

# CHARLESTON CTR OFFICE SUITES

311 N SECOND STREET  
ST CHARLES, IL 60174

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# Property Summary



## OFFERING SUMMARY

Available SF:	105 - 2,496 SF
Lease Rate:	\$15.00/SF (NNN); \$400/mo (Full service)
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. Tenants include include 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 3 blocks north of Rt. 64 [Main St.] Near downtown St. Charles and the Fox River

## PROPERTY HIGHLIGHTS

- First Class Office Suites
- Office / Retail / Restaurant Building
- Elevator Access
- Management in Building
- On-site Parking

# Aerials



# Available Spaces

<b>LEASE RATE:</b>	\$15.00 (NNN) - \$400/MO (FULL SERVICE)	<b>TOTAL SPACE:</b>	105 - 2,496 SF
<b>LEASE TYPE:</b>		<b>LEASE TERM:</b>	Negotiable

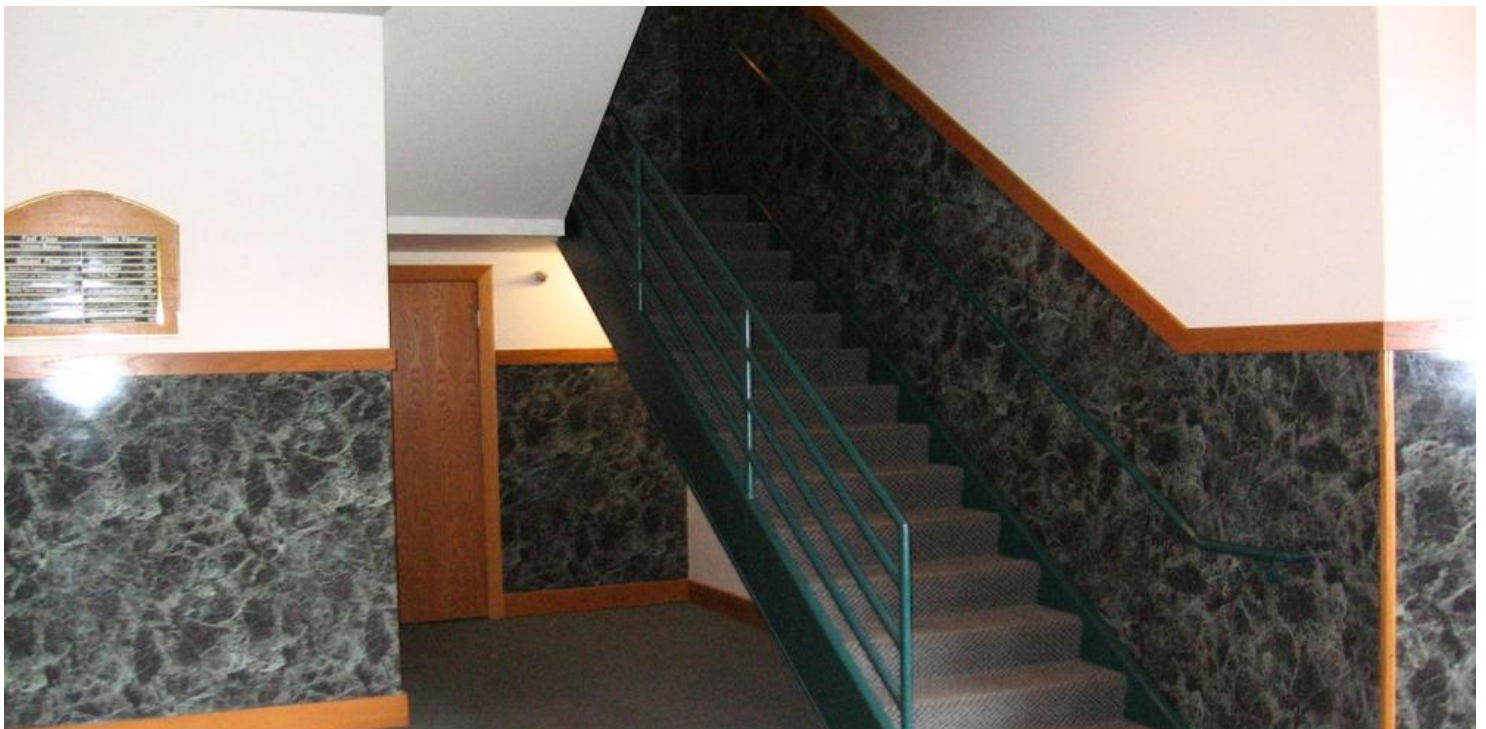
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
101	Office Building	\$15.00 SF/yr	NNN	2,496 SF	Negotiable	\$4,615/mo includes \$7.19/sf in pass thru costs. Utilities additional. First floor suite. Direct lobby access. Variety of flexible rooms. Private restroom.
201A	Office Building	\$525 per month	Full Service	117 SF	Negotiable	\$525/mo rent includes utilities.
201D	Office Building	\$525.00 SF/yr	Full Service	109 SF	Negotiable	\$525/mo rent includes utilities.
