

# FOR LEASE

TOWER BUSINESS CENTER  
28 S WATER STREET-SUITE 301  
BATAVIA, IL 60510

Unique Space Available!

RATE: \$14/SF/YR NNN

848 SQUARE FEET

\$4.57/SF/YR CAM

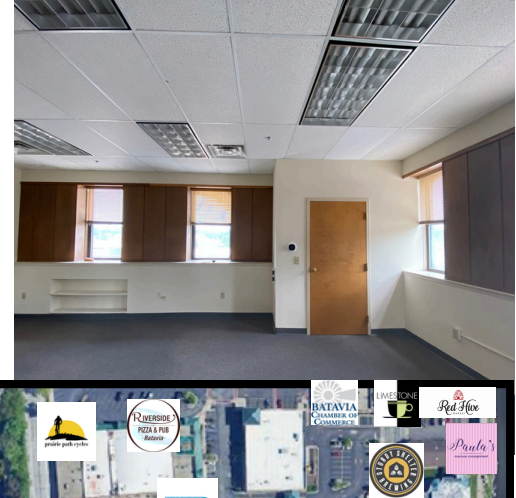
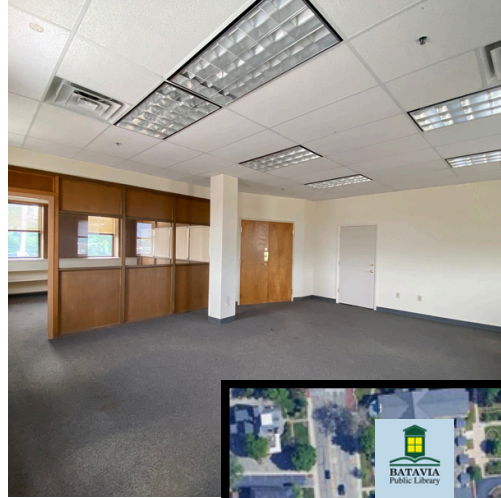
## Building Highlights

- ▶ Exposed brick walls & original historic features
- ▶ Fully sprinklered and monitored
- ▶ Easy Access to Routes 31 and 25
- ▶ Centrally located in downtown Batavia's Arts District



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## PROPERTY AND LOCATION

The Tower Business Center is a timeless limestone constructed building in Batavia's historic downtown and in the heart of Batavia's growing Arts District.

This third story 848 square foot unit features exposed original oak paneling, large windows with amazing views of downtown Batavia, a large private office with built in cabinetry and an outside lobby area.

Conveniently located near downtown restaurants shopping and community art center with easy access to Routes 31 and 25.



**Join Warehouse 55, Kiss the Sky, Water Street Studios, Urban Apothecary and Sturdy Shelter Brewery in the heart of Batavia's Arts District!**