

FOR LEASE

121 FLINN STREET
BATAVIA, IL 60510

2ND FLOOR OFFICE/RETAIL:
1,200 +/- SQUARE FEET
\$16.00 PSF NNN
\$2.81 PSF CAM

Building Highlights

- ▶ Abundant natural lighting
- ▶ Open floorplan
- ▶ Exposed limestone walls
- ▶ Ample private parking
- ▶ Near downtown shopping and restaurants
- ▶ Near I-88 and Randall Road Corridor
- ▶ Easy access to Route 31 & 25



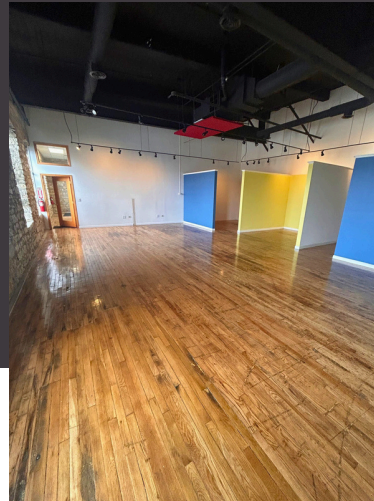
**RECEPTION
AREA**



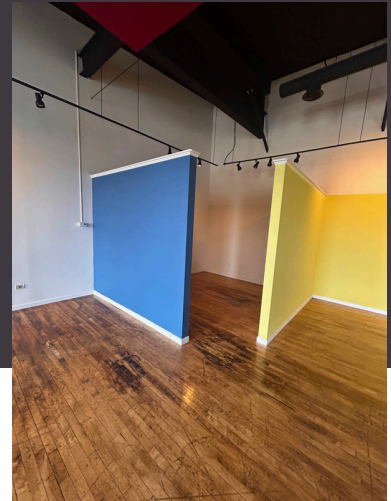
**NEWLY
PAINTED**



**MULTIPLE PRIVATE
OFFICES**



**IDEAL FOR OFFICE
OR RETAIL**



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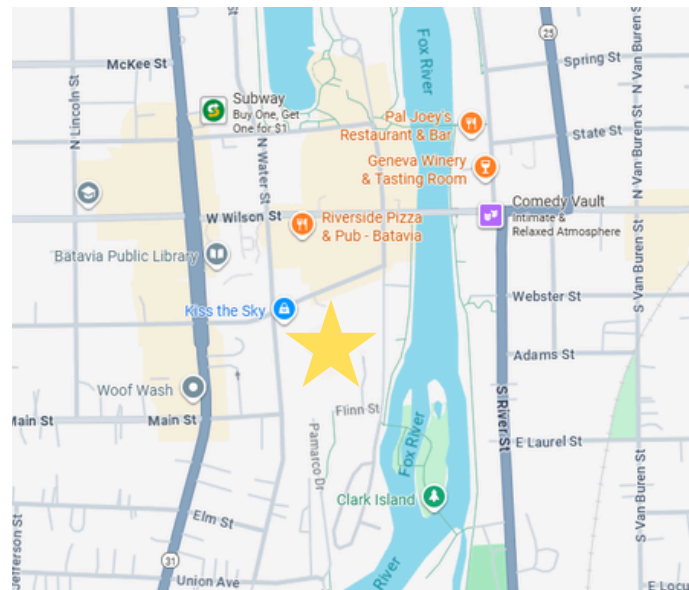


Property Information:

121 Flinn Street features beautiful hardwood floors, abundant natural lighting, ample parking, an open floor plan and high ceilings. Exposed limestone and numerous windows make this office an amazing space for your business and creative needs. Located on the 2nd 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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