



Colonial Office Center

333 N. RANDALL ROAD, SAINT CHARLES, IL 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
thijs@murraycommercial.com

OFFICE SPACE FOR LEASE

**MONTHLY RENT** **\$350 - 3,380****OFFERING SUMMARY**

Available SF:	126 - 1,680+/-
Lease Type:	Full Service
Lot Size:	5.69 Acres
Building Size:	33,433 SF
Zoning:	BC - Community Business
Traffic Count:	32,200

PROPERTY OVERVIEW

Unlock your business's potential at 333 N. Randall Road, a premier commercial property tailored for flexibility and convenience. This high-visibility location, situated on a signalized corner with Randall Road frontage, offers unmatched accessibility and exposure.

The affordable rent includes all CAM, taxes, and utilities, delivering a cost-effective solution for a variety of businesses. Multiple office size options allow for customization to fit your specific needs. Tenants benefit from well-maintained common area restrooms and a shared conference room, fostering a collaborative and professional environment.

Ample on-site parking ensures ease of access for both staff and visitors, rounding out the many advantages of this dynamic leasing opportunity.

PROPERTY HIGHLIGHTS

- All-Inclusive Rent (CAM, Taxes & Utilities Included)
- Flexible Office Sizes Available
- Common Area Restrooms
- Shared Conference Room Access
- High-Visibility Location at Signalized Intersection

333 N. Randall Road

SAINT CHARLES, IL 60174

AVAILABILITY

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	126 - 1,680 SF	Lease Rate:	\$295 - \$3,380 per month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 12	150 SF	Full Service	\$350 per month	1st Floor Internal Office / Storage Space
Suite 23	350 SF	Full Service	\$300 per month	1st Floor Interior Executive Office
Suite 27	150 SF	Full Service	\$295 per month	1st Floor Internal Office / Storage Space
Suite 110	1,680 SF	Full Service	\$3,380 per month	2nd Floor Office Suite with 3 private offices, private restroom, welcoming reception area, and spacious shared workspace—ideal for fostering collaboration and enhancing productivity. This suite offers a functional layout perfect for small teams, startups, or established businesses seeking a comfortable and efficient working environment.
Suite 154	200 SF	Full Service	\$440 per month	2nd Floor Executive Office with window for natural light. High-Speed Internet included. Available 12/1/2026.
Suite 161	126 SF	Full Service	\$430 per month	2nd Floor Executive Office with semi-private entrance & semi-private restroom. High-Speed Internet included.
Suite 163	130 SF	Full Service	\$430 per month	2nd Floor Executive Office with a semi-private entrance and semi-private restroom. High-Speed Internet included. Available 12/1/2026.
Suite 164	210 SF	Full Service	\$625 per month	2nd Floor Executive Office with windows and semi-private entrance and semi-private restroom. High-Speed Internet included. Available 10/1/26.
Suite 165	130 SF	Full Service	\$430 per month	2nd Floor Executive Office with a semi-private entrance and semi-private restroom. High-Speed Internet included. Available 12/1/2026.
Suite 166	195 SF	Full Service	\$625 per month	2nd Floor Executive Office with windows and semi-private entrance and semi-private restroom. High-Speed Internet included. Available with 30 days notice.



