



303 N. 2nd Street
ST. CHARLES, ILLINOIS 60174

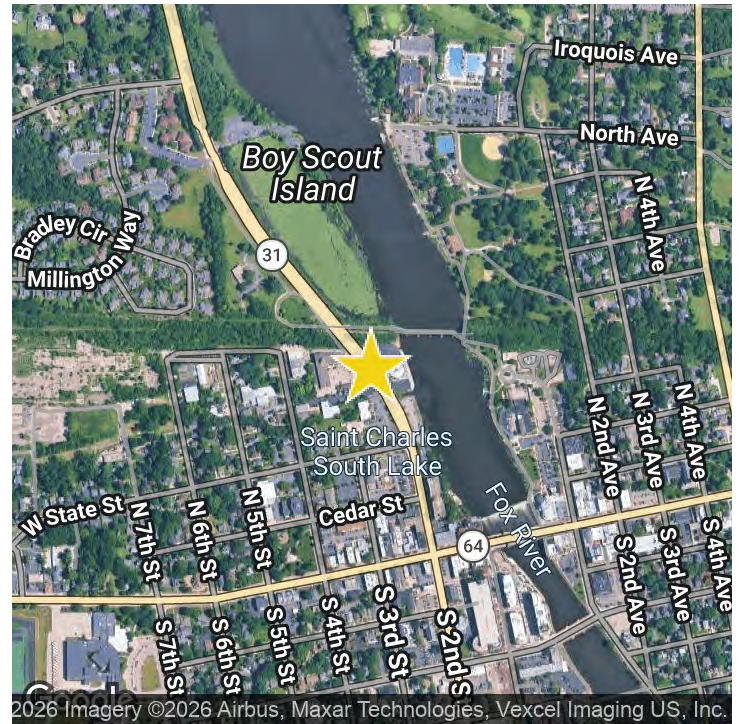
OFFICE SPACE FOR LEASE

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
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OFFICE SPACE FOR LEASE



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LEASE RATE **\$1,750 PER MONTH**

OFFERING SUMMARY

Available SF:	800+/-
Lease Type:	Gross
Year Built:	1949
Building Size:	12,800 SF
Renovated:	2001
Traffic Count:	12,000/day

PROPERTY OVERVIEW

Prime location in desirable Downtown St. Charles, directly across the street from the picturesque Fox River. With immediate access to scenic walking and bike trails, tenants can seamlessly blend work and leisure. The property's proximity to an array of renowned restaurants and upscale shopping establishments invites a vibrant lifestyle for tenants and clients alike. This exceptional lease opportunity presents an unparalleled combination of convenience and connectivity, making it the premier choice for those seeking a prestigious and dynamic environment.

PROPERTY HIGHLIGHTS

- Desirable Downtown St. Charles
- Across the street from the Fox River, Walking, & Bike Trails
- Walking Distance to Restaurants, Shopping, & Nightlife

303 N. 2nd Street

SAINT CHARLES, IL 60174

OFFICE SPACE FOR LEASE



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 22	800 SF	Gross	\$1,750 per month	2nd Floor Office Suite features 3 private offices with windows, reception area, and closet. Common area restrooms and elevator.