201E	Office Building	\$600.00 SF/yr	Full Service	142 SF	Negotiable	\$600/mo rent includes utilities.
201F	Office Building	\$400 per month	Full Service	123 SF	Negotiable	\$400/mo total rent. Interior office. Shared conference room with kitchenette.
201G	Office Building	\$400 per month	Full Service	105 SF	Negotiable	\$400/mo total rent. Interior office. Shared conference room with kitchenette.
202	Office Building	\$13.00 SF/yr	NNN	1,614 SF	Negotiable	\$2,715/mo rent includes \$7.19/sf in CAM and taxes. Utilities additional. Executive-style suite with waiting room, reception, open admin, private offices, kitchenette.
300	Office Building	\$15.00 SF/yr	NNN	823 SF	Negotiable	\$1,522/mo rent includes \$7.19/sf in CAM and taxes. Unique suite with reception area and tower room.
301	Office Building	\$13.00 SF/yr	NNN	1,069 SF	Negotiable	\$1,798/mo rent includes \$7.19/sf in pass thru costs. Utilities additional.
303	Office Building	\$13.00 SF/yr	NNN	1,240 SF	Negotiable	\$2,086/mo rent includes \$7.19/sf in CAM and taxes. Utilities additional. Large front room plus two private offices with windows.
304B	Office Building	\$800 per month	Full Service	184 SF	Negotiable	\$800/mo total rent. This 1-room office is located within the landlord's suite. It features a shared waiting area, reception window, and access to copier, etc Rent includes use of reception, copy room, kitchen etc.