MURRAY COMMERCIAL

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

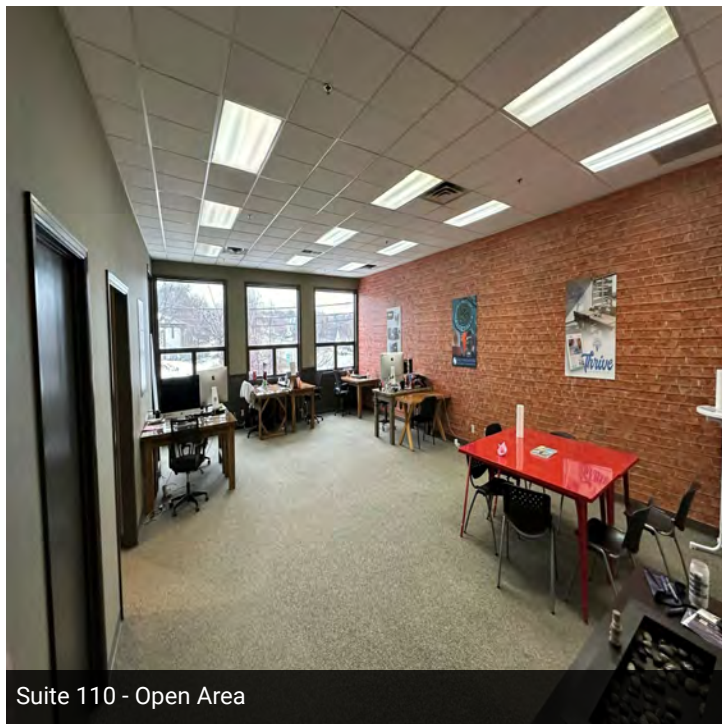
THIJS DENNISON

630.251.2144
thijs@murraycommercial.com

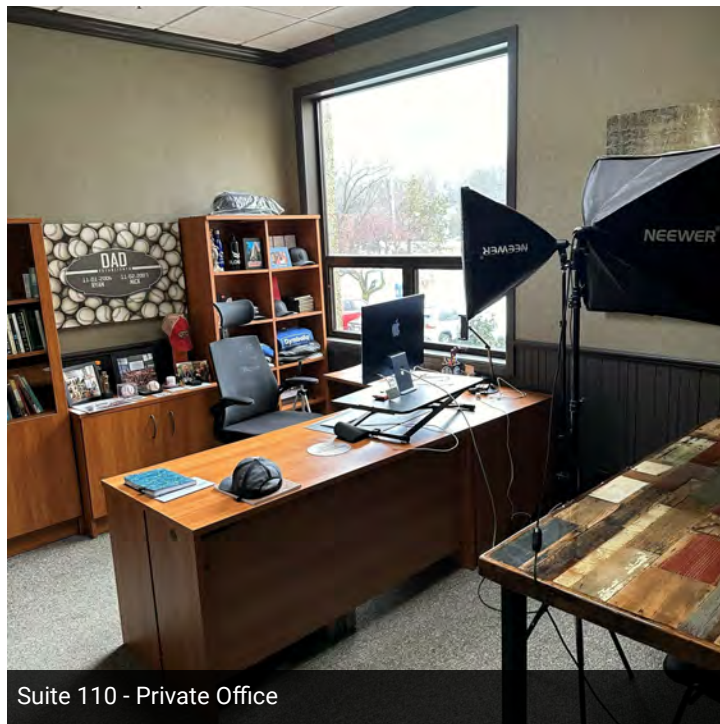
333 N. Randall Road

SAINT CHARLES, IL 60174

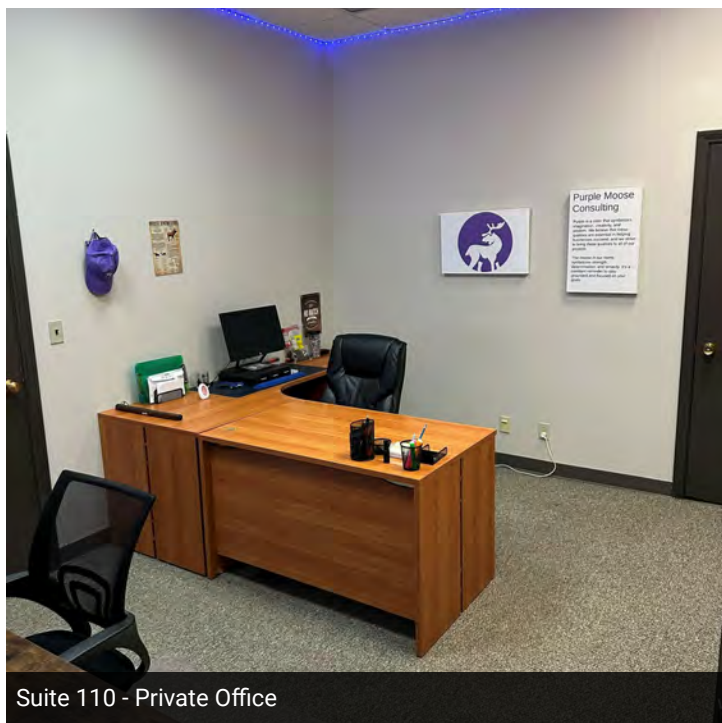
2ND FLOOR SUITE 110



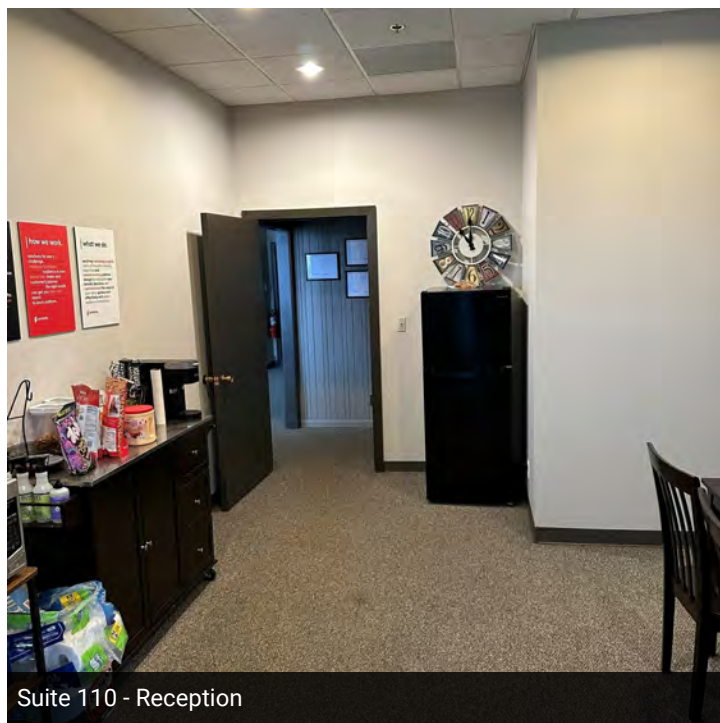
Suite 110 - Open Area



Suite 110 - Private Office

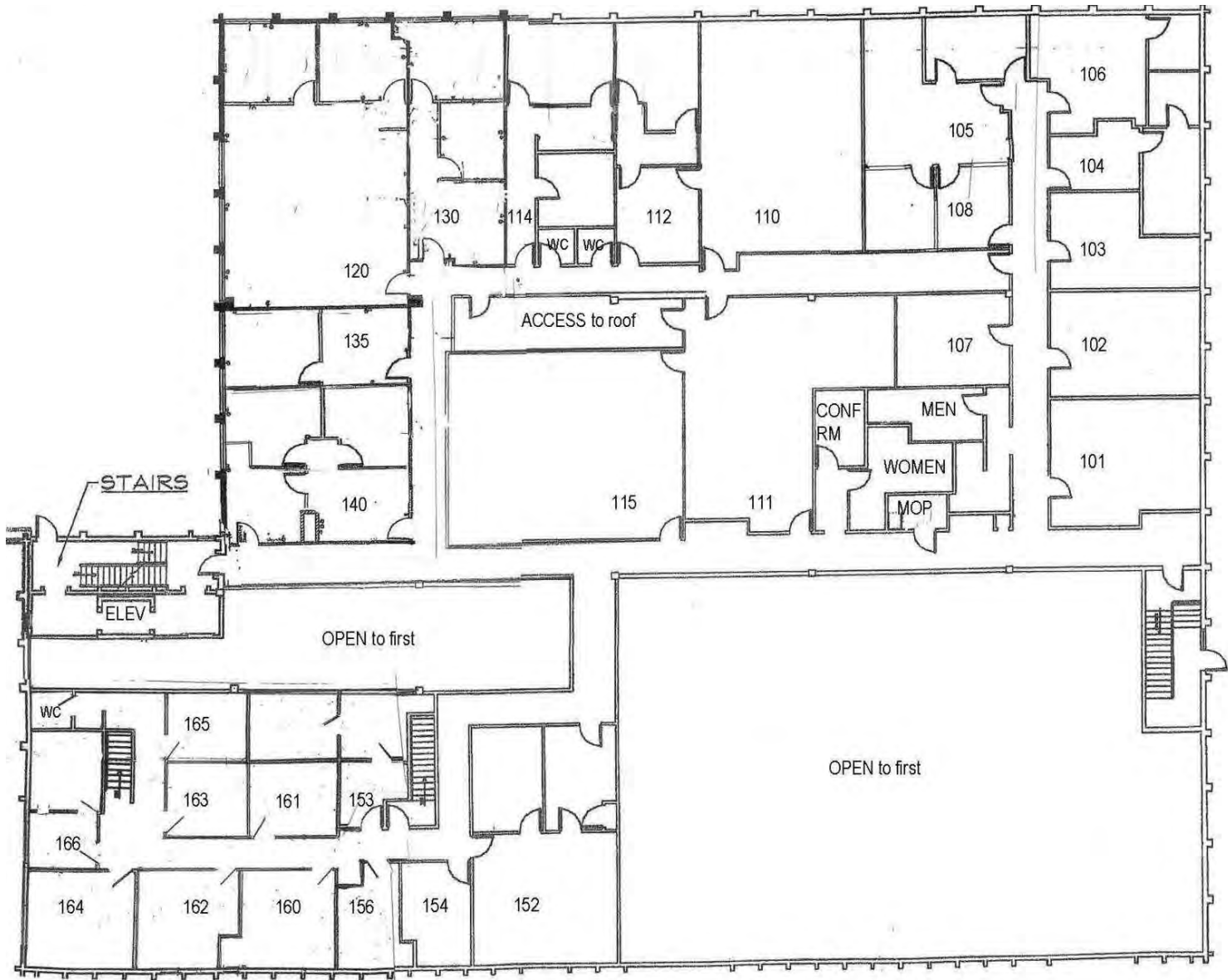


Suite 110 - Private Office



Suite 110 - Reception

