



804 Roundabout Court

WEST DUNDEE, IL 60118

2,500+/- RSF 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

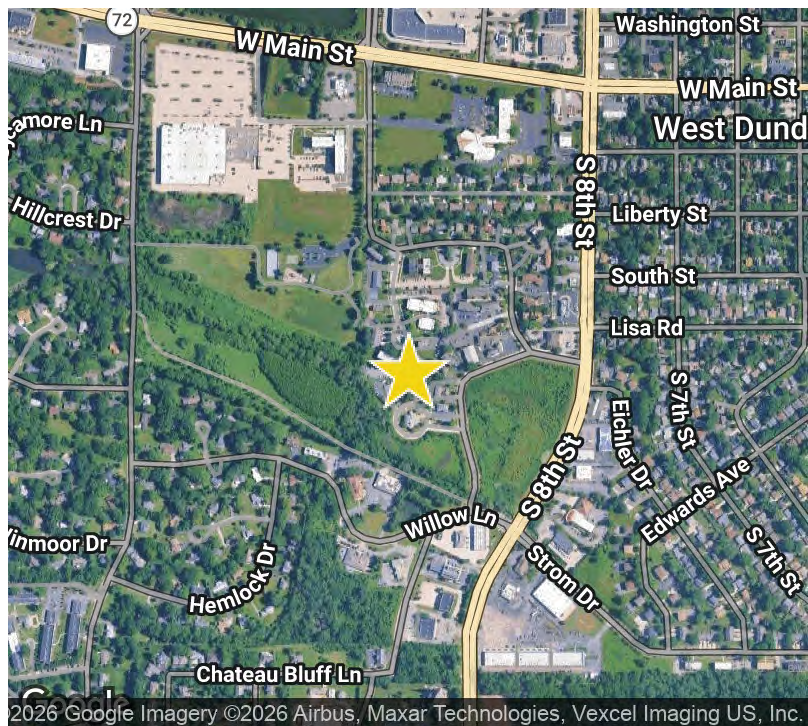
JACE MURRAY

President/Managing Broker
630.244.3272
jace@murraycommercial.com

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OFFICE SPACE FOR LEASE



MONTHLY RENT

\$3,125

OFFERING SUMMARY

Available RSF:	2,500+/- DIVISIBLE
Price / RSF:	\$15
Lease Type:	Modified Gross
Year Built:	1988
Building Size:	5,278 SF

PROPERTY OVERVIEW

This spacious and versatile office space includes:

- 4 Private Offices – Ideal for executives or private meetings
- 2 Large Open Workspaces – Perfect for team collaboration or flexible work areas
- Kitchen/Break Room – Equipped for staff convenience and comfort
- 2 Private Restrooms – Dedicated facilities within the suite
- Utility Room – For janitorial or mechanical use
- Storage Room – Secure space for supplies and files

An excellent setup for growing teams or established businesses seeking a functional and professional environment.

Need less than 2,500 SF? This space is DIVISIBLE! Create your own custom layout to suit the needs of your business!

LOCATION OVERVIEW

Exceptional Access at I-90 and IL Route 31.

Ideal for companies seeking convenience and connectivity, this location offers seamless access to major transportation routes, making commuting effortless for clients and employees alike.



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SUITE 200 FOOTPRINT - 2,500+/- RSF



Floor Plan - Full 2,500+/- SF

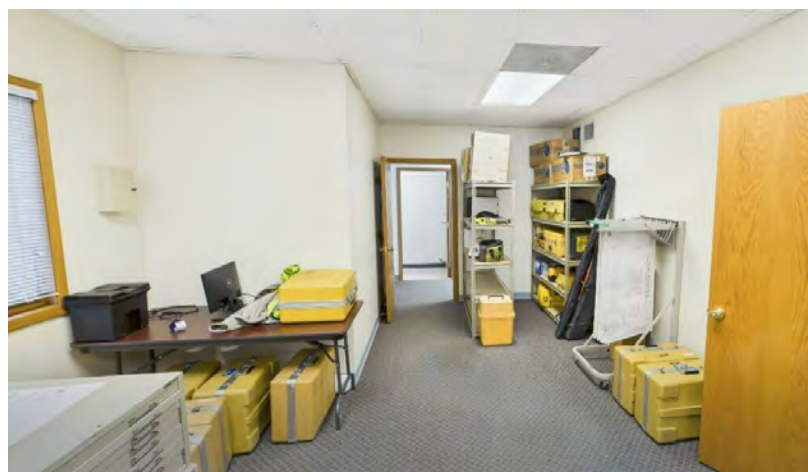
SUITE 200 FOOTPRINT - DIVISIBLE

2,500+/- SF DIVISIBLE

Create your own custom layout: Single Executive Office/Multi-Office/Collaborative Space



