

PROFESSIONAL/ MEDICAL OFFICE BUILDING

1650 EAST MAIN STREET
SAINT CHARLES, IL 60174



St. Charles
Natural Medicine Center

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Property Summary



OFFERING SUMMARY

Sale Price:	\$2,150,000
Building Size:	12,066 SF
Price / SF:	\$178.19
Lot Size:	0.58 Acres
Year Built:	1986
Renovated:	2012
Zoning:	BC-PUD
Market:	Chicago - West Suburban
Submarket:	Kane County

PROPERTY OVERVIEW

FOR SALE OR LEASE: 12,066 sf professional/medical elevator building on three floors. Classic masonry design. Common areas include large foyers with access to elevators, open staircases and restrooms on all levels. Campus-like setting.

Available lease [or owner/user] space from 1,000 sf up to the entire building. Many interior upgrades, including high-end integrated furnishings. A variety of floor plan and space options available. Windows and natural lighting throughout each level. Prominent electronic signage on Main St [Rt 64]. Unit sizes for individual suites include proration of common areas [9.9%].

LOCATION OVERVIEW

Located on east side of St Charles IL, an upscale suburb about 30 miles west of Chicago. On north side of Main St [Rt. 64/North Ave]. Near restaurants and shopping.

0.9 miles to Northwestern Medicine Convenient Care, 1.2 mile east of the Fox River in downtown St Charles, 4.4 miles to Northwestern Medicine/Delnor Hospital. 9 miles to I-88 at Kirk/Farnsworth. 11 miles to I-90 at IL Rt 25. 13.2 miles to I-355 at IL Rt 64 [North Ave].

Highlights

SALE HIGHLIGHTS

- For Sale or Lease
- Professional / Medical Building
- Classic Masonry Design
- High -End Interior Finishes
- Elevator Access
- Numerous Building Upgrades
- Campus-Like Setting
- Signage on Main St (Rt 64)
- Upscale Suburban Area

LOCATION HIGHLIGHTS

- 0.9 miles to Northwestern Medicine Convenient Care
- 1.2 mile east of the Fox River in downtown St Charles
- 4.4 miles to Northwestern Medicine/Delnor Hospital
- 9.0 miles to I-88 at Kirk/Farnsworth
- 11.0 miles to I-90 at IL Rt 25
- 13.2 miles to I-355 at IL Rt 64 (North Ave)

