



40W/222 LaFox Road
SAINT CHARLES, IL 60175

1,236+/- SF OFFICE SPACE FOR LEASE

Your Vision. Our Dedication. Your Partner.

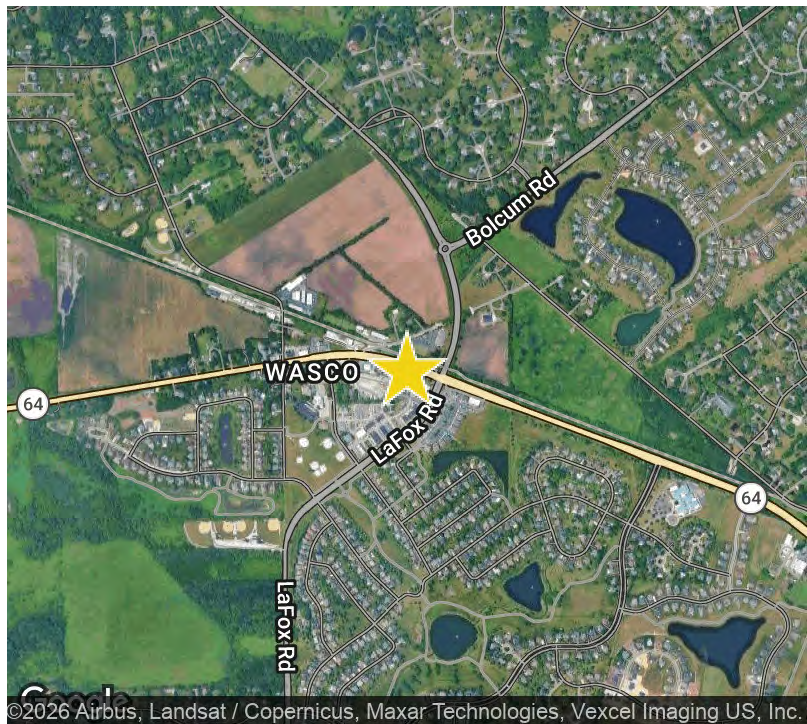
MURRAY COMMERCIAL

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St. Charles, IL 60174
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THIJS DENNISON

Broker
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OFFICE SPACE FOR LEASE



MONTHLY RENT

\$12/SF/YR
(NNN)

OFFERING SUMMARY

Available SF:	1,236+/-
Lease Type:	NNN
Year Built:	2001
Building Size:	23,500 SF

PROPERTY OVERVIEW

Campton Centre – Prime Office & Retail Space on LaFox Road

Campton Centre is the heart of retail, office, and medical activity along LaFox Road. This beautifully maintained, professional elevator building features a brick exterior with custom finishes throughout.

Enjoy a prime location with excellent accessibility—just 5 miles from the LaFox Metra Train Station and directly across from the scenic Great Western Trail.

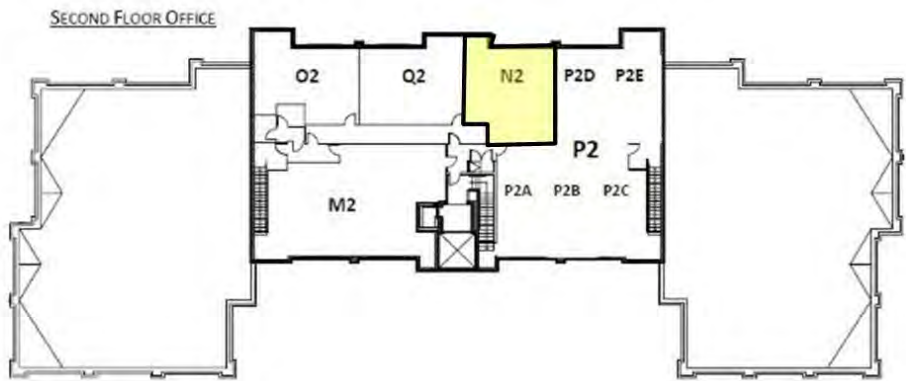
Tenants benefit from walkable access to a variety of restaurants, shops, and everyday conveniences. Current tenants include medical and professional offices, dry cleaners, Subway, Shima Sushi, and more.

Located in a high-traffic area, Campton Centre offers strong visibility and prominent signage opportunities—an ideal setting for businesses looking to grow in a vibrant mixed-use environment.

