

# 324 W State Street, Geneva



## OFFERING SUMMARY

Available SF:	192 - 890 SF
Lease Rate:	\$250 - 600 per month (Full Service)
Lot Size:	0 Acres
Year Built:	1920
Building Size:	11,440 SF
Market:	Chicago - far west
Submarket:	Kane County

## PROPERTY OVERVIEW

Very economical, small office space in heart of downtown Geneva. Nicely finished, lower level offices. Combine individual spaces as needed. "Full service" rent includes all operating expenses, including utilities. Stated sizes reflect actual unit sq ft [no common area factor].

## LOCATION OVERVIEW

Downtown Geneva on west side of Fox River. State Street [Rt 38] location between Third and Fourth Streets. Next to Aurelio's Pizza restaurant. Walk to Metra train, court house, restaurants and shopping. Adjacent public parking lot.



# Aerial







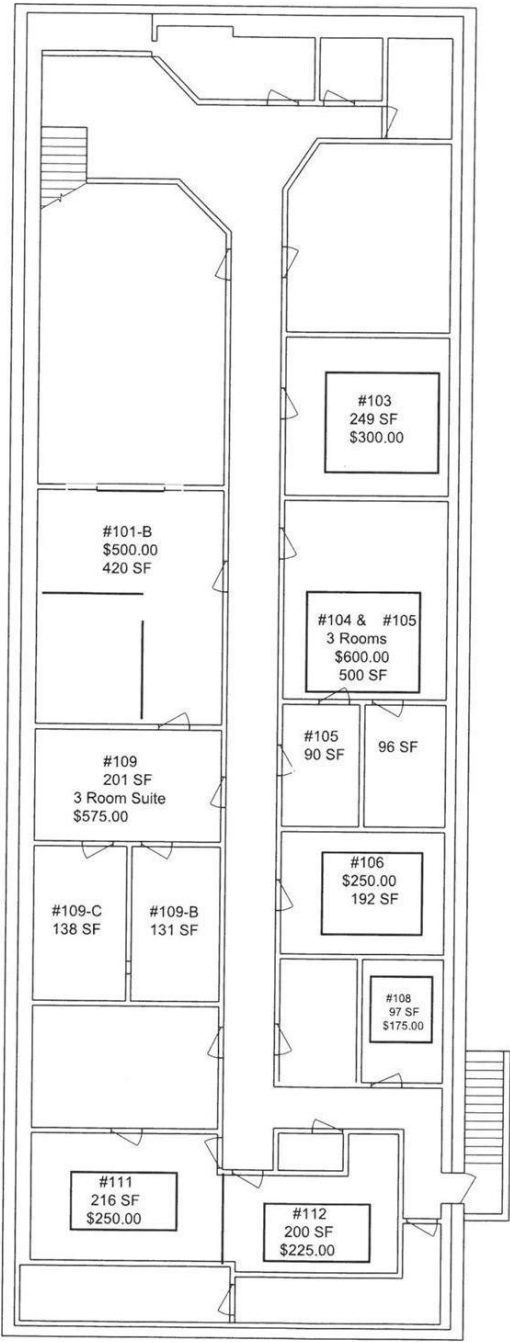
# Available Spaces

<b>LEASE RATE:</b>	\$250 - 600 PER MONTH	<b>TOTAL SPACE:</b>	192 - 890 SF
<b>LEASE TYPE:</b>	Full Service	<b>LEASE TERM:</b>	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
101-B	Office Building	\$500 per month	Full Service	420 SF	Negotiable	\$500/mo rent. One private office, plus admin area & closet. May combine with adjacent space for 3 additional rooms - 890 sf..
103	Office Building	\$300 per month	Full Service	249 SF	Negotiable	\$300/moi rent. 1 room.
104 & 105	Office Building	\$600 per month	Full Service	686 SF	Negotiable	\$600/mo rent. 3 rooms.
106	Office Building	\$250 per month	Full Service	192 SF	Negotiable	\$250/mo rent. 1 room.
109	Office Building	\$575 per month	Full Service	470 SF	Negotiable	\$575.00/mo rent. 3-room suite. Two private offices, plus outer admin/reception room. May combine with adjacent space for 890 sf..
111	Office Building	\$250 per month	Full Service	216 SF	Negotiable	\$250/mo rent. 216 sf. May combine with adjacent space to create a 416 sf, 2-room suite.



# Floor Plans



# Location Maps