DEMOGRAPHIC HIGHLIGHTS

- Total Population: 111,774
- Avg HH Income: \$110,960

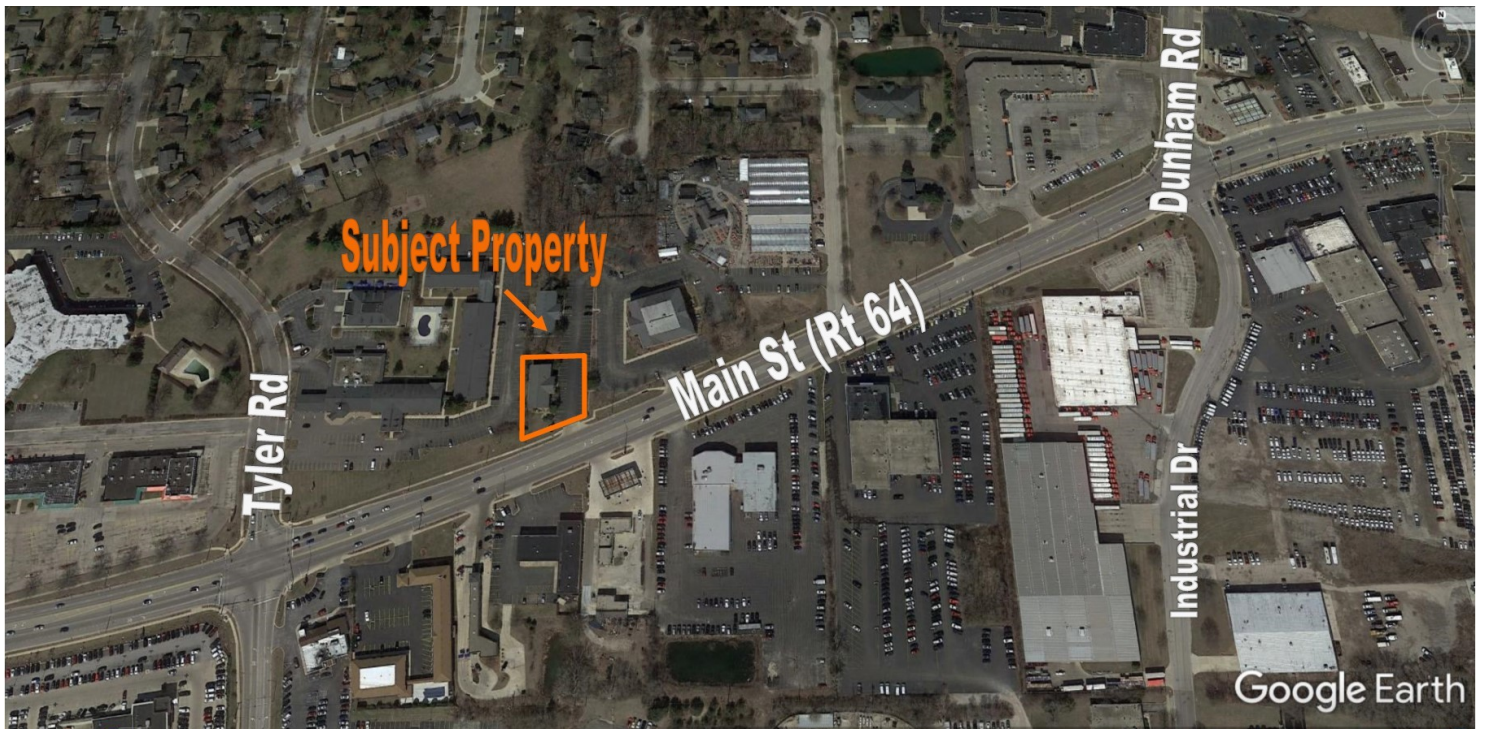


Available Spaces

LEASE RATE:	\$13.00 - 19.00 SF/YR	TOTAL SPACE:	1,000 - 12,066 SF
LEASE TYPE:	NNN	LEASE TERM:	Negotiable

SPACE	LEASE RATE	TYPE	SIZE	MIN - MAX	COMMENTS
Main Floor	\$19.00 SF	NNN	4,022 SF	1,600 - 12,066 SF	Prominent office suite with attractive, upscale finishes. Large reception and waiting area. 5 exam rooms with sinks, 4 executive-size offices and/or conference rooms. Potential to divide space into two users. \$7,813/mo rent includes \$4.31/sf in pass through costs.
200	\$15.00 SF	NNN	1,374 SF	1,374 SF	Features waiting/reception. 4 private offices with a large open center workstation area. \$2,211/mo rent includes \$4.31/sf in pass through costs.
201	\$17.00 SF	NNN	2,648 SF	2,648 - 4,022 SF	Upscale professional office suite with mahogany-finish french doors, trim, and lower wood paneling throughout. 4 private offices, 2 custom built-in work stations with windows, full kitchenette with sink and hard-surface counters. Large conference room and storage/mail room. \$4,702/mo rent includes \$4.31 in pass through costs.
LL	\$13.00 - 15.00 SF	NNN	4,022 SF	1,000 - 4,022 SF	Large reception area or dual work station. 6 exam rooms. 3 large offices. Huge wall file and cabinet counter areas, 2 closet storage areas, a laundry room. Mixture of contemporary deluxe carpet and tile design throughout. Many options for a creative use of individual spaces or the entire level.