2ND FLOOR FOOTPRINT



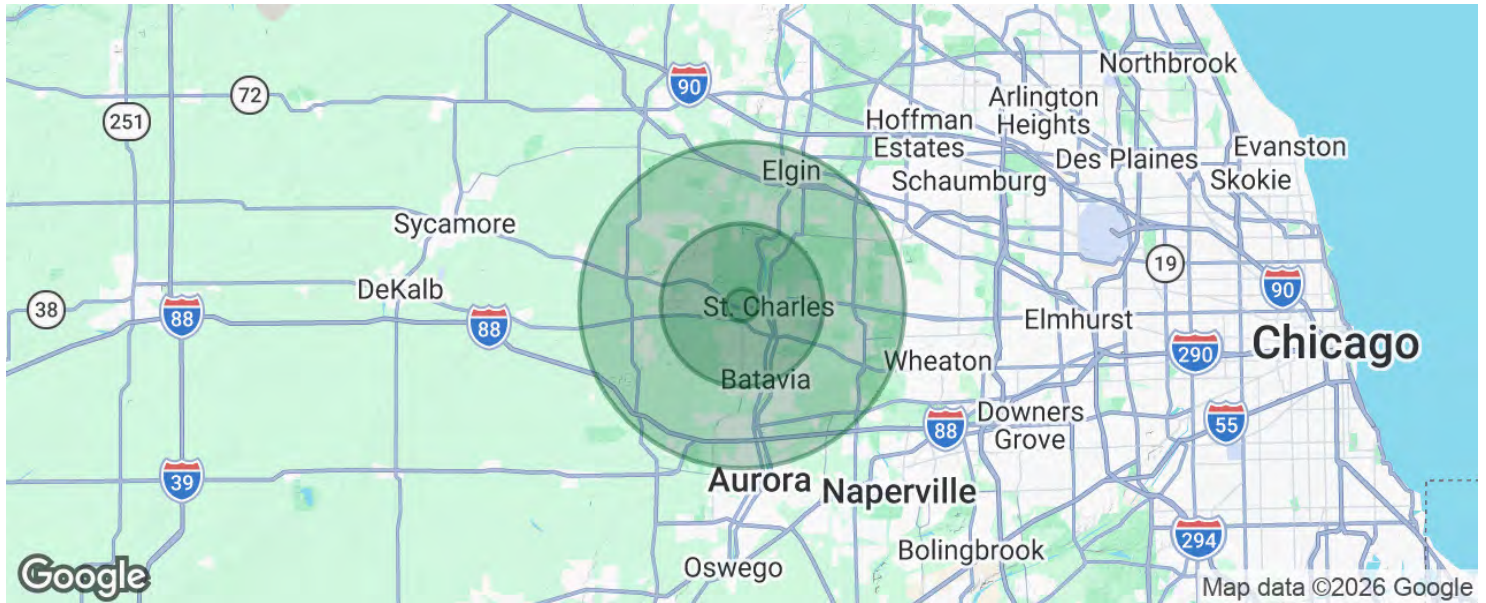
333 N. Randall Road

SAINT CHARLES, IL 60174

LOCATION / RETAILER MAP



DEMOGRAPHICS



POPULATION

1 MILE

5 MILES

10 MILES

Total population	7,298	106,479	416,515
Median age	37.7	42.3	40.4
Median age (Male)	34.5	41.4	39.8
Median age (Female)	41.0	42.9	40.9

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total households	2,708	39,853	147,697
# of persons per HH	2.7	2.7	2.8
Average HH income	\$129,222	\$169,716	\$140,568
Average house value	\$376,513	\$448,998	\$359,176

TRAFFIC COUNTS

Randall Road & Dean Street	32,200/day
----------------------------	------------

* Demographic data derived from 2020 ACS - US Census

DISCLAIMER**CONFIDENTIALITY & DISCLAIMER**

The material contained herein is furnished solely to consider the purchase of the subject Property and is not to be used for any other purpose. This information should not be photocopied or disclosed to any third party without the written consent of Murray Commercial or the Property Owner ("Owner"), or used for any purpose other than to evaluate the possible purchase of the Property.

Murray Commercial is the only party authorized to represent the Owner regarding the sale of the Property, and no other person is authorized by Owner to provide any information or to make any representations other than contained herein. If the person receiving these materials does not choose to pursue a purchase of the Property, this material must be returned to Murray Commercial.

