

ONE-STORY OFFICE BUILDING

3809 ILLINOIS AVENUE
ST CHARLES, IL 60174

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3809 Illinois Avenue, St Charles IL



OFFERING SUMMARY

Available SF: 2,730 - 6,405 SF

Lease Rate: \$12.50 SF/yr (NNN)

Lot Size: 8 Acres

Year Built: 1996

Building Size: 10,000 SF

Zoning: M2

Market: Chicago - Far West

Submarket: Kane County

PROPERTY OVERVIEW

Office suites in one story brick building. May combine available spaces as needed. Private parking lot with 71 spaces.

LOCATION OVERVIEW

Eastern gateway to St Charles. Just south of Eastgate Commons shopping center and Main St (Rt 64). Near restaurants and shopping.

PROPERTY HIGHLIGHTS

- East Side of St Charles
- 1 Story Brick Building
- Large Office Suites
- In Office/Industrial Area
- Close to Restaurants & Shopping

Aerial



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SVN | Landmark Commercial Real Estate

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Available Spaces

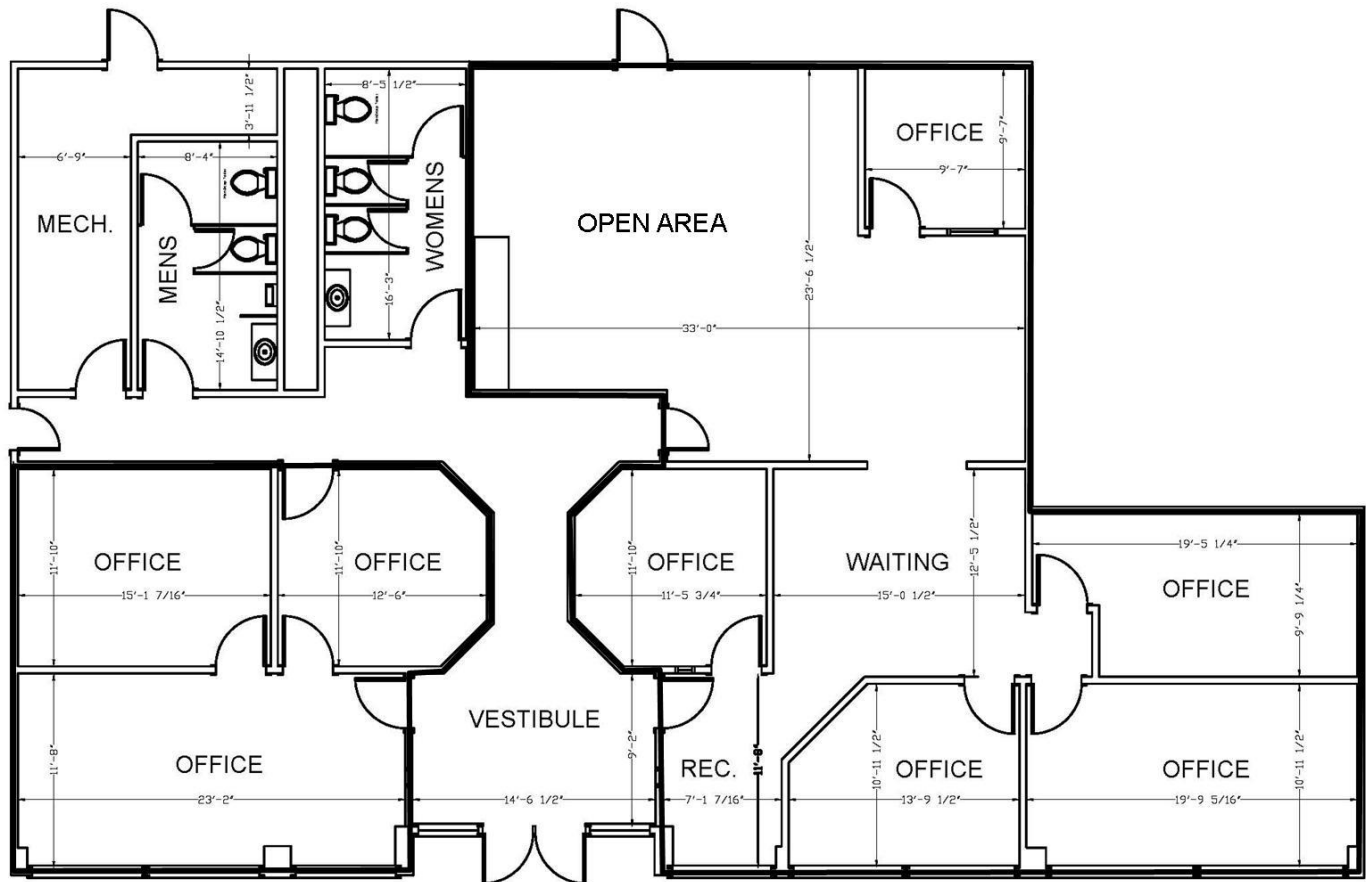
| | | | |
|--------------------|---------------|---------------------|------------------|
| LEASE RATE: | \$12.50 SF/YR | TOTAL SPACE: | 2,730 - 6,405 SF |
| LEASE TYPE: | NNN | LEASE TERM: | Negotiable |

| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE | TERM | COMMENTS |
|-------|-----------------|---------------|------------|----------|------------|--|
| 200 | Office Building | \$12.50 SF/yr | NNN | 2,730 SF | Negotiable | \$3,858/mo rent includes \$4.46/sf in pass thru costs. Up to 8 private offices and/or conference rooms - 3 with windows. Large admin/cubicle/training area with kitchenette. Shared restrooms. Combine with Suite 300 for 6,405 sf. |
| 300 | Office Building | \$12.50 SF/yr | NNN | 3,675 SF | Negotiable | \$5,194/mo rent includes \$4.46/sf in pass thru costs. Suite features reception area, 4 private offices, large conference / cubicle room (approx 19'X25'), huge showroom / admin area (31'X40'), kitchenette, shipping room with overhead door & access to depressed dock. Unit size includes portion of common area. Combine with Suite 200 for 6,405 sf. |

Suites 200 & 300



Unit 200

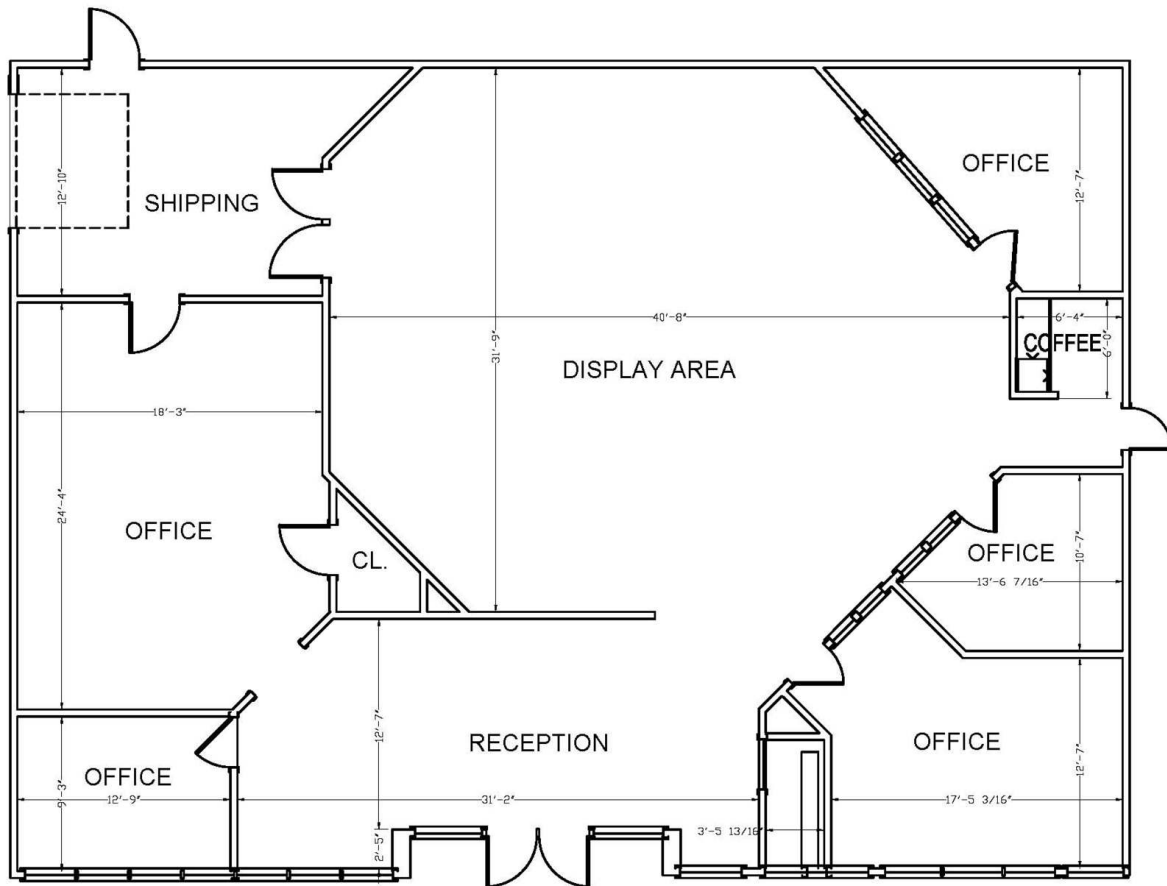


200B
715 SF

3809 - UNIT #200
SCALE: 1/8" = 1'-0"

200A
2,015 SF

Unit 300



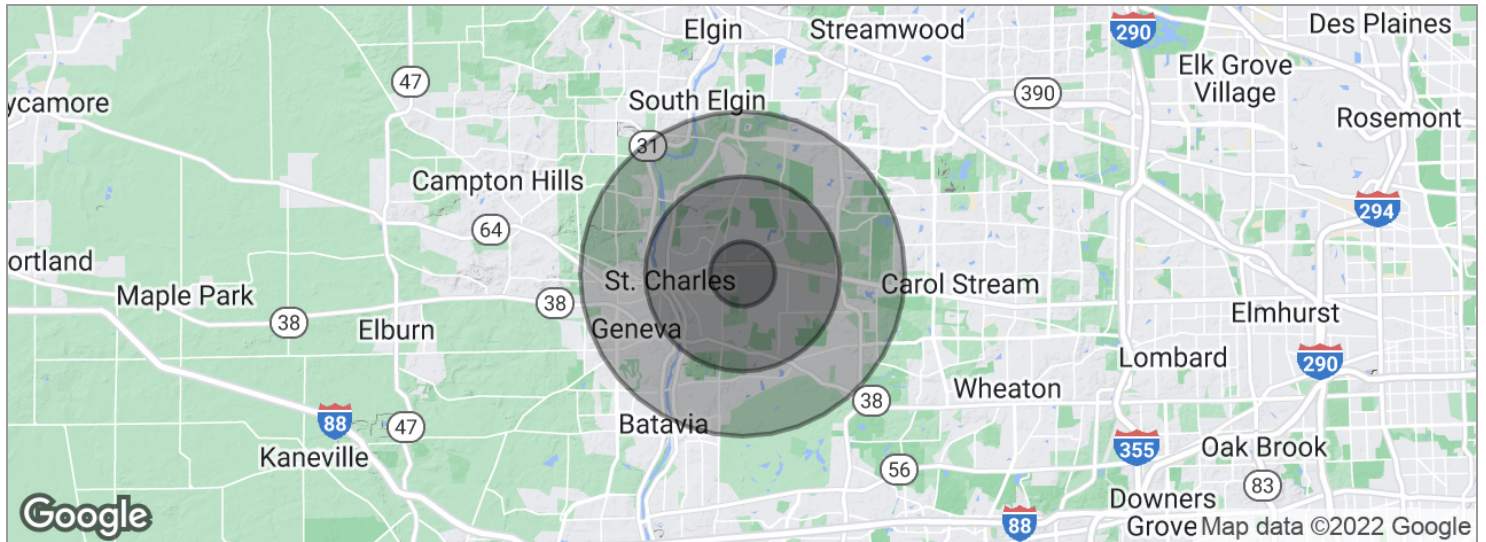
3809 - UNIT #300

SCALE: 1/8" = 1'-0"

