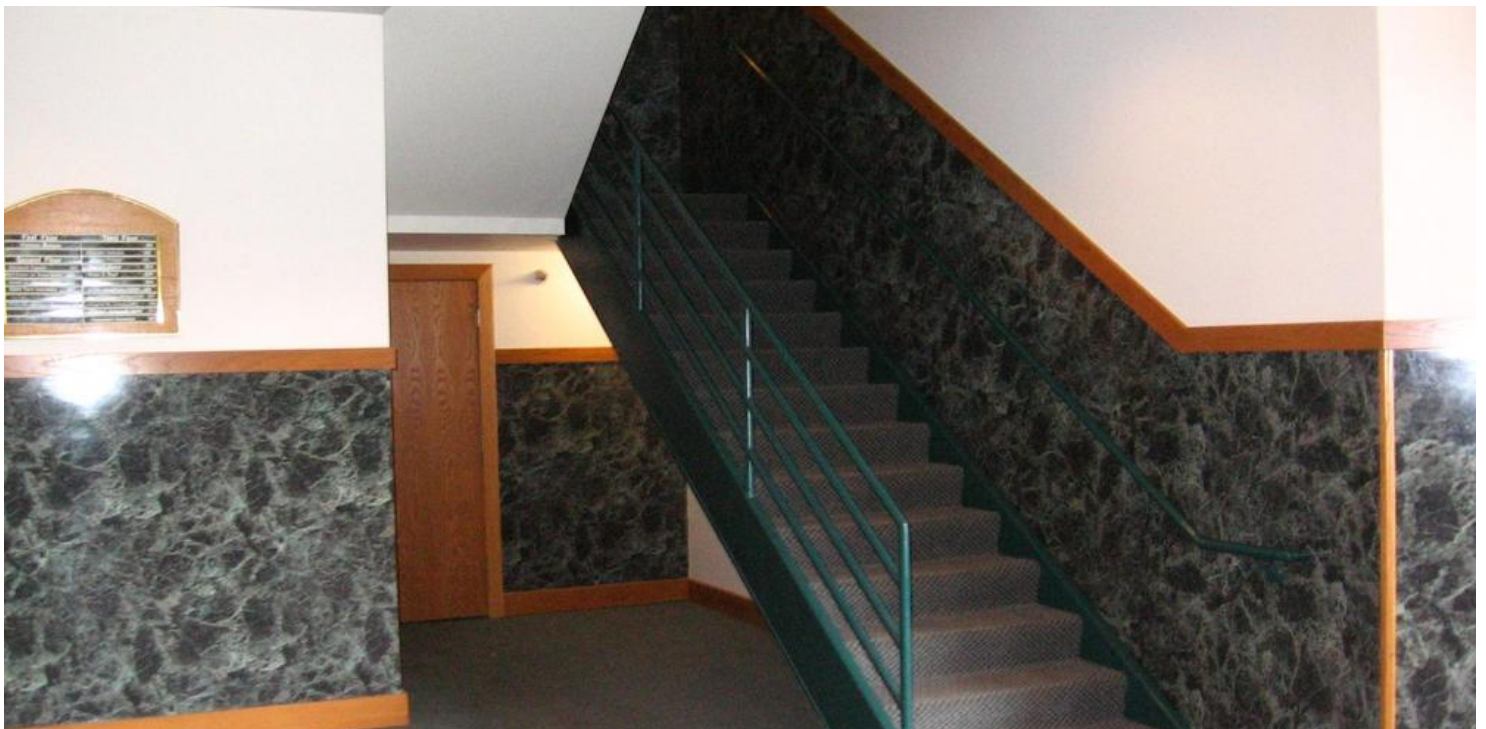


Available Spaces

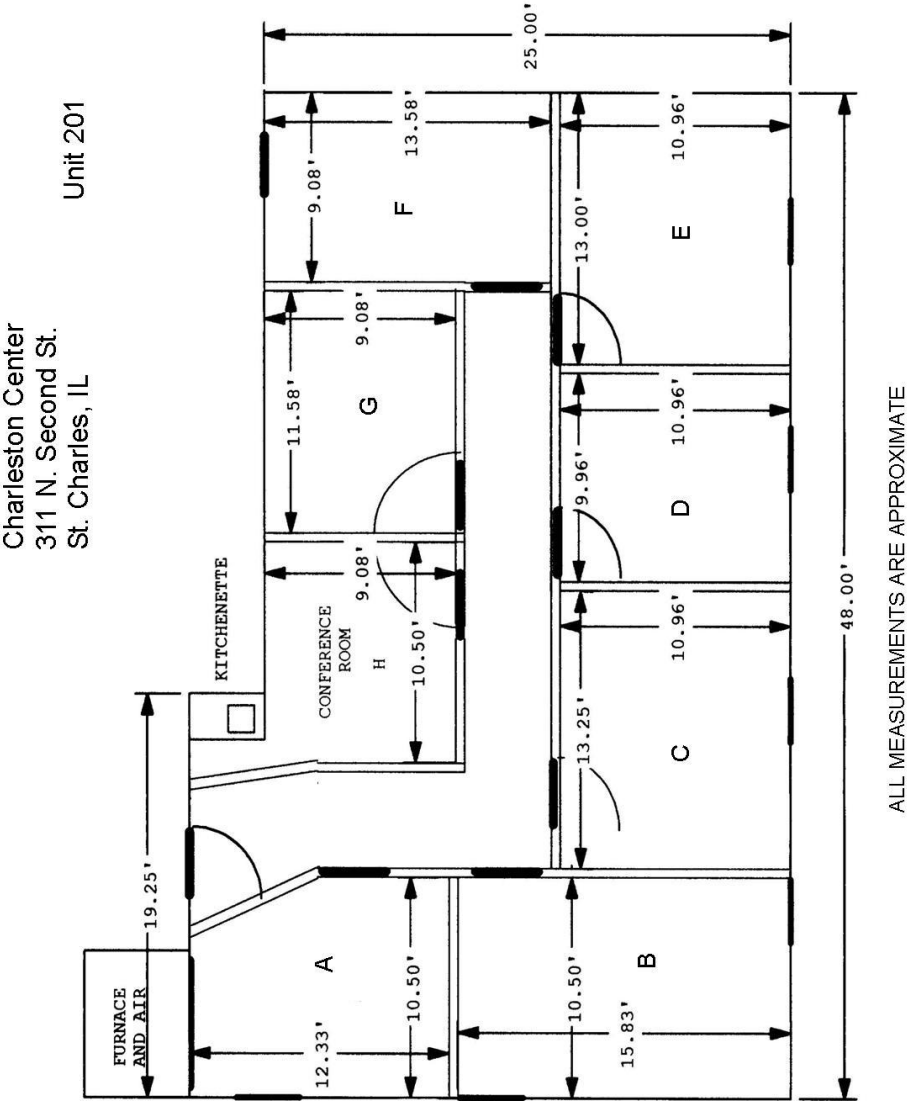
LEASE RATE:	\$10.00 - 40.00 SF/YR	TOTAL SPACE:	105 - 2,250 SF
LEASE TYPE:	Full Service; NNN	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
201G	Office Building	\$350 per month	Full Service	105 SF	Negotiable	\$350/mo total rent. Interior office. Shared conference room with kitchenette.
203	Office Building	\$12.00 SF/yr	NNN	2,250 SF	Negotiable	\$3,580/mo rent includes \$7.10/sf CAM. 3 private offices (1 large), waiting area, kitchenette.
207	Office Building	\$10.00 SF/yr	NNN	1,020 SF	Negotiable	\$1,453/mo rent includes \$7.09/sf in pass thru costs. 2 private offices, kitchenette, entry seating area, reception area.
300	Office Building	\$10.00 SF/yr	NNN	1,387 SF	Negotiable	\$1,976/mo rent includes \$7.10/sf in CAM and taxes. Unique suite with tower room, reception area & private office.
303	Office Building	\$10.00 SF/yr	NNN	1,240 SF	Negotiable	\$1,767/mo rent includes \$7.10/sf in CAM and taxes. Large front room plus two private offices with windows.