Aerials



Exterior Photos



Common Area Photos



Main Floor



Main Floor - Medical



Suite 201



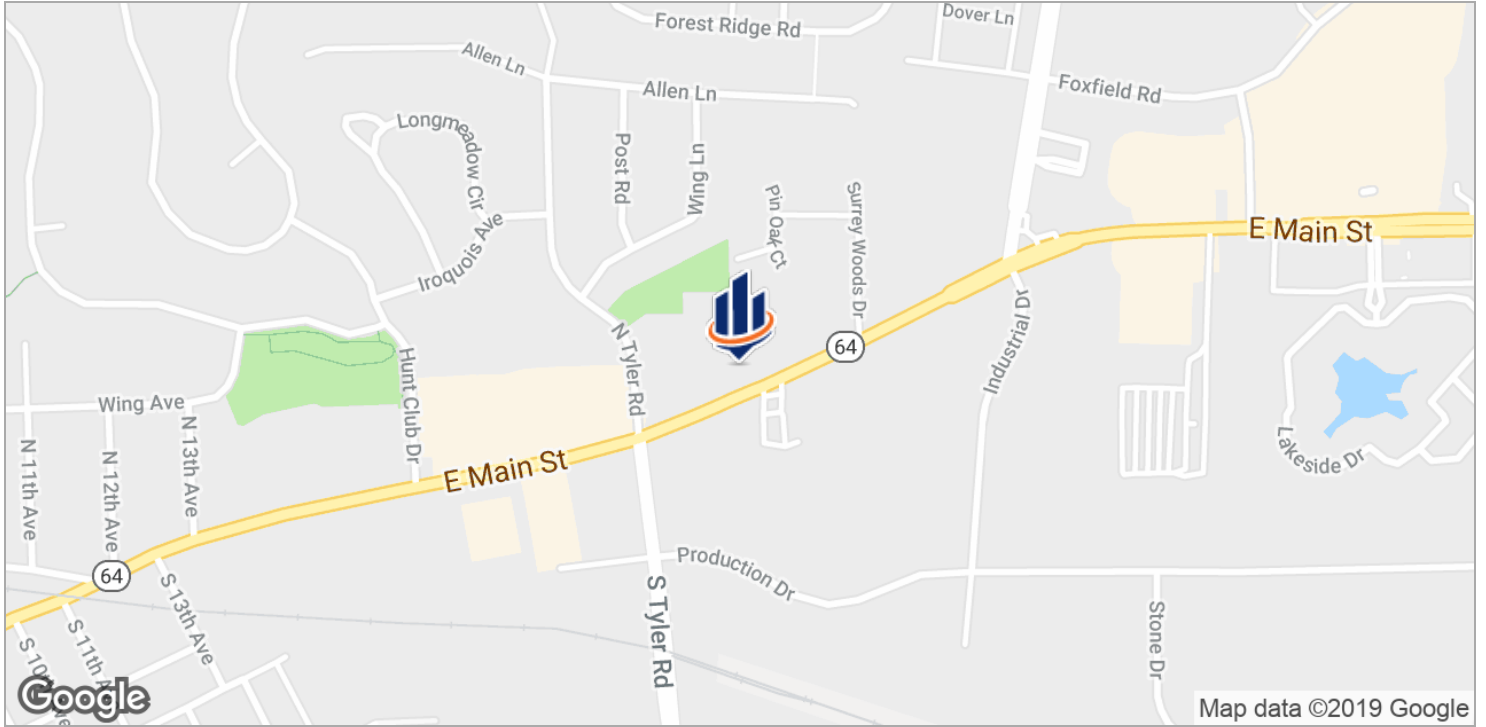
Suite 200



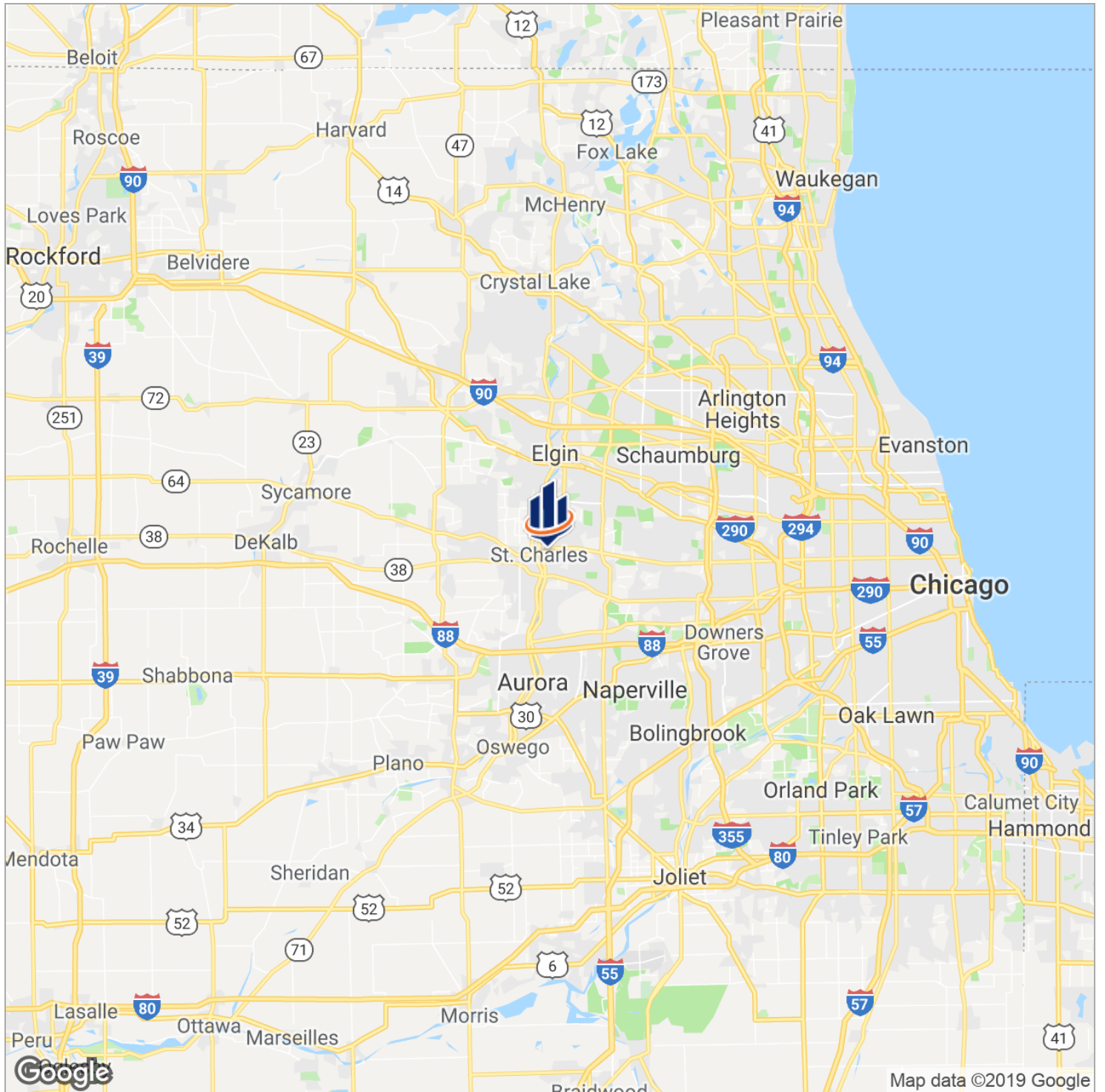
Lower Level



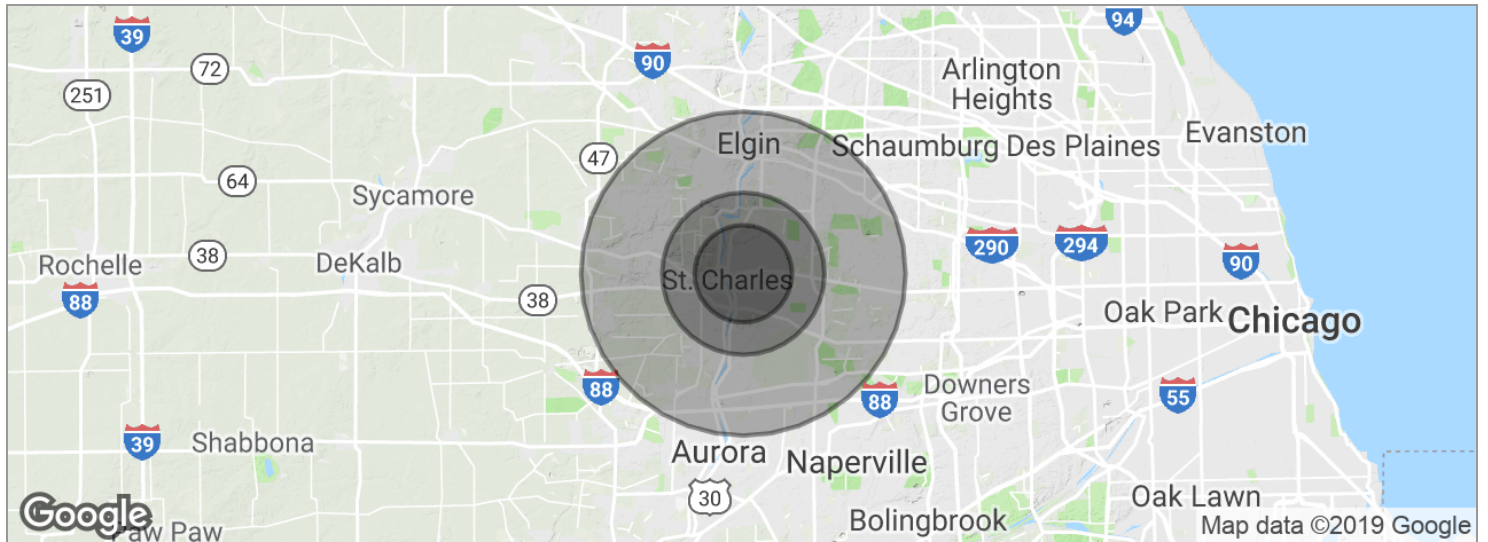
Location Maps



Regional Map



Demographics Map



POPULATION

	3 MILES	5 MILES	10 MILES
Total population	47,579	111,774	535,153
Median age	39.9	39.0	35.8
Median age (Male)	37.8	38.0	35.2
Median age (Female)	42.5	40.4	36.6

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	17,845	39,840	183,134
# of persons per HH	2.7	2.8	2.9
Average HH income	\$110,573	\$110,960	\$93,986
Average house value	\$395,408	\$390,353	\$330,981

* Demographic data derived from 2010 US Census

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.

Advisor Bios

NEIL JOHNSON

Managing Director/Broker



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PROFESSIONAL BACKGROUND

Neil Johnson serves as managing director / broker for SVN Landmark Commercial Real Estate LLC, specializing in retail, office, and industrial properties - as well as vacant land - in west suburban Chicago.

Johnson has 30 years of experience in commercial real estate brokerage, investment and land development. His team has participated in over 750 sale and lease transactions. 2005-2017 transaction volume was more than \$125 million. Johnson serves as the national Leasing Council Co-Chair for SVN International.