Unit 300



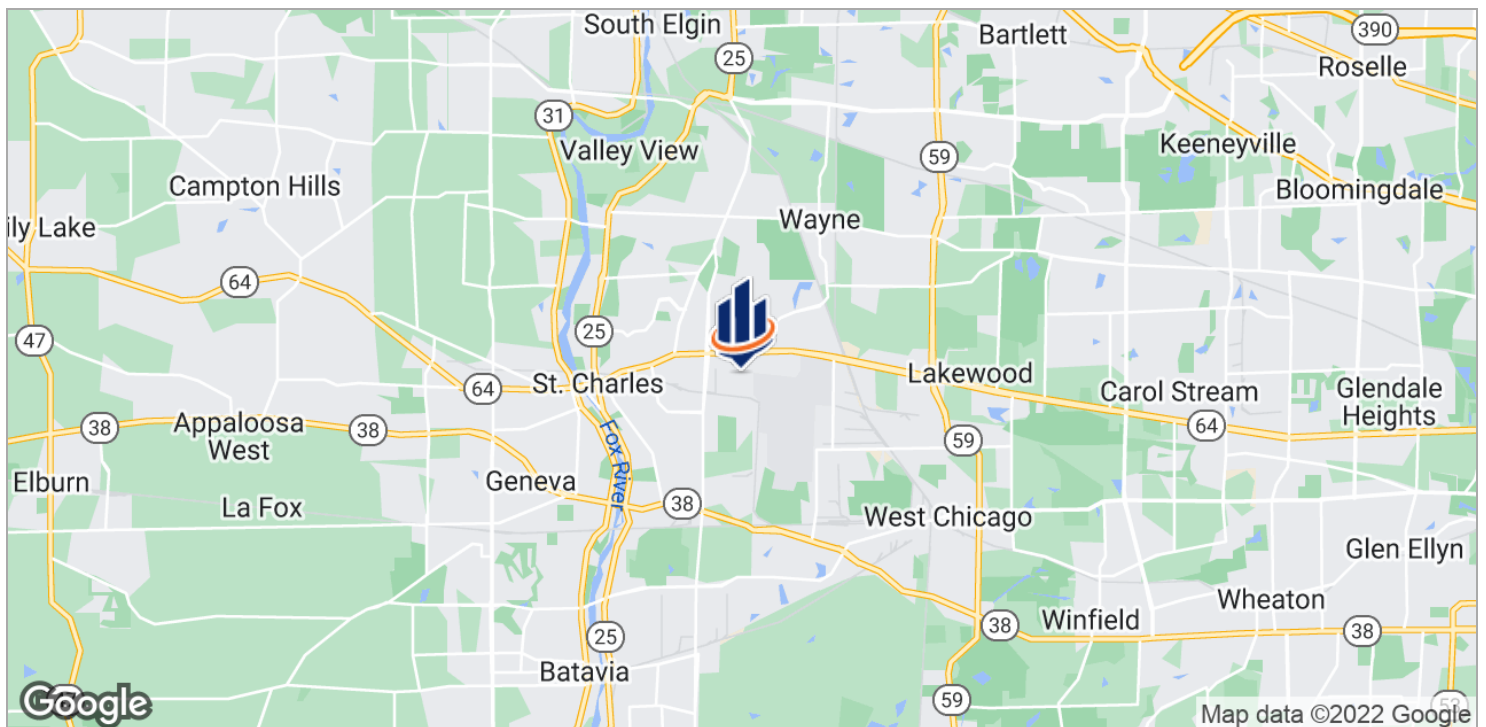
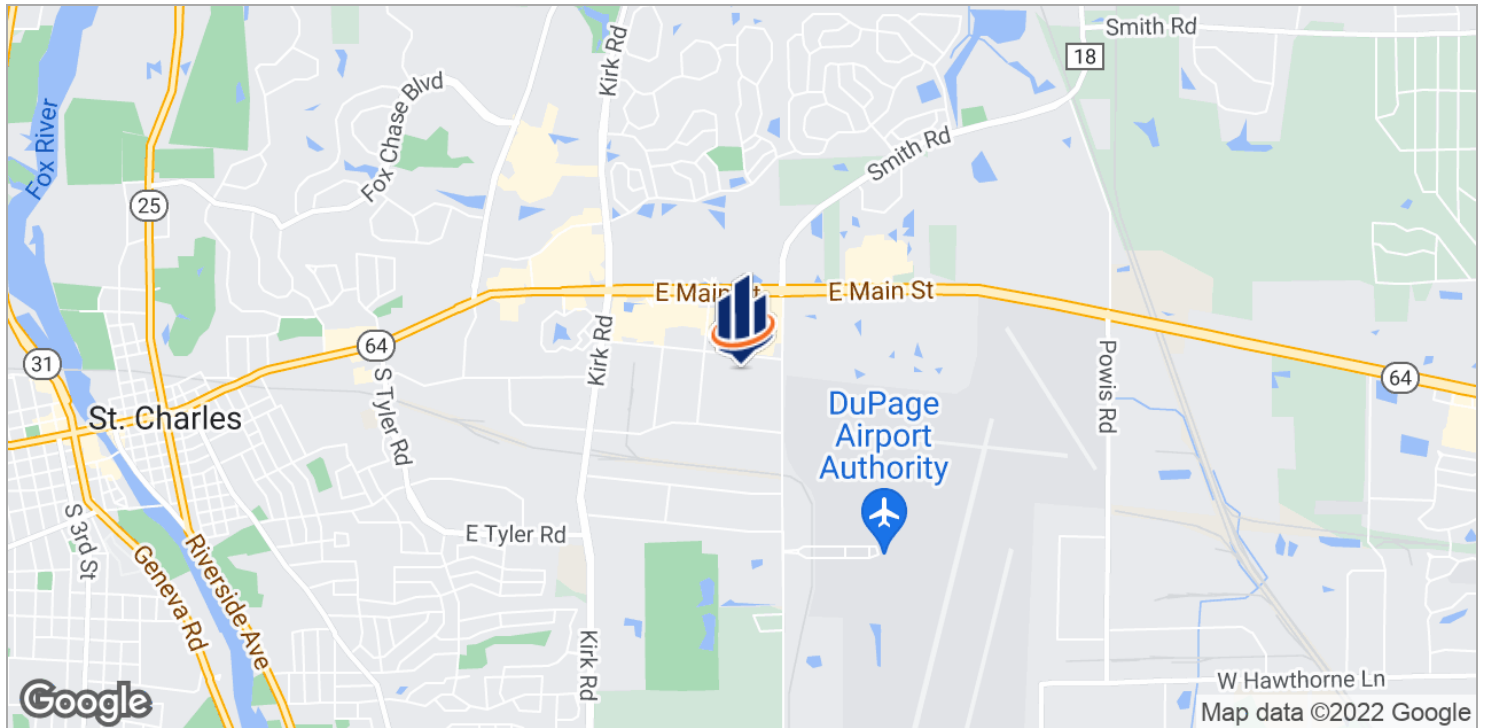
Demographics Map



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 5,624 | 39,580 | 100,266 |
| Median age | 38.3 | 38.4 | 38.4 |
| Median age [Male] | 34.7 | 36.3 | 37.4 |
| Median age [Female] | 41.8 | 41.0 | 39.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 2,024 | 13,897 | 35,295 |
| # of persons per HH | 2.8 | 2.8 | 2.8 |
| Average HH income | \$108,794 | \$112,880 | \$107,069 |
| Average house value | \$375,593 | \$412,898 | \$384,553 |

* Demographic data derived from 2020 ACS - US Census

Location Maps



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