Entryway

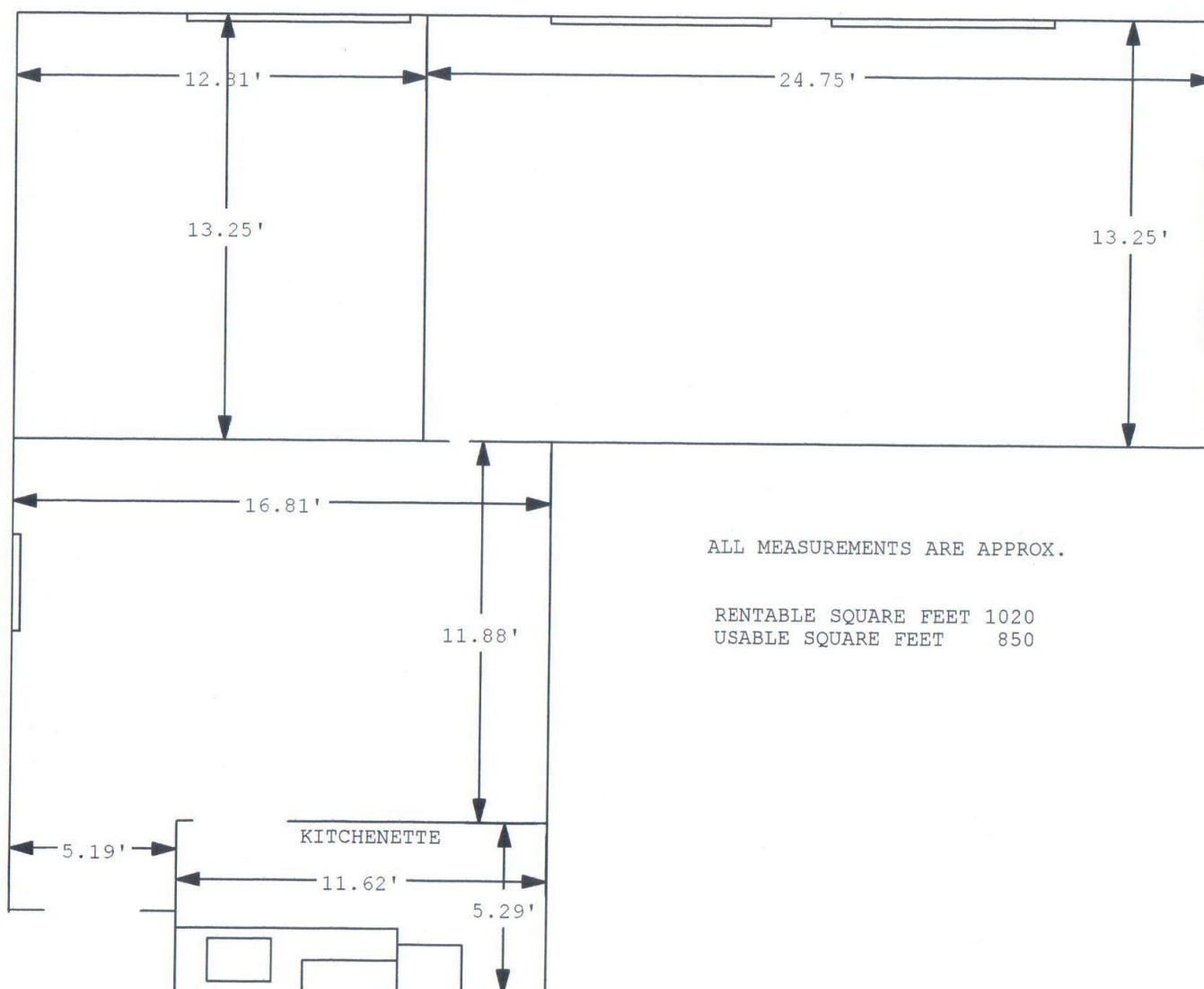


Unit 201



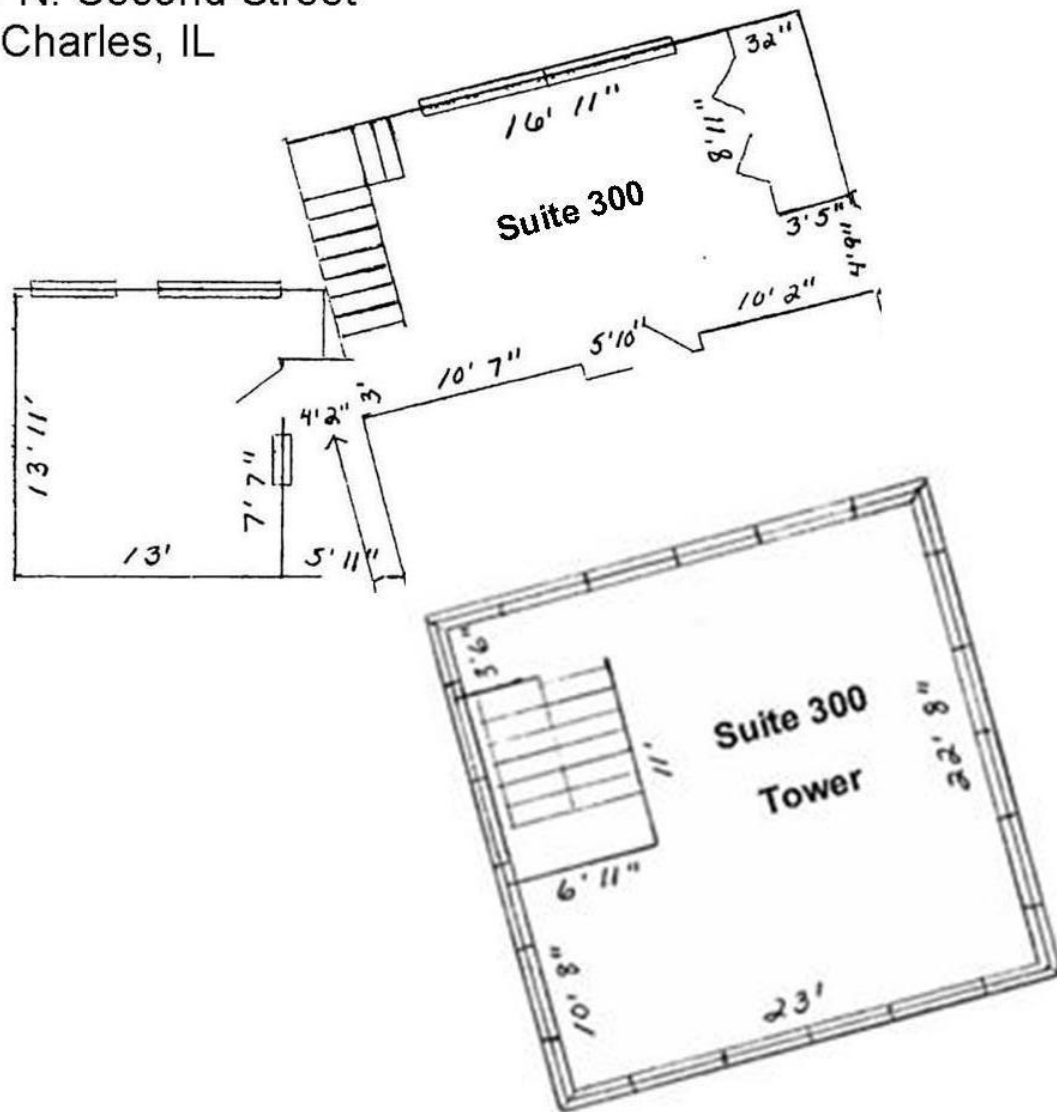
Unit 207

SUITE 207 CHARLESTON CENTER



Unit 300

Charleston Center
311 N. Second Street
St. Charles, IL



Unit 300



Entrance



View



Reception Area



Side Office



Tower Room



Conference Room

Location Maps

