



Downtown Geneva Office

319 W. STATE STREET, GENEVA, IL 60134

1,105 SF OFFICE SPACE FOR LEASE

Your Vision. Our Dedication. Your Partner.

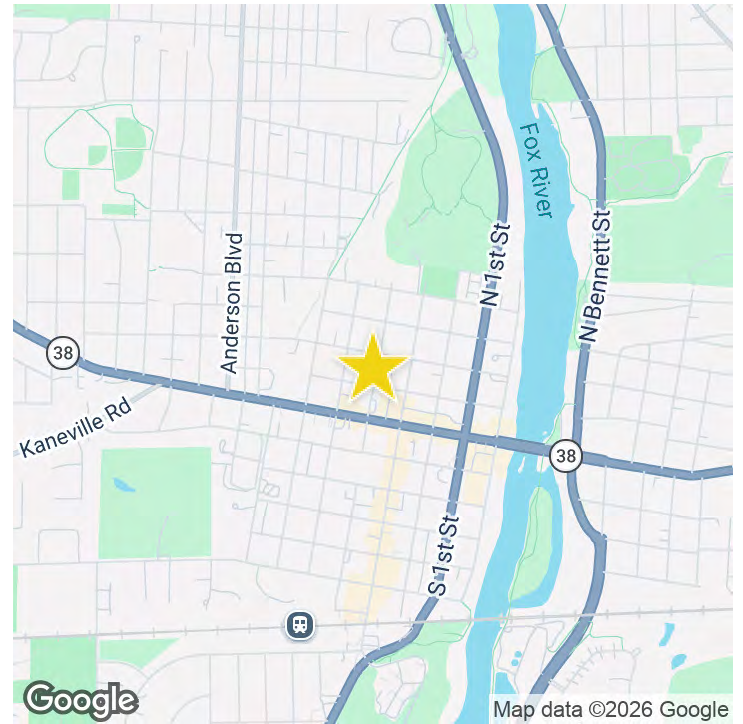
MURRAY COMMERCIAL

2035 Foxfield Road, Suite 203
St. Charles, IL 60174
630.513.0173 | murraycommercial.com

THIJS DENNISON

Broker
630.251.2144
thijs@murraycommercial.com

2ND FLOOR OFFICE SPACE FOR LEASE



MONTHLY RENT

\$2,025

OFFERING SUMMARY

Available SF:	1,105 SF
Lease Type:	Modified Gross
Building Size:	20,767 SF
Traffic Count:	20,300

PROPERTY OVERVIEW

Suite 260 Features:

- Three private offices
- Conference room
- Waiting area
- Open work area
- Access to common restrooms

