

# FOR LEASE

CEDAR AVENUE BUSINESS CENTER  
1020 CEDAR AVENUE-SUITE 100  
ST. CHARLES, IL 60174

## Suite Highlights:

- ▶ **6 Private Offices**  
Quiet, spacious rooms ideal for confidential sessions, client consultations, or focused work.
- ▶ **Warm & Welcoming Lobby**  
Create the perfect impression for clients with a comfortable reception area.
- ▶ **Dedicated Conference Room**  
An ideal space for group sessions, team meetings, depositions, or collaborative planning.
- ▶ **Employee Break Room**  
A convenient spot for your team to recharge between appointments.
- ▶ **Shared, Well-Maintained Restrooms**  
Easily accessible & professionally maintained for your convenience.



Office Space Available!

RATE: \$15.00/SF NNN

2,308 SQUARE FEET

\$2.39/SF CAM



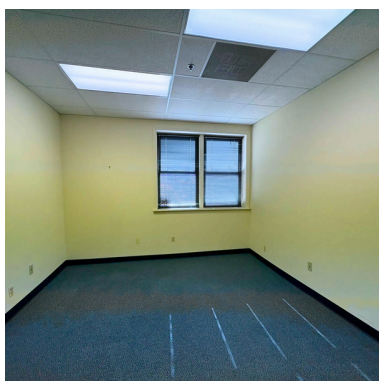
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## OFFICE SUITE IDEAL FOR COUNSELING, THERAPY, OR LEGAL SERVICES

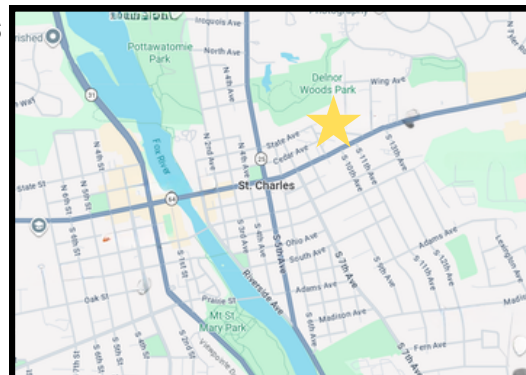
Discover a rare opportunity to elevate your practice in an inviting, professional setting. This ±2,300 SF private office suite offers the perfect environment for counseling and therapy services, law firms, or any business that benefits from multiple private offices and a welcoming client experience.

Located in the historic Globe Music Industrial Building, just east of Downtown St. Charles, this suite combines charm, privacy, and excellent visibility along Rt. 64.



### Why This Location Works for Client-Focused Practices

- High visibility on Rt. 64 and easy access for clients traveling from surrounding communities
- Historic charm paired with professional appeal
- Thriving business corridor, enhancing both credibility and convenience
- Ample space for growing teams, multiple practitioners, or hybrid service models



Whether you're expanding your counseling practice, opening a satellite law office, or seeking a functional multi-office layout for any professional service, this suite offers the flexibility, privacy, and atmosphere your business deserves.



**DANIELLE HOLMAN**

COMMERCIAL LEASING AGENT

 [DHOLMAN@BEICRE.COM](mailto:DHOLMAN@BEICRE.COM)

 630.457.1334

 140 FIRST STREET, BATAVIA, IL 60510

 [WWW.BEICRE.COM](http://WWW.BEICRE.COM)

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