PROPERTY HIGHLIGHTS

- **Prime Mixed-Use Location:** Campton Centre is the hub for retail, office, and medical activity along LaFox Road
- **Professional Building:** Beautiful elevator building with brick exterior and custom finishes throughout
- **Convenient Access:** Just 5 miles from the LaFox Metra Train Station

AVAILABLE SPACE



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite N-2	1,236 SF	NNN	\$12.00 SF/yr	2nd Floor office space with windows, 2 private offices, open area & break room. CAM \$4.50 RE Taxes \$2.90 Available 11/1/2026

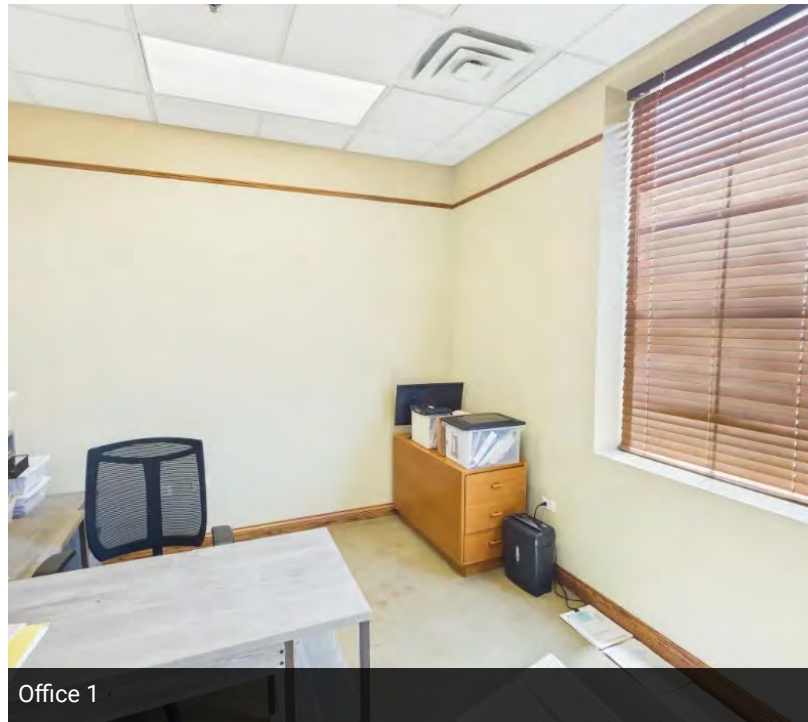
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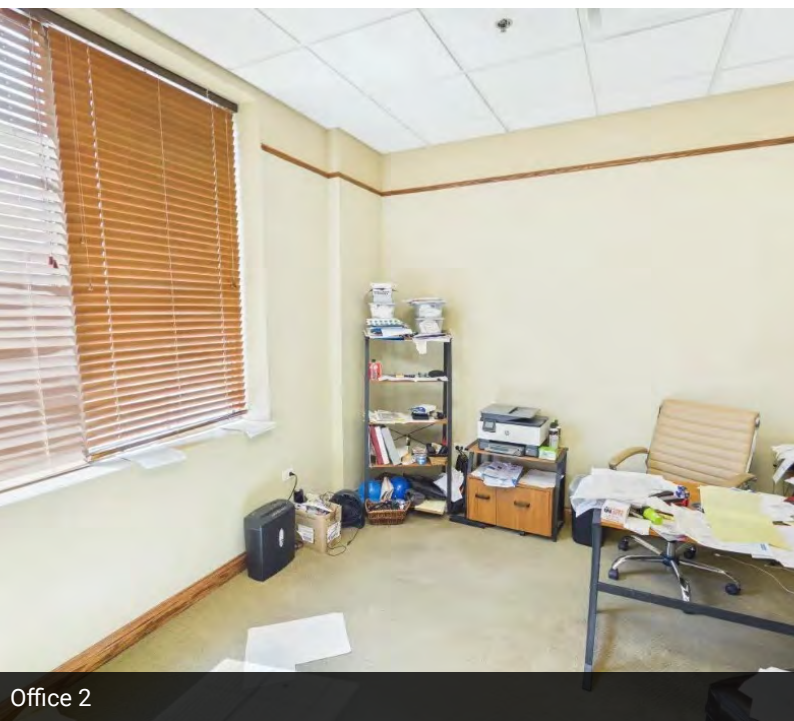
SUITE N-2 PHOTOS



Reception



Office 1



Office 2



Kitchenette

SUITE N-2 FLOORPLAN



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