# Available Spaces

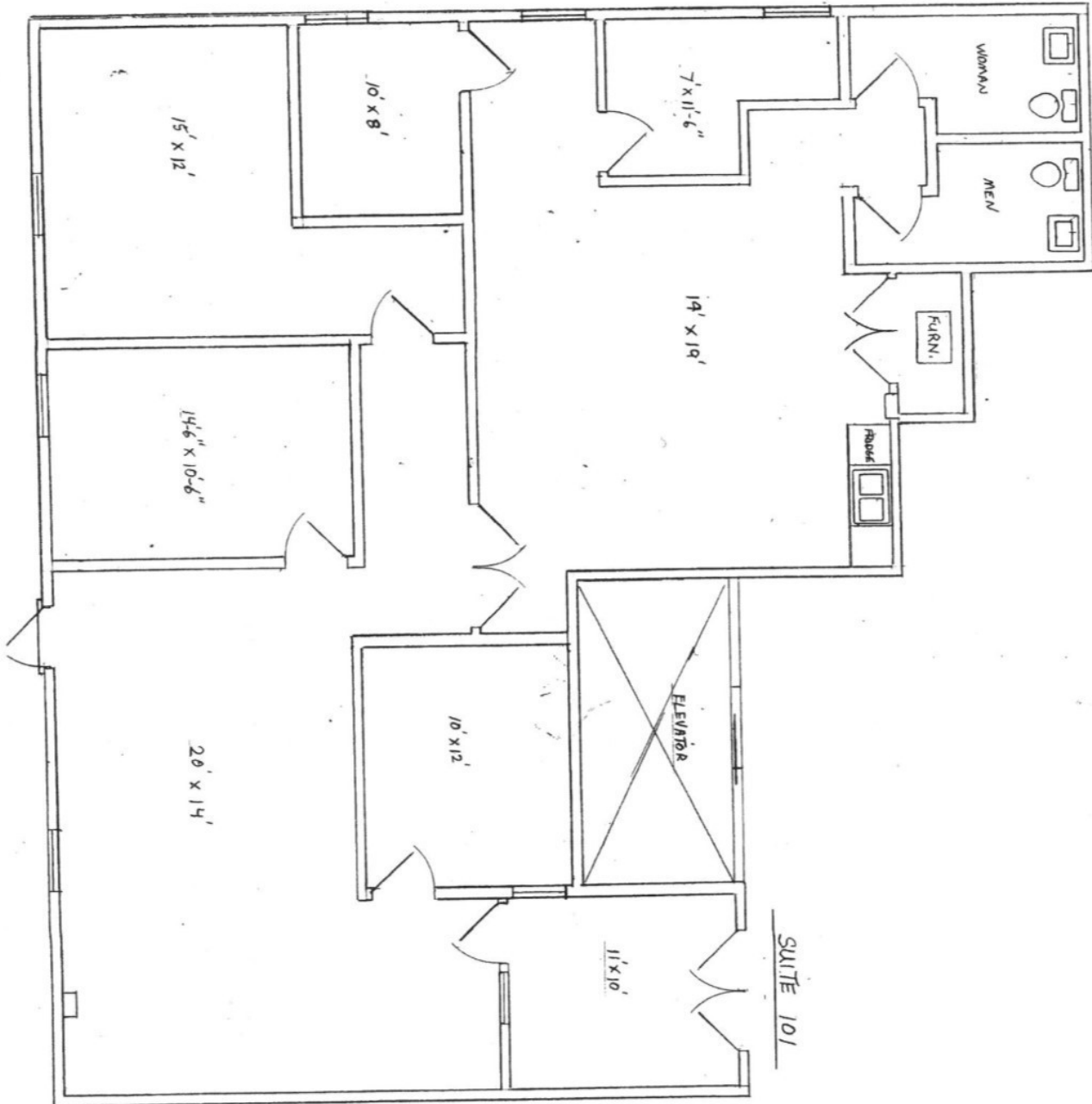
<b>LEASE RATE:</b>	\$15.00 (NNN) - \$400/MO (FULL SERVICE)	<b>TOTAL SPACE:</b>	105 - 2,496 SF
<b>LEASE TYPE:</b>		<b>LEASE TERM:</b>	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
304C	Office Building	\$750 per month	Full Service	176 SF	Negotiable	\$750/mo total rent. This 1-room office is located within the landlord's suite. It features a shared waiting area, reception window, and access to copier, etc Rent includes use of reception, copy room, kitchen etc.

