

DOWNTOWN SMALL OFFICE SPACE

11 S SECOND AVE
ST CHARLES, IL 60174

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11 S 2nd Avenue

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11 S Second Avenue, St Charles IL



OFFERING SUMMARY

Available SF:	275 SF
Lease Rate:	\$550.00 per month [Full Service]
Year Built:	1900
Building Size:	5,700 SF
Zoning:	CBD1
Market:	Chicago - Far West
Submarket:	Kane County

PROPERTY OVERVIEW

Small office in historic one story office building. Interesting architecture, including unique open barrel ceiling in corridor. Shared restrooms. Tenants include a dental office, credit union, accounting/tax service, and insurance agency.

LOCATION OVERVIEW

Downtown office building just south of Main St [Rt 64], and east of Fox River Bridge. Across 2nd Ave from "The Office" restaurant. Private lot and on-street parking. Public parking garage across the street. Walk to numerous restaurants and shopping.



Available Spaces

LEASE RATE:	\$550.00 PER MONTH	TOTAL SPACE:	275 SF
LEASE TYPE:	Full Service	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Suite 5	Office Building	\$550 per month	Full Service	275 SF	Negotiable	2 rooms. 1 window. Storage closet. Main corridor.



Location Maps



St Charles Info



HIGHLIGHTS

Festivals
Dining
Arts and Culture Resources
Recreation - Bike and Walking Paths

Airports: O'Hare, Midway, DuPage

Interstates Serving Community: I-90, I-88, I-39, I-355

State Highways: IL 25, IL 31, IL 64, IL 38

County Thoroughfares: Randall Rd, Kirk Rd

Rail: Geneva Metra Station - Union Pacific West Line

Pace Bus Routes

ST CHARLES, IL

Friendly neighborhoods, diverse retailers, international employers, innovative schools, beautiful parks, unique architecture, varied cultural amenities.

Located in Kane & DuPage counties, 35 miles west of downtown Chicago. Over 2,100 businesses employ over 34,200 people. They consist of a balanced mix of retailers, restaurants, offices and manufacturing facilities. They are assisted by the Chamber of Commerce, a full service Convention and Visitors Bureau, and the Downtown St Charles Partnership.

Intersected by the Fox River which enhances the town's beauty and provides recreational activities. The St Charles Park District is a noticeable presence. It is their mission to enrich the quality of life of Park District residents through excellence in programs, parks, facilities and services - swimming pools, golf courses, natural areas, and a wide variety of instructional and recreational opportunities for all ages.