

# FOR LEASE

128 E. STATE STREET  
GENEVA, IL 60134

## PRIME COMMERCIAL SPACE AT THE ROOSEVELT: DOWNTOWN GENEVA

### MULTI-USE SPACE FOR LEASE!

STATE STREET (RT. 38)  
GENEVA, IL

2,200+/- SQUARE FEET

\$24.00psf NNN

EST. \$7.00psf 2026

CAM & RE TAX



This 2,200-square-foot multi-use space is now available at The Roosevelt, a prominent three-story building located in the heart of downtown Geneva. Situated along the high-traffic State Street (Route 38) corridor, the property offers premium visibility and accessibility for a variety of business types.

### PROPERTY HIGHLIGHTS:

- ▶ **VERSATILE SPACE:** 2,200 SF of multi-use space suitable for retail, professional services, or a boutique office.
- ▶ **HIGH-TRAFFIC VISIBILITY:** Exceptional frontage on State Street (Rt. 38), ensuring constant exposure to daily commuters and local traffic.
- ▶ **STRATEGIC NEIGHBORS:** Located adjacent to Great Western Flooring within the building, contributing to a professional environment and steady foot traffic.
- ▶ **WALKABLE AMENITIES:** Just steps away from Geneva's famous Third Street shopping district, premier dining, and local hotels.

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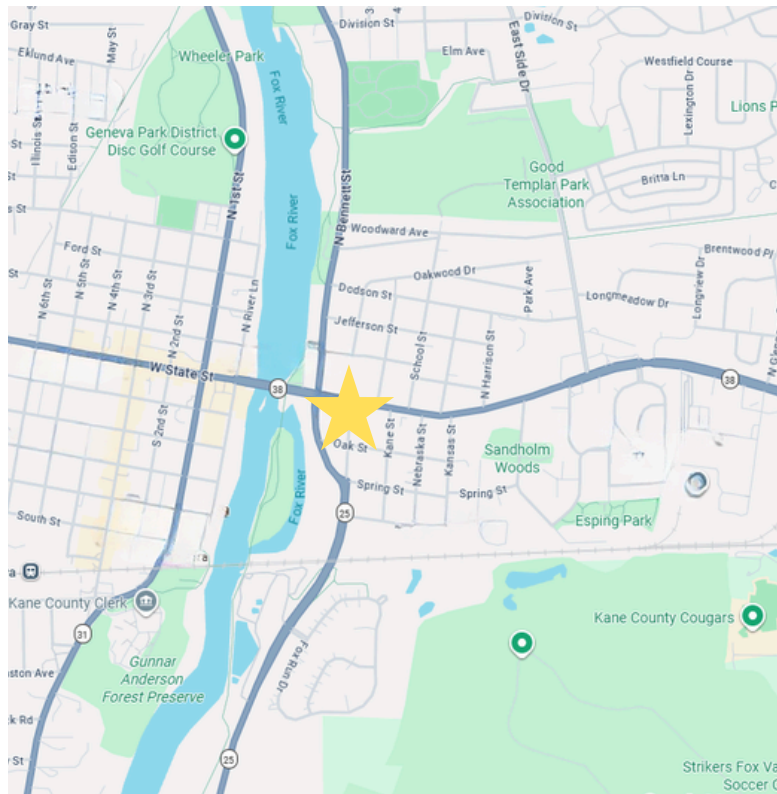
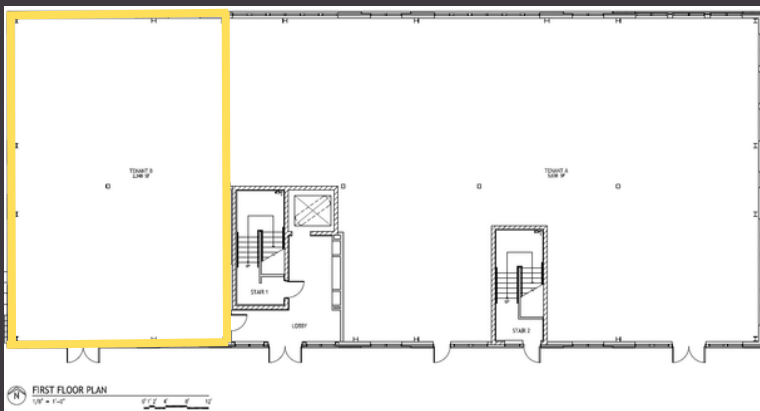
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## LOCATION & PROPERTY:

This location offers a unique opportunity to secure a presence in one of the Fox Valley's most vibrant and high-demand commercial districts. Whether for a flagship retail location or a professional office, The Roosevelt provides the ideal blend of downtown prestige and logistical convenience.

## FLOORPLAN:



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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