# Entryway



# Suite 101



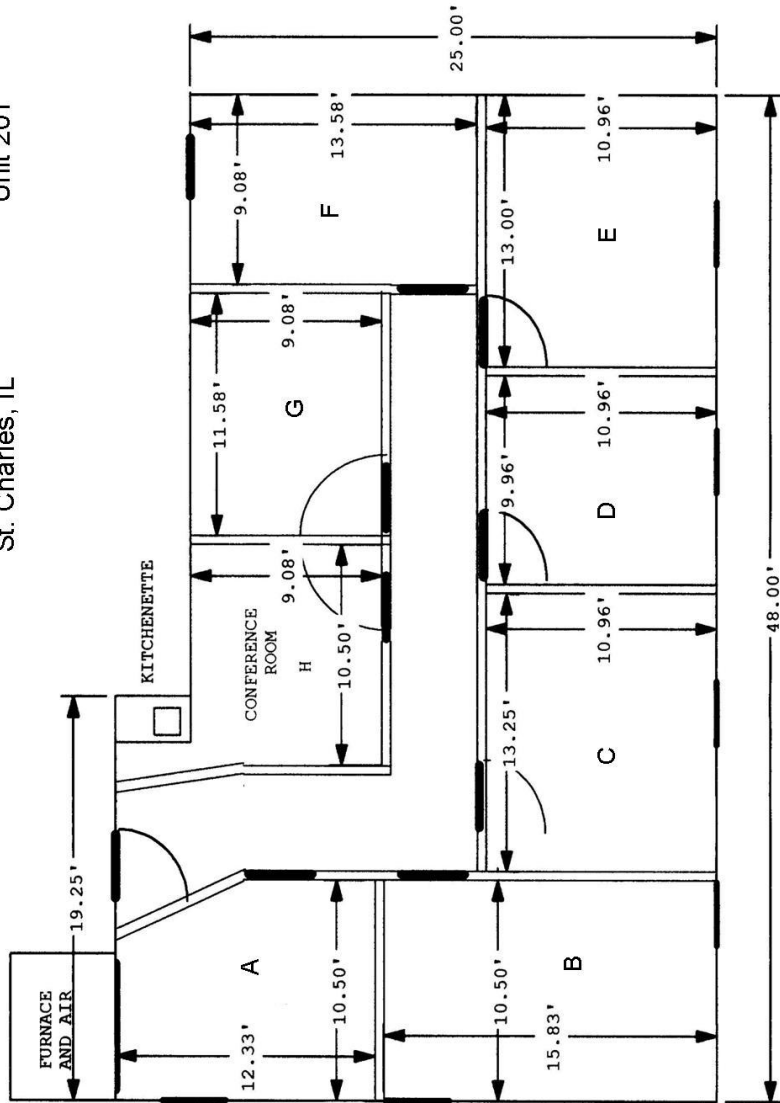
# Suite 101



# Suite 201

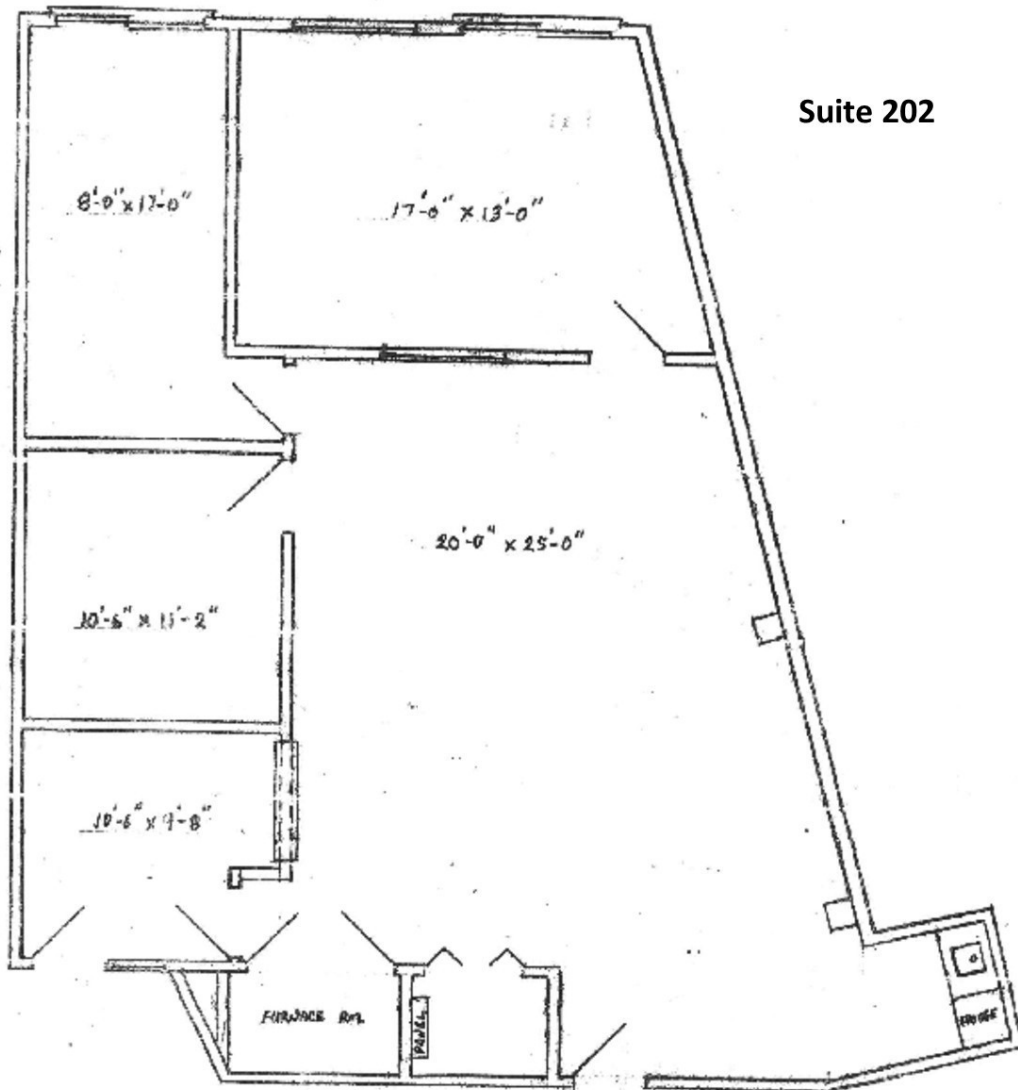
Charleston Center  
311 N. Second St.  
St. Charles, IL