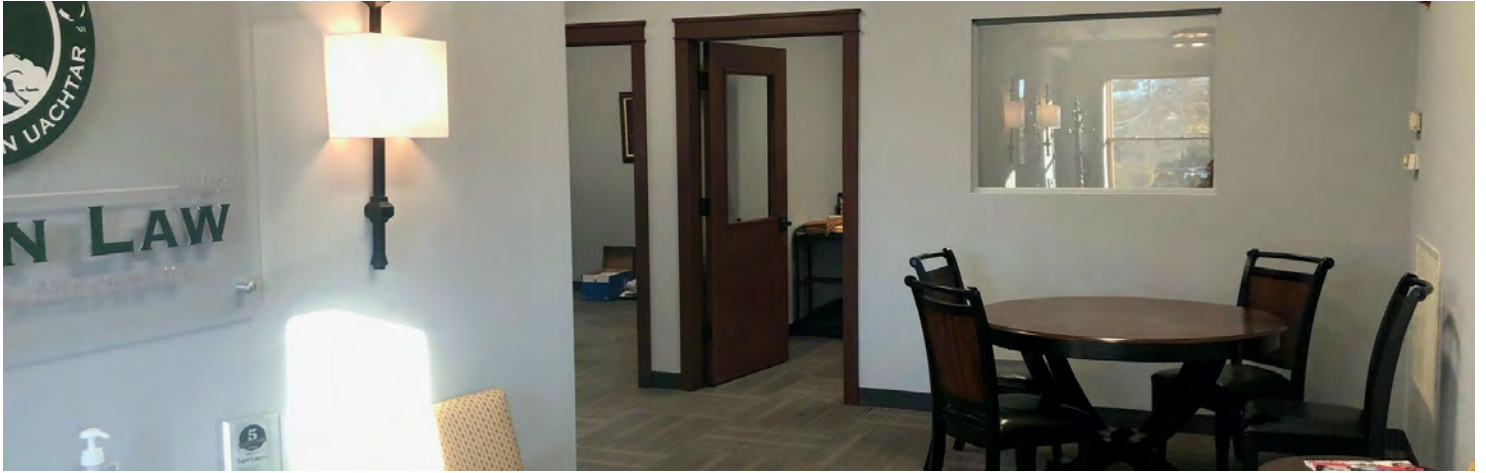
PROPERTY HIGHLIGHTS

- Located in the heart of downtown Geneva
- Set within the iconic Geneva Theater Building
- Steps from restaurants, shops, and professional services
- Walkable to the Metra train station
- Near the scenic Fox River