Prior to joining SVN in 2005, Johnson served as lead commercial broker for Miscella Real Estate in Geneva IL.

Johnson is active in St. Charles, Geneva and Batavia civic groups including chambers of commerce and Illinois Main Street organizations. He serves on the board of directors for the Geneva Chamber of Commerce. Johnson is also an active member of Batavia Covenant Church, where he served as Chairman for three years.

Johnson earned a masters degree from Loyola University and a bachelor of arts from North Park College. He was honored with the Community Image Award from the St Charles Chamber of Commerce, and the Richard H. Driehouse Foundation Award from Landmarks Preservation Council of Illinois for redevelopment of an historic hotel in downtown St. Charles IL.

EDUCATION

BA - North Park College, Chicago
MA - Loyola University, Chicago

MEMBERSHIPS & AFFILIATIONS

International Council of Shopping Centers [ICSC]

WENDY D. COVAS-HOLST

Advisor



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PROFESSIONAL BACKGROUND

Wendy Covas serves as Advisor at SVN Landmark Commercial bringing together a winning strategy to understand and support your goals and your commercial real estate. Her goal is to both create and preserve wealth for her clients while buying, selling, or needing landlord or tenant representation. She recognizes the pride of ownership and success of her clients, develops long term relationships; always putting their interest first.

Over the last 20 years, Covas has gained extensive leadership and project management skills in the manufacturing sector of the industrial market. She will partner with you to analyze and understand market conditions, provide market values for your assets, research new opportunities, potentially expand your footprint locally, regionally, or nationally, divest properties when needed, and support your plans, both short term and long term.

Prior to joining SVN Landmark, Covas worked with customers/clients in the industrial specialty metals, aerospace, automotive, and medical markets for raw and finished goods of manufactured parts, instruments, device and components. Covas is known for leveraging all resources in a variety of roles supporting operations, key contract account management, new business development, sales growth objectives, and client service excellence. She is dedicated to finding solutions that meet your expectations.

Covas graduated from Benedictine University with a degree in Organizational Leadership and Finance; participated in various workshops devoted to Six Sigma, systems management, and teamwork; always finding opportunities, making the tough decisions, providing flexibility and offering creativity to make things happen easily and accurately. She enjoys spending time with her family in Geneva, Utah, Minnesota, the lake house in Wisconsin and the outdoors.