

# FOR LEASE

125 FLINN STREET  
BATAVIA, IL 60510

2<sup>ND</sup> FLOOR OFFICE:  
2,660 +/- SQUARE FEET  
\$14.00 PSF NNN  
\$2.74 PSF CAM

## Building Highlights

- ▶ Multiple private offices
- ▶ Two private restrooms
- ▶ Ample private parking
- ▶ Private entrance
- ▶ Near I-88 and Randall Road Corridor
- ▶ Easy access to Route 31 & 25



RECEPTION  
AREA



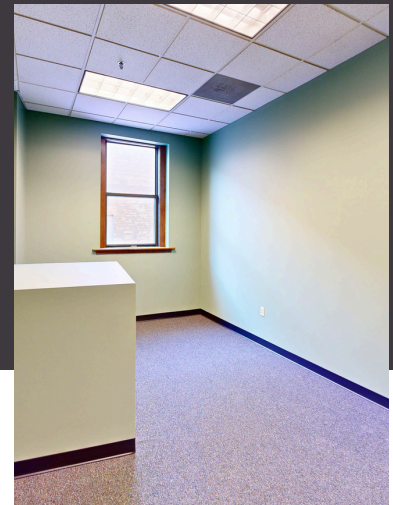
NEWLY  
PAINTED



MULTIPLE PRIVATE  
OFFICES



IDEAL FOR OFFICE  
OR RETAIL



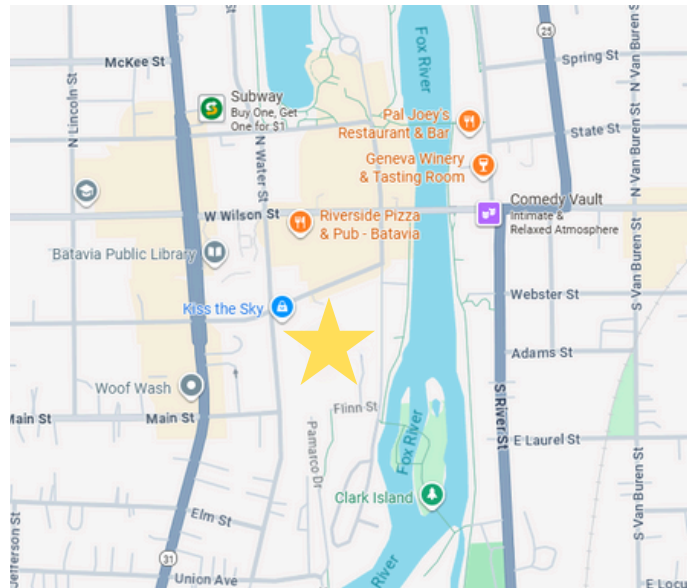
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## 125 FLINN STREET BATAVIA, IL 60510



### Property Information:

125 Flinn Street features beautiful hardwood floors, abundant natural lighting, ample parking, two private restrooms and multiple private offices. Exposed limestone and numerous windows make this office an amazing space for your business and creative needs. Located on the 2<sup>nd</sup> floor of a historic limestone building in the heart of downtown Batavia! Easy access to Route 31 and Route 25. Short distance to I-88 and Randall Road Corridor.



All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, but no warranty or representation is made to accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease, or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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