- Ideal for businesses seeking a vibrant, high-traffic location with historic charm

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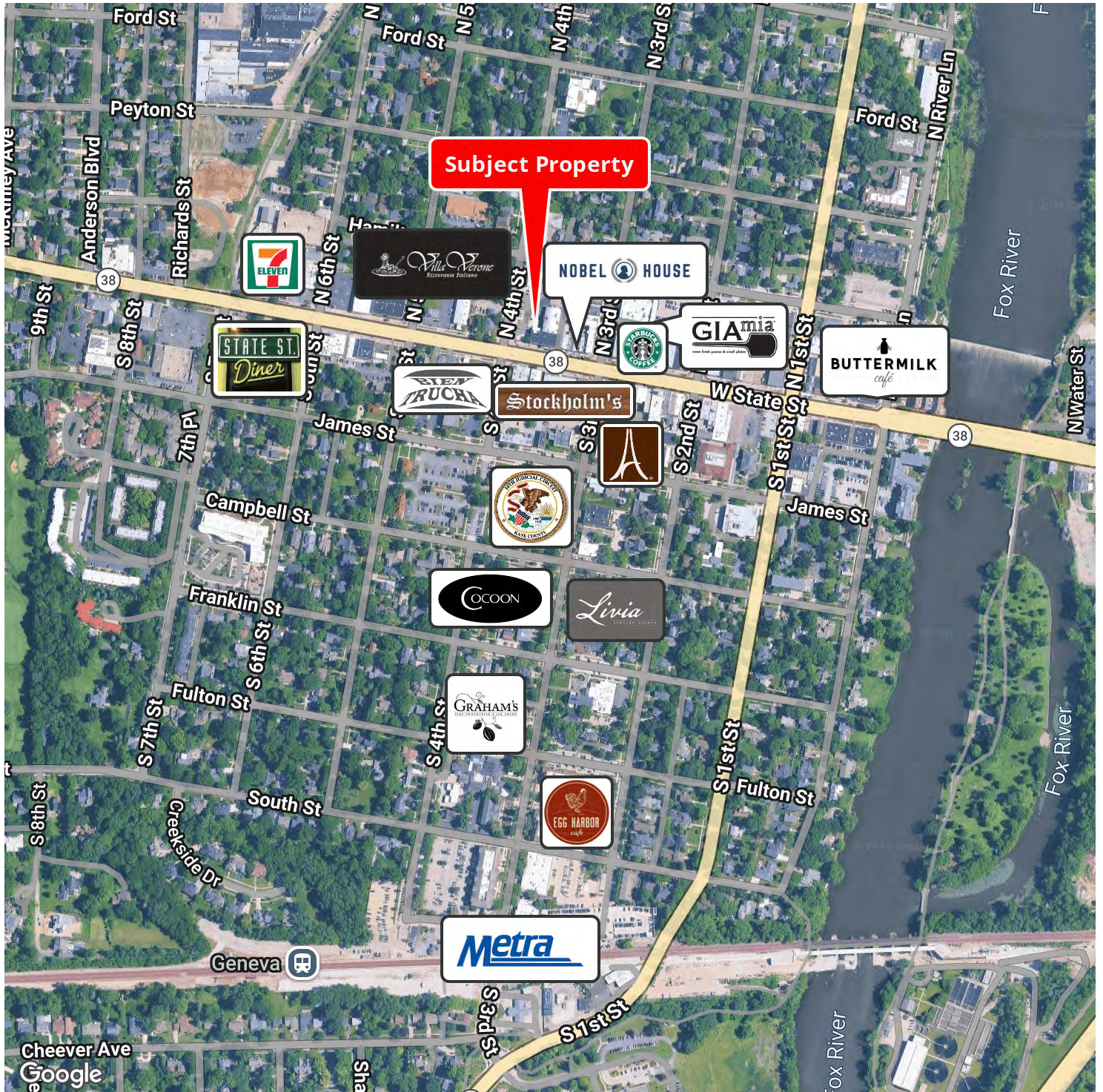
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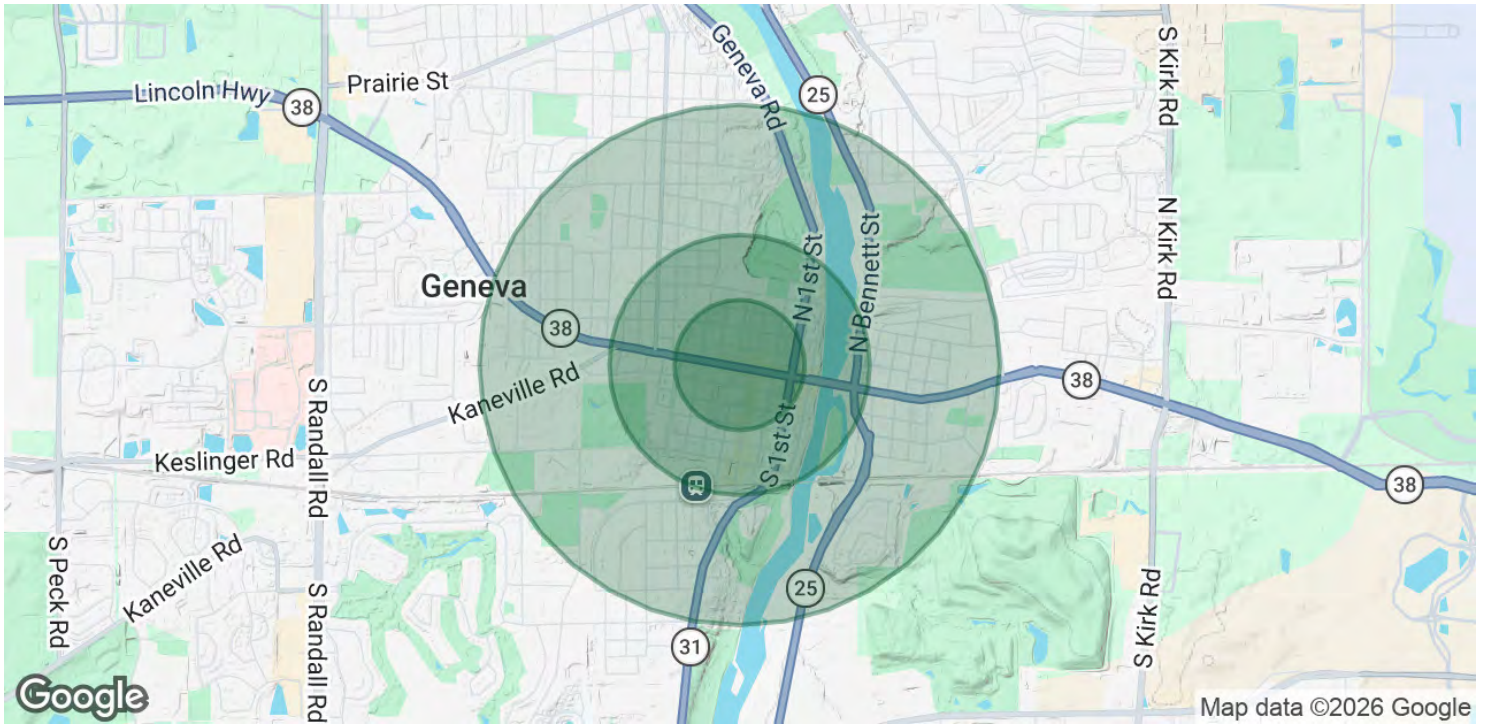
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LOCATION / RETAILER MAP