Unit 201



ALL MEASUREMENTS ARE APPROXIMATE

# Suite 202

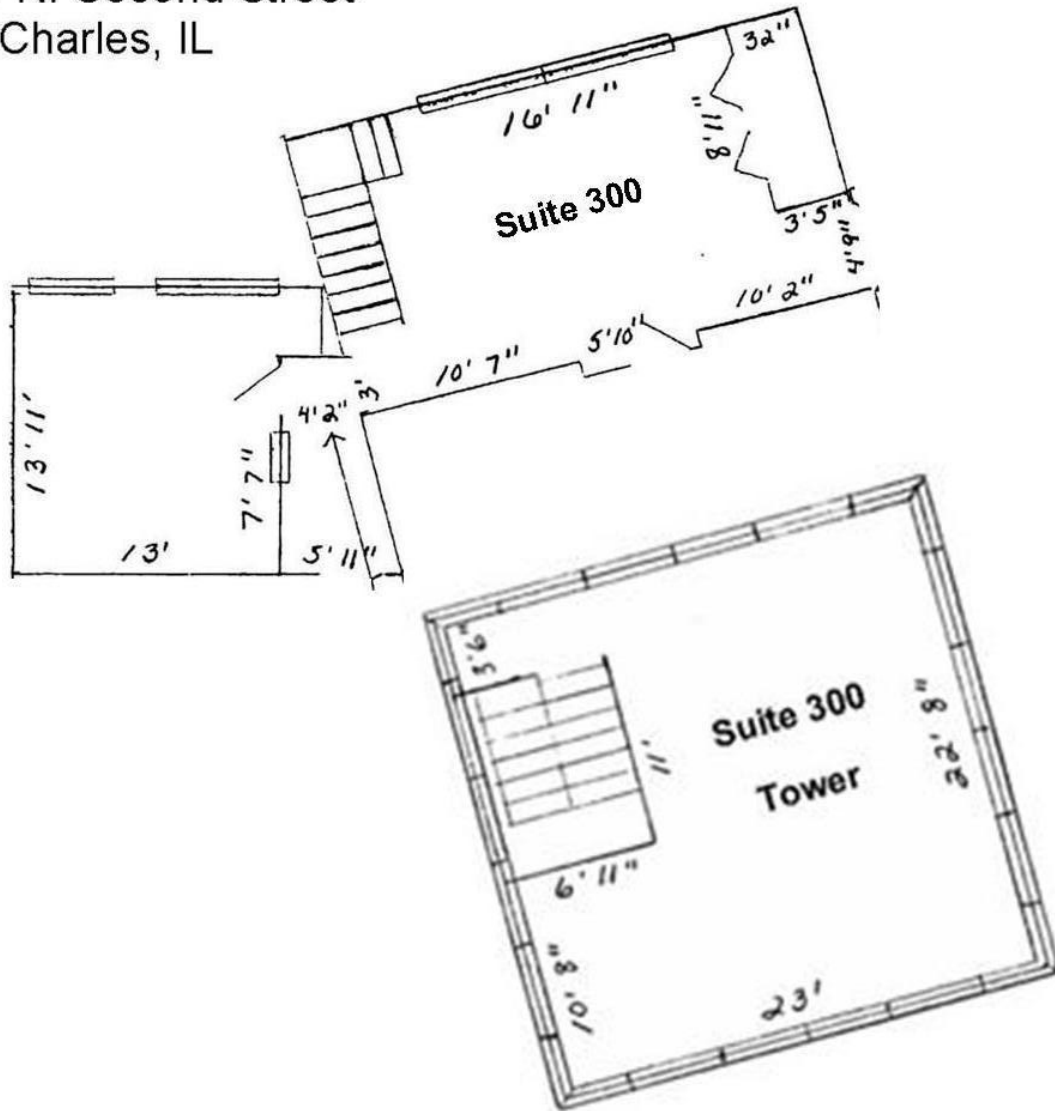


# Suite 202



# Suite 300

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



# Suite 300



Entrance



View



Reception Area



Side Office

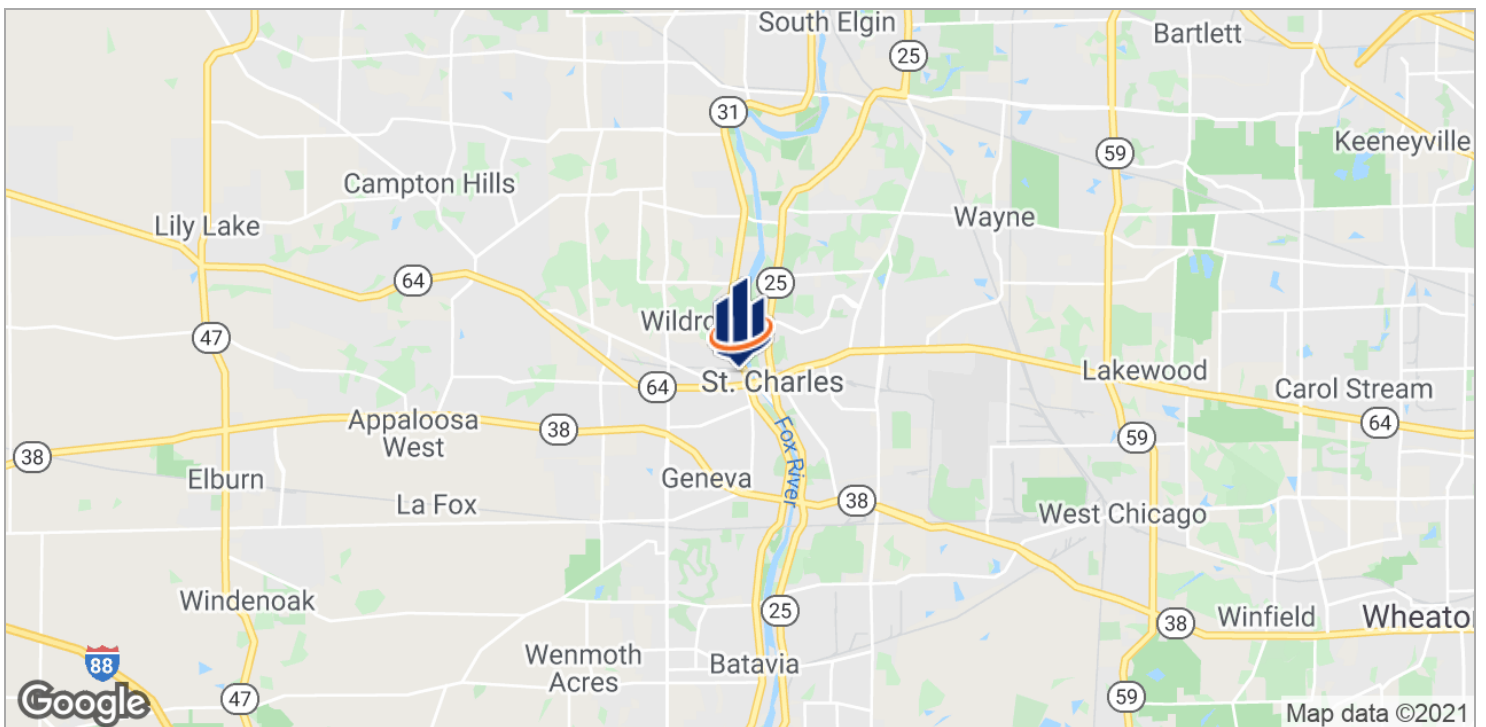
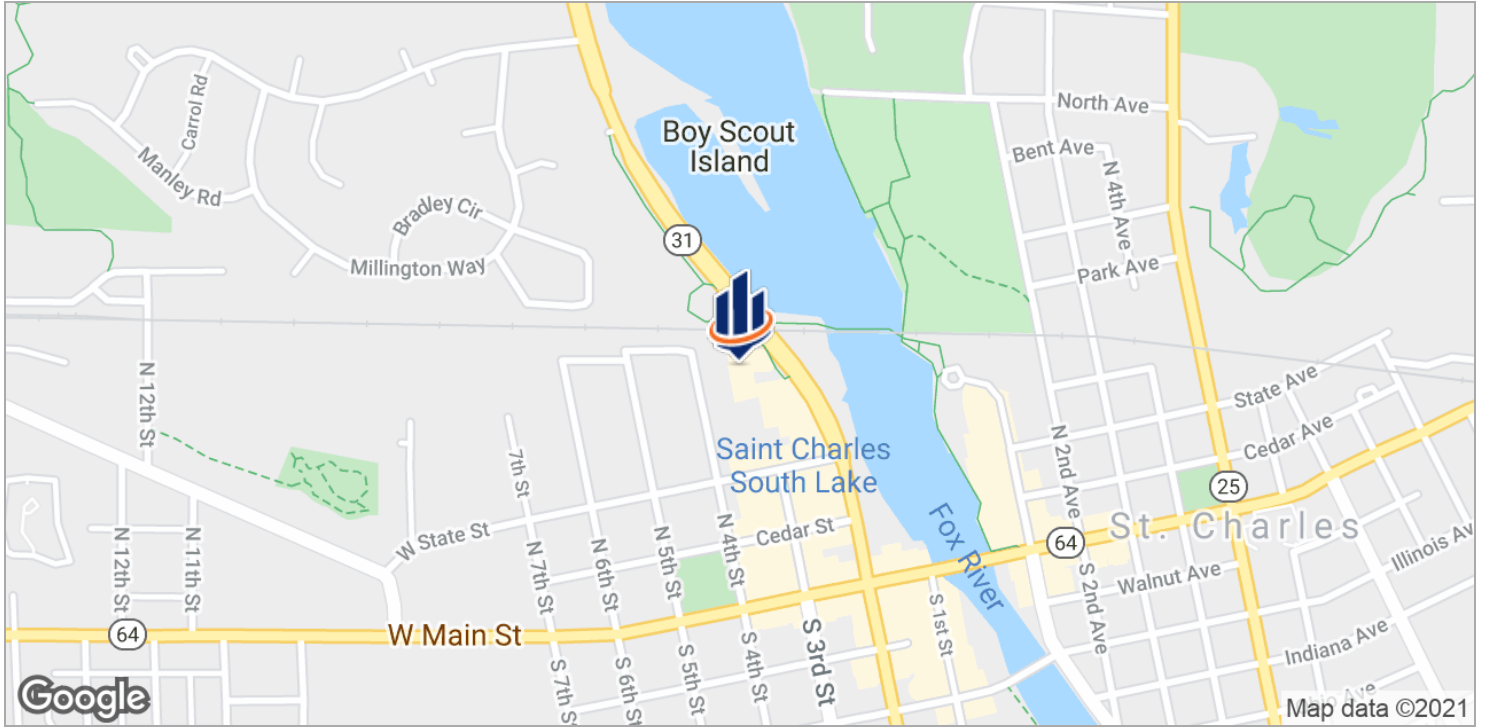


Tower Room



Conference Room

# 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.

# Kane County Info



## HIGHLIGHTS

County seat is Geneva

Comprised of 16 townships

Accessible Airports: O'Hare, Midway, DuPage, Aurora Municipal

Rail: Metra stops in Elgin, Aurora, Geneva, LaFox, Elburn

Pace Bus Routes

Extensive biking and hiking trail system

Interstates: I-88, I-90  
US Highways: 20, 30, 34

Higher Education: Aurora University, Judson University, Elgin Community College, Waubensee Community College

## KANE COUNTY, IL

2016 Population: Over 526,000

Land Area: 524 square miles

Notable feature is the Fox River. Largest cities are situated along the river - Aurora, Elgin, St Charles, Geneva, Batavia.

The 2030 Land Resource Management Plan divides the county into 3 areas: Urban Corridor - eastern portion, Critical Growth Corridor - middle portion, Agricultural Corridor - western portion.

Thriving commercial base. Farming has long been a way of life and an important economic activity in Kane County. Some farmland has been converted to accommodate increased growth. Official efforts are being made to preserve & protect farmland.

Forest Preserves: Approximately 20,000 acres.