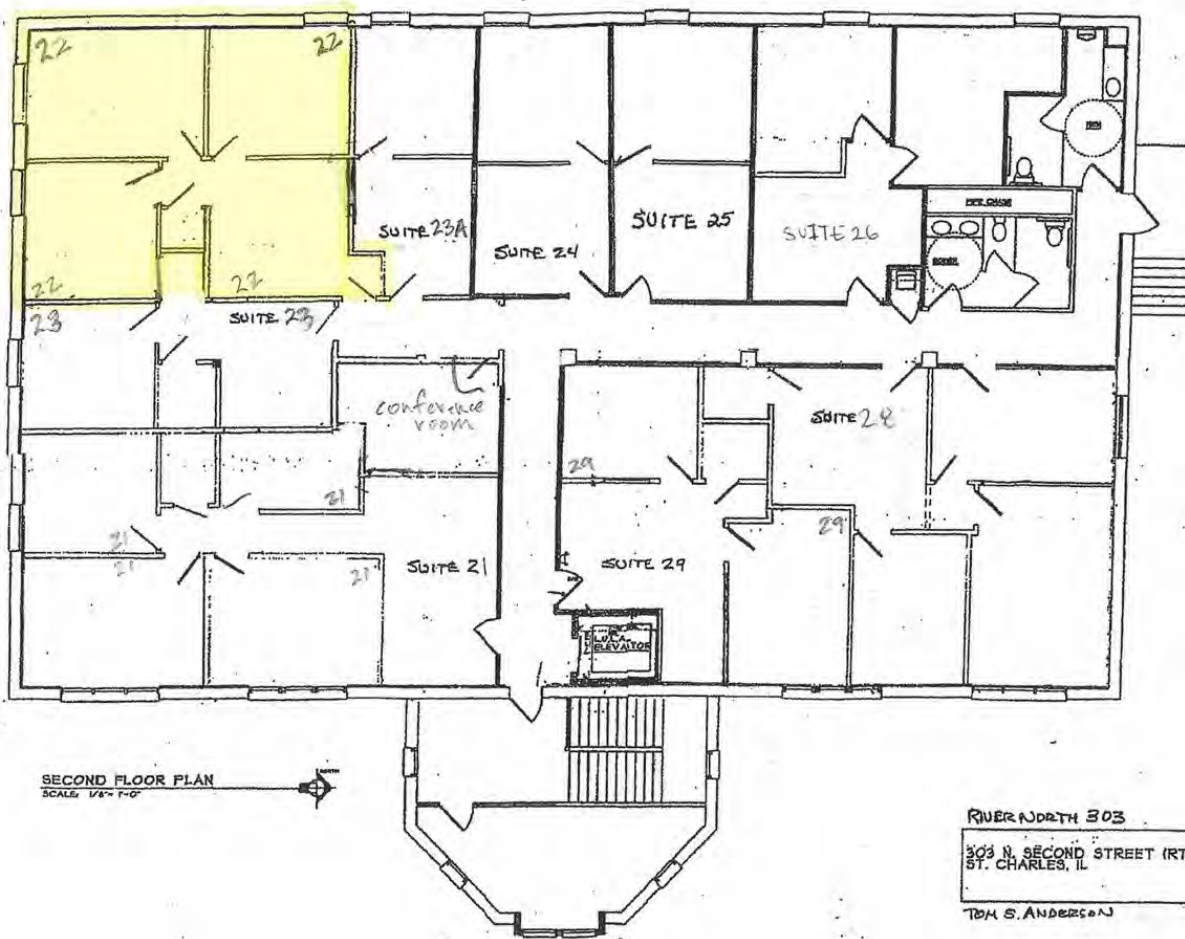
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2ND FLOOR FOOTPRINT