DEMOGRAPHICS



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	532	2,213	8,438
Average Age	41.0	41.8	43.2
Average Age (Male)	37.1	37.6	41.1
Average Age (Female)	42.7	44.2	45.1

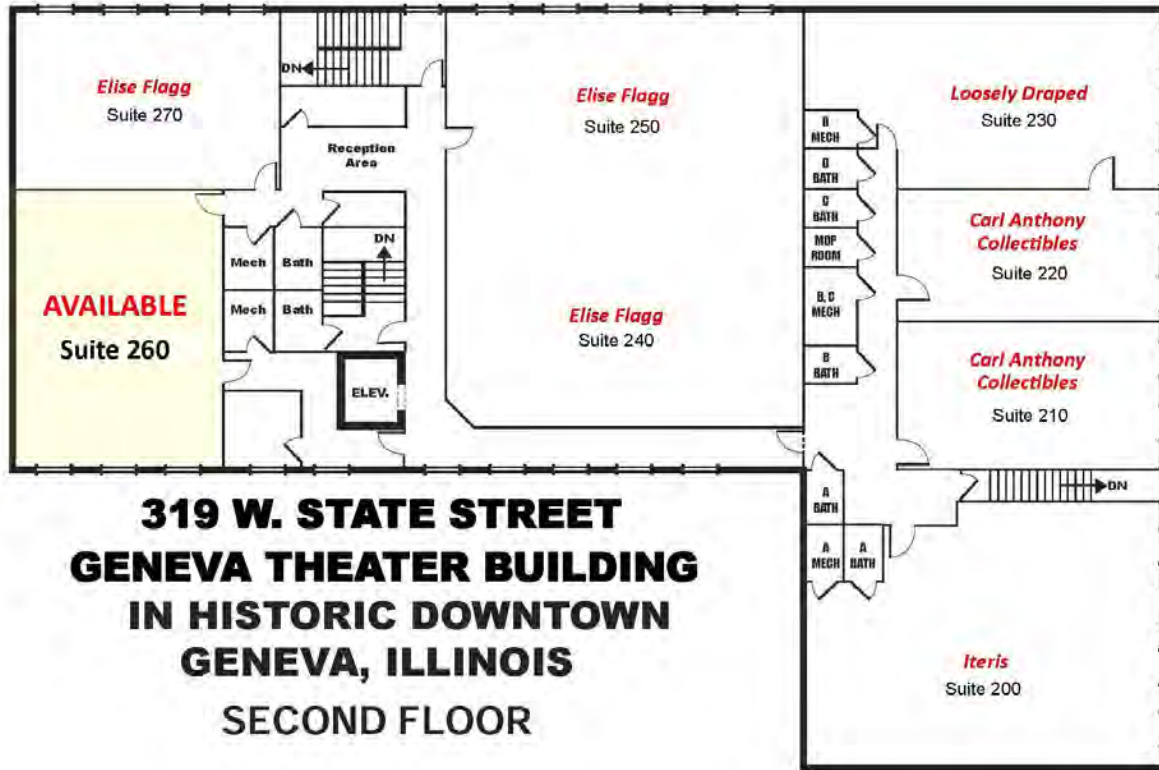
HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	222	919	3,561
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$191,443	\$173,250	\$167,019
Average House Value	\$556,163	\$504,338	\$433,106

TRAFFIC COUNTS

W. State Street (Route 38) & Fourth Street	20,300/day
<i>2023 American Community Survey (ACS)</i>	

AGENCY DISCLOSURE



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Thank you for allowing Murray Commercial the opportunity to share this information and/or show you the above-referenced property. This activity does not result in the Broker/Sales Associate acting as your agent. The Broker/Sales Associate is acting as the Designated Agent for the Owner. As a result, the Broker/Sales Associate will NOT act as a Dual Agent and will NOT be acting as an agent on your behalf.

The information contained herein was obtained from sources believed to be reliable; however, Murray Commercial makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale, lease, or withdrawal without notice.

EXCLUSIVE BROKER



THIJS DENNISON

Broker

thijs@murraycommercial.com

Direct: **630.513.0173** | Cell: **630.251.2144**

PROFESSIONAL BACKGROUND

Thijs joined Murray Commercial in 2022. He values building strong relationships with clients and tenants through his strong communication skills and results-driven approach. Thijs left the education field, where he was a High School math teacher, to pursue his interests in commercial real estate.

The Murray Team relies on Thijs as a Property Manager and Commercial Broker. As a Commercial Broker, Thijs focuses on details and communication with his clients to meet their needs and Murray's high standards of business. With his finance and math background and through proformas and analytical data, he assists his clients into making informed decisions. As a Property Manager, Thijs uses his analytical skills to create annual operating budgets to ensure the asset is performing at a maximum capacity. His clear communication and passion to work with others makes overseeing day-to-day operations on commercial properties simple and efficient for property ownership.

Thijs attended Purdue University where he earned a degree in Financial Counseling and Planning. He also attended North Central College where he earned a Secondary Ed. mathematics degree and a masters in curriculum and instruction. In his spare time he enjoys coaching softball at St. Charles North High School and for the Dennison Silver Hawks Organization.

EDUCATION

Purdue University- BA in Financial Counseling and Planning

North Central College- BA in Secondary Ed. Mathematics

American College of Education- Masters in Instructional Design