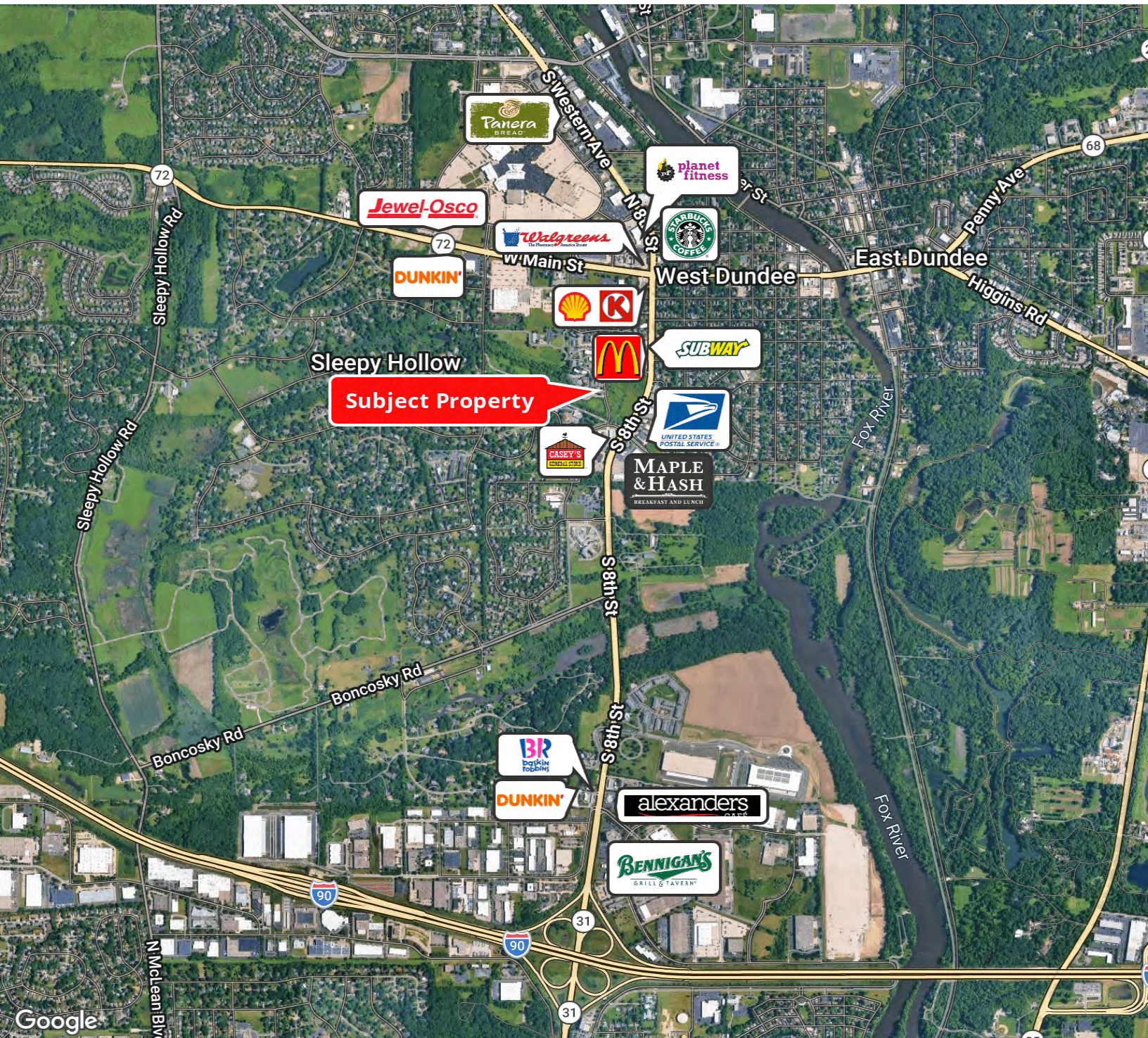
SUITE 200 PHOTOS



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RETAILER / LOCATION MAP



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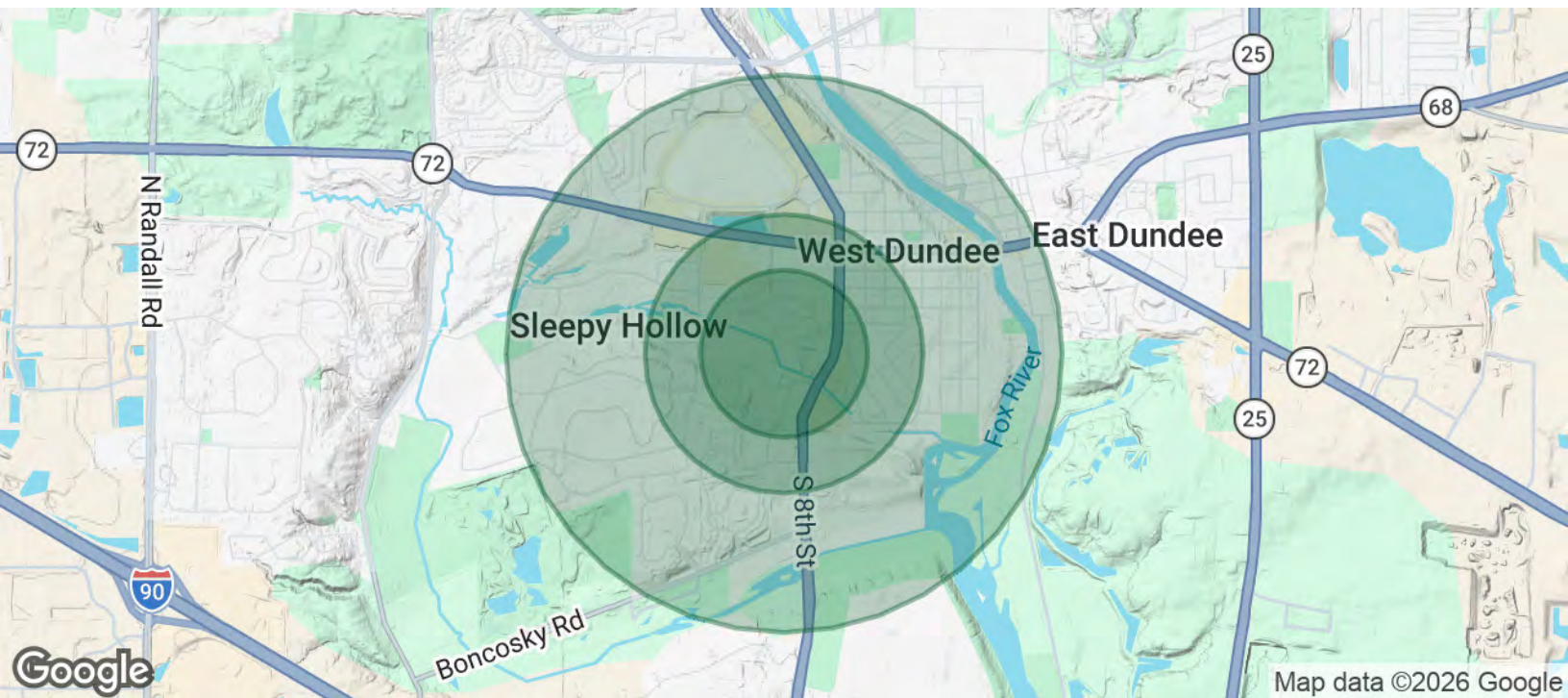
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DEMOGRAPHICS



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	506	1,585	5,284
Average Age	43.4	41.3	42.5
Average Age (Male)	39.6	38.3	39.4
Average Age (Female)	45.6	43.4	44.1

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	202	645	2,181
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$138,880	\$135,971	\$129,747
Average House Value	\$323,310	\$316,798	\$318,870

2023 American Community Survey (ACS)



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AGENCY DISCLOSURE



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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



JACE MURRAY

President/Managing Broker

jace@murraycommercial.com

Direct: **630.513.0173** | Cell: **630.244.3272**

PROFESSIONAL BACKGROUND

With over 25 years of Commercial Real Estate Experience, Jace continues to exceed expectations with his client focused approach and dedication to building lasting relationships with his clients. While working with investors and clients within the commercial real estate industry, Jace has developed a unique and diversified skill set to assist clients and maximize their objectives.

His multidisciplinary commercial real estate background has provided consultative and real estate brokerage services ranging from complex land assemblage assignments, development, 1031 tax deferred exchanges, acquisition and syndication of commercial properties, and structuring a firm dedicated to providing client centered commercial real estate brokerage services and full service asset management and property management services.

EDUCATION

As a graduate of Purdue University and The Krannert School of Business, achieving a bachelor of science degree in Management & Finance, Jace initially pursued his sales and management interests within the financial world with Prudential Preferred Financial Services, specializing in estate planning and small business planning. This established his passion for client interaction and desire to help others achieve their financial goals. He then turned to the real estate arena and joined his father in the mid 1990's to further his career and begin the evolution of Murray Commercial. As the firm has evolved to become a full service real estate brokerage and asset management company, he has been instrumental in enhancing the firm's ability to provide best of class services within the commercial real estate industry.

MEMBERSHIPS

Active throughout the community and a lifetime resident of the St. Charles area, Jace continues to be active in many volunteer activities and philanthropic support of our communities. He is currently an active board member of the Northwestern Memorial Foundation and past board member of the Delnor Health System.