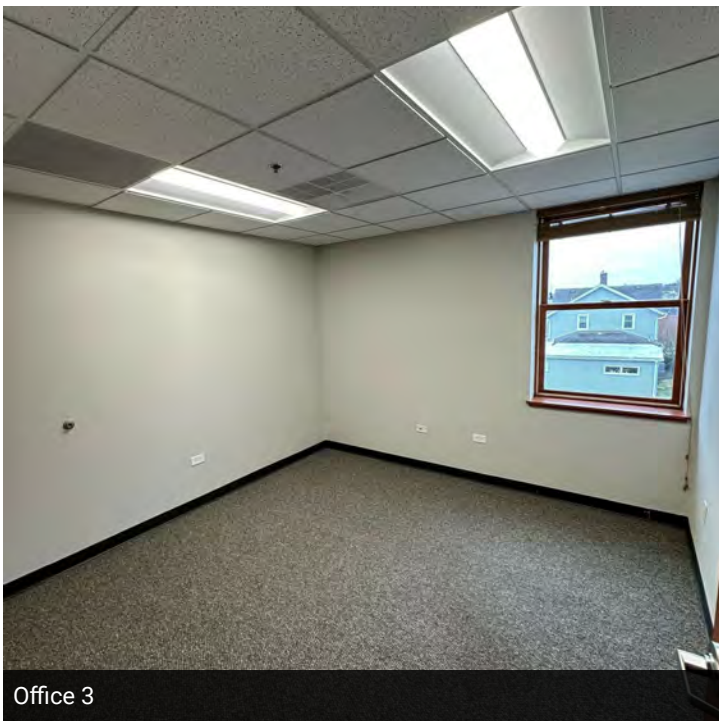
INTERIOR PHOTOS



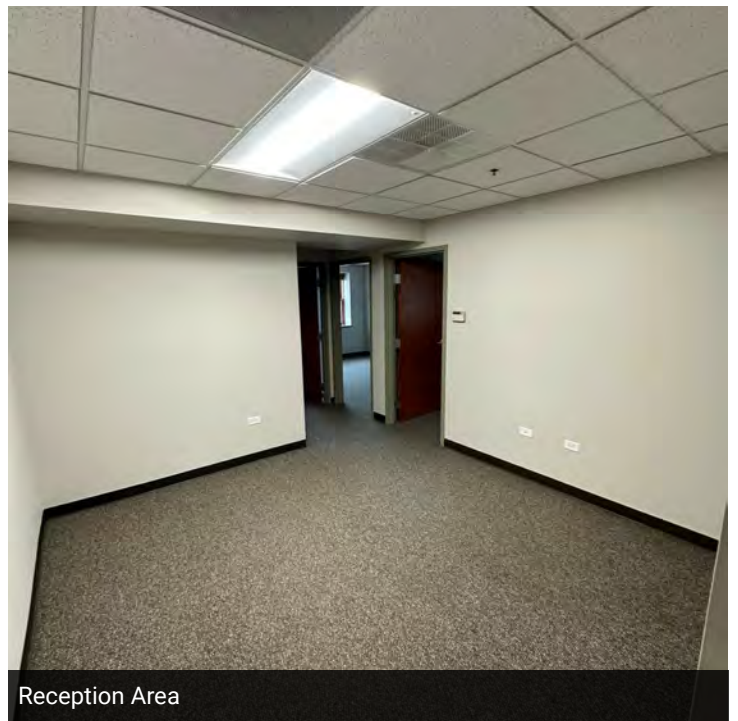
Office 1



Office 2

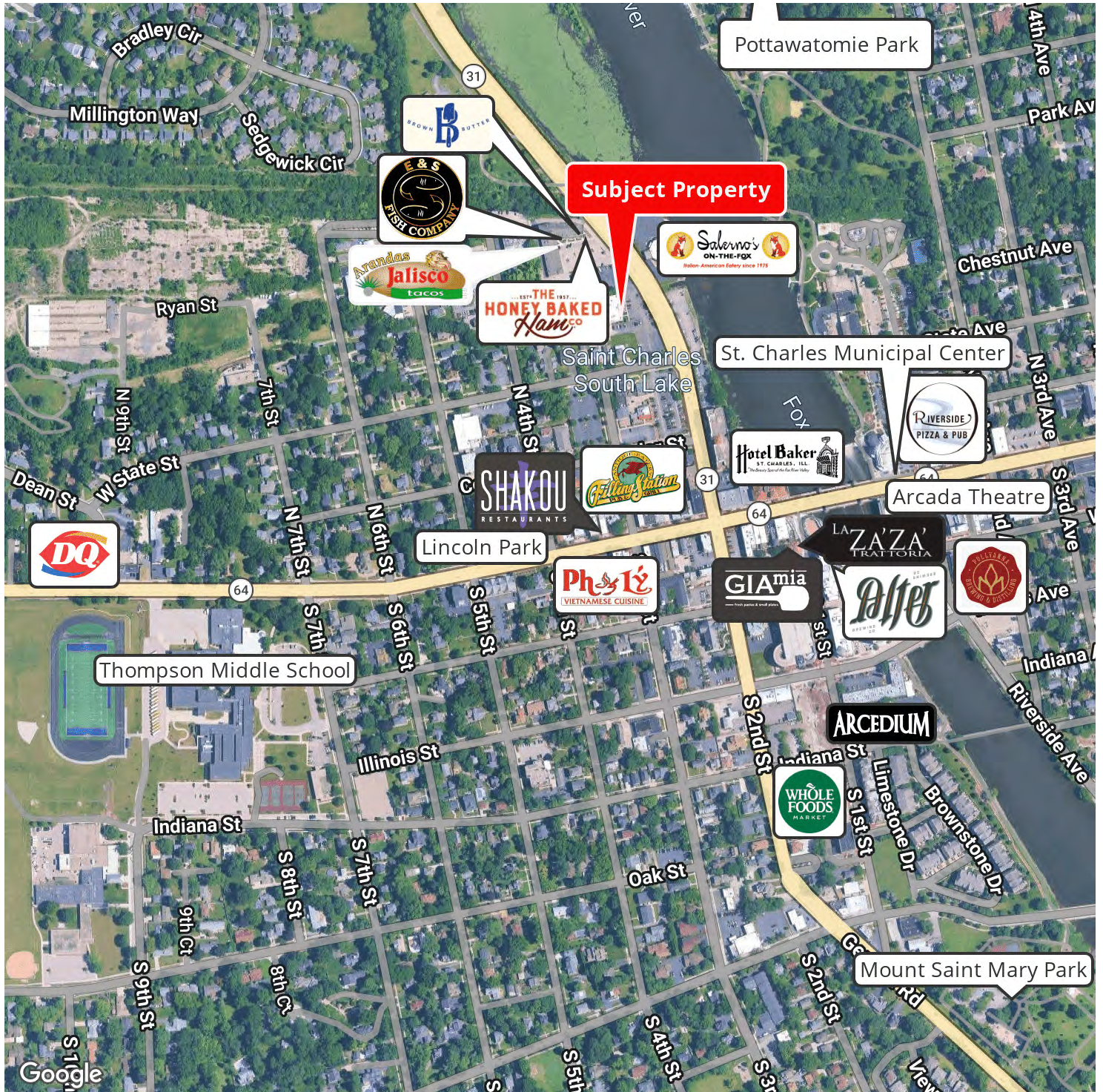


Office 3

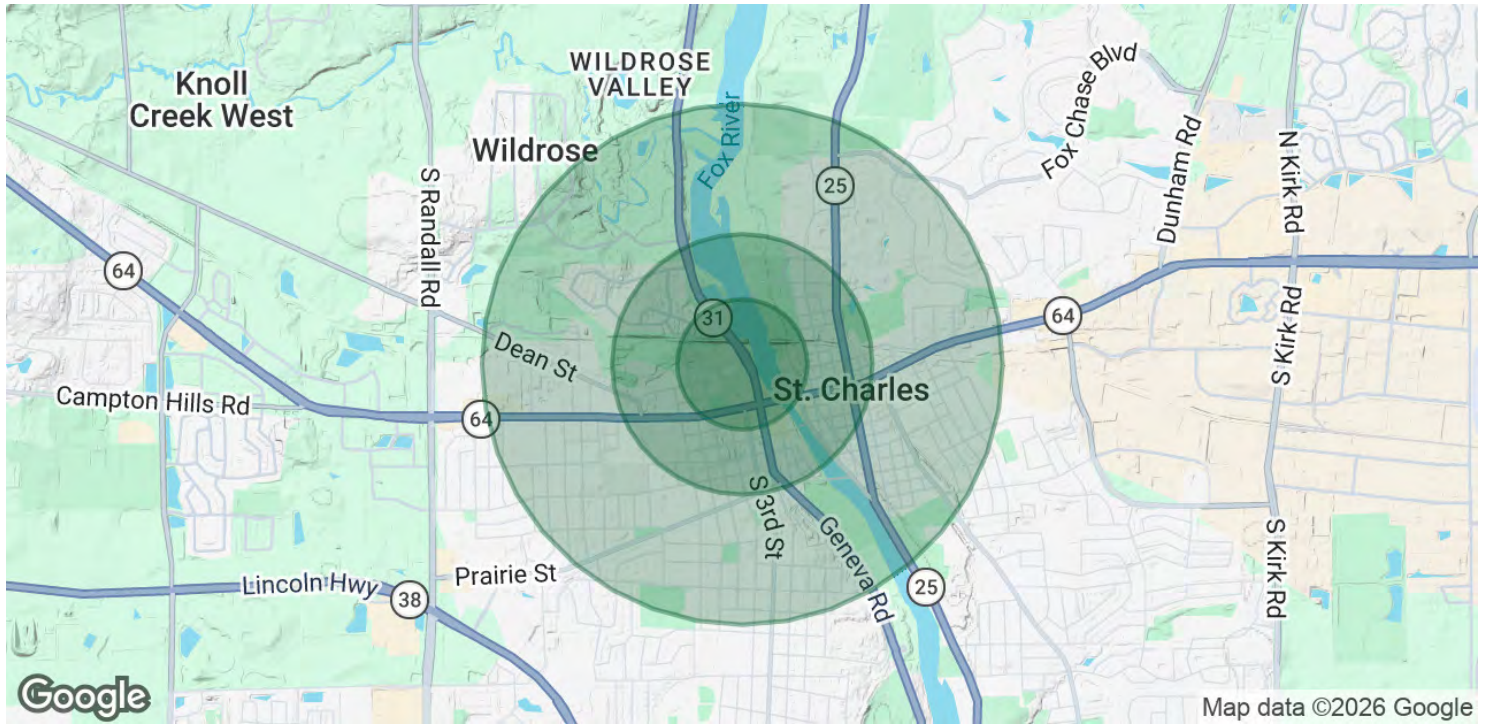


Reception Area

SURROUNDING RETAILERS / LOCATION MAP



DEMOGRAPHICS



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	543	1,989	8,021
Average Age	47.6	46.4	44.4
Average Age (Male)	47.7	43.7	41.3
Average Age (Female)	48.3	50.9	47.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	299	1,004	3,583
# of Persons per HH	1.8	2.0	2.2
Average HH Income	\$93,089	\$111,878	\$128,698
Average House Value	\$404,093	\$407,731	\$404,764

TRAFFIC COUNTS
11,700/day

* Demographic data derived from 2020 ACS - US Census

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AGENCY DISCLOSURE



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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