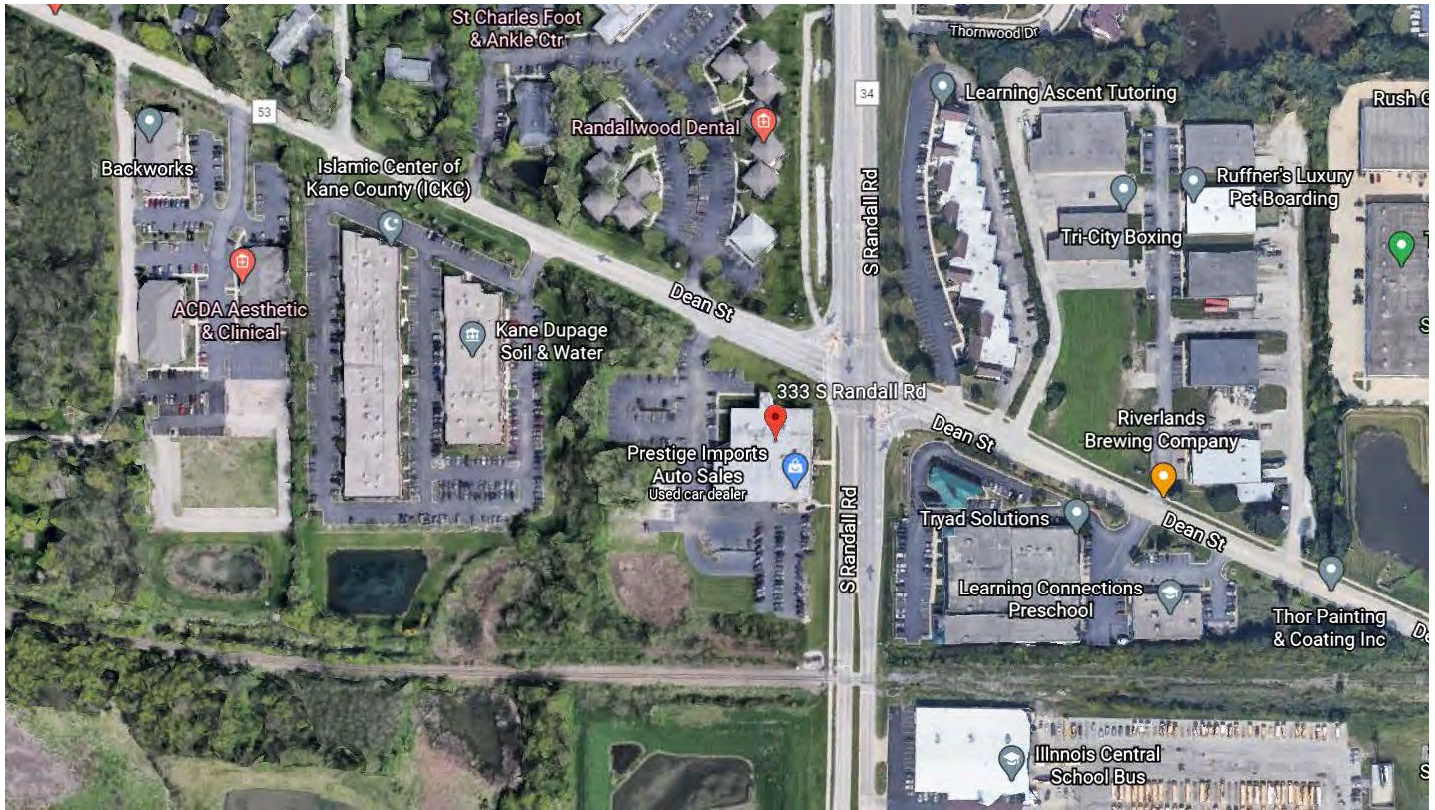
Neither Murray Commercial nor Owner make any representations or warranties, express or implied, as to the accuracy or completeness of this material, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. The information contained herein may include certain statements and estimates by Murray Commercial with respect to the projected future performance of the Property. These projections may or may not be proven to be accurate and there can be no guarantee that such estimates will be achieved. Further, Murray Commercial and Owner disclaim all liability for representations or warranties, expressed or implied, contained in or omitted from this material, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to the recipient in any final, fully-executed, and delivered Real Estate Purchase Agreement between the recipient and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Murray Commercial, or any of their officers, employees, representatives, independent contractors, or affiliates, for the accuracy or completeness thereof. Recipients of this material are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This material is a solicitation of interest only and is not an offer to sell the Property. Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this material or making an offer to purchase the Property unless and until Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release Owner and Murray Commercial from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully-executed Real Estate Purchase Agreement shall bind the Property and each prospective purchaser proceeds at its own risk.

AGENCY DISCLOSURE



AGENCY DISCLOSURE

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