

AVAILABLE FOR LEASE  
3625 SWENSON AVENUE  
ST. CHARLES, ILLINOIS 60174



**BUILDING SPECIFICATIONS:**

<b>BUILDING SIZE:</b>	114,560 SF
<b>TOTAL AVAILABLE:</b>	28,800 SF
<b>OFFICE:</b>	To Suit
<b>CLEAR HEIGHT:</b>	22'
<b>LOADING:</b>	2 Interior Docks // 1 Drive-in Door
<b>PARKING:</b>	103 Surface Spaces, Incl. 4 HC; Ratio of 0.96 / 1,000 SF
<b>COLUMN SPACING:</b>	40'W x 40'D
<b>TAXES:</b>	\$0.90 PSF
<b>CAM AND INSURANCE:</b>	\$0.65 PSF (Includes Property Management)
<b>COMMENTS:</b>	<ul style="list-style-type: none"><li>› Located in Kane County</li><li>› Good Business Park Location</li><li>› Property Location Amid Executive Housing and Strong Labor Force</li><li>› End Cap Unit</li><li>› Professionally Managed by Lee Asset Management</li></ul>

**AVAILABLE SPACE:**

<b>UNIT 3625:</b>	28,800 SF
<b>OFFICE:</b>	To Suit
<b>LOADING:</b>	<ul style="list-style-type: none"><li>› 2 Interior Docks</li><li>› 1 Drive-in Door</li></ul>
<b>LEASE RATE:</b>	\$5.25 PSF Net
<b>AVAILABLE:</b>	Immediately (Space is Offered by Colliers for Sublease Through 1/31/2020)



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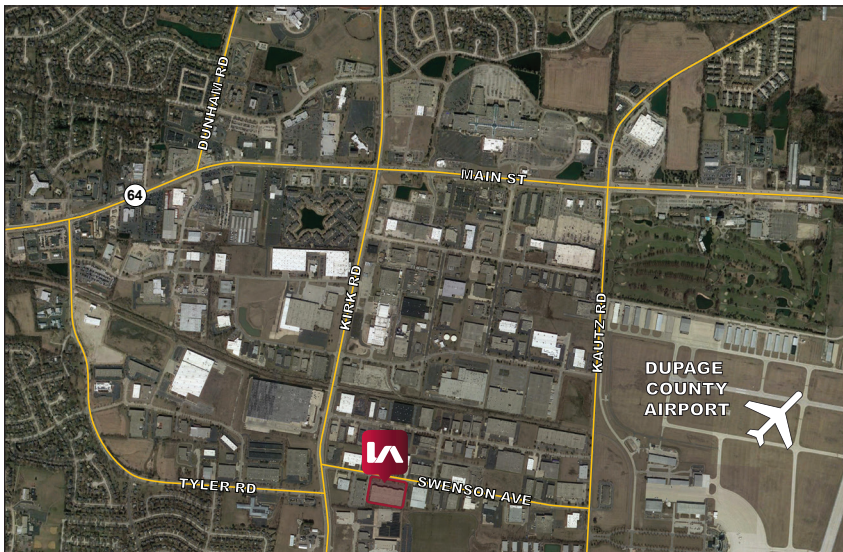
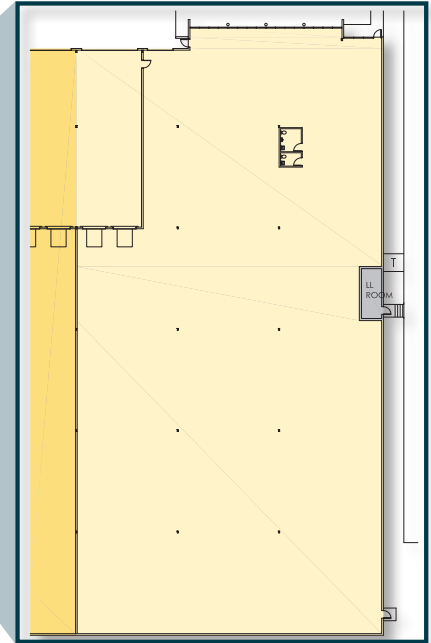
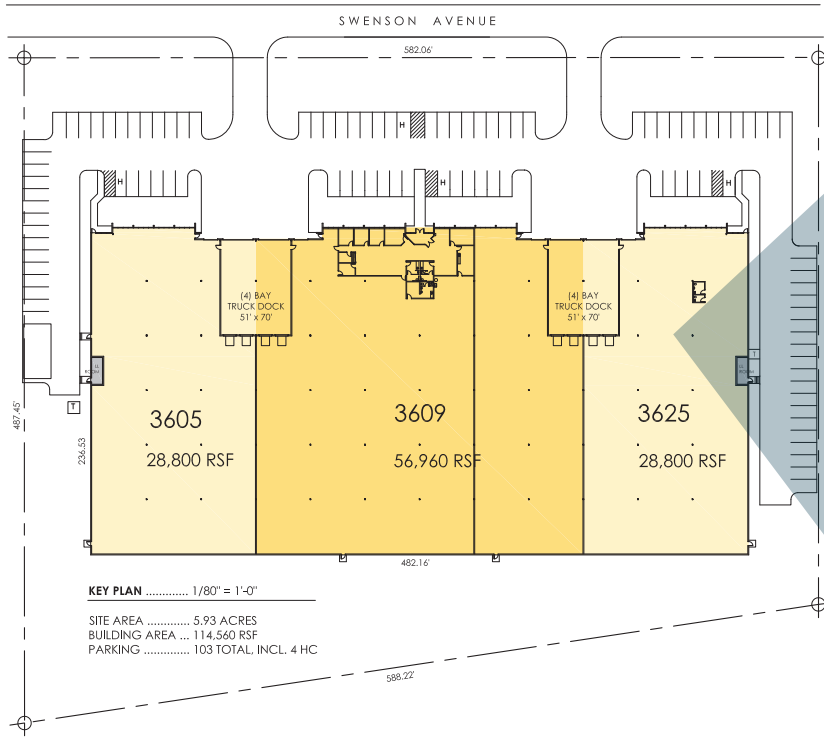
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OWNED BY:

**DRA**  
ADVISORS

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**LOCATION:**

**Nearby Amenities Include:**

Pheasant Run Golf Course, Prairie Landing Golf Course and St., Charles Country Club, Charlestown Mall, DuPage Airport

**Highway Access:**

8 Miles to I-88 via Kirk Rd  
13 Miles to I-355 via North Ave (Route 64)  
15 Miles I-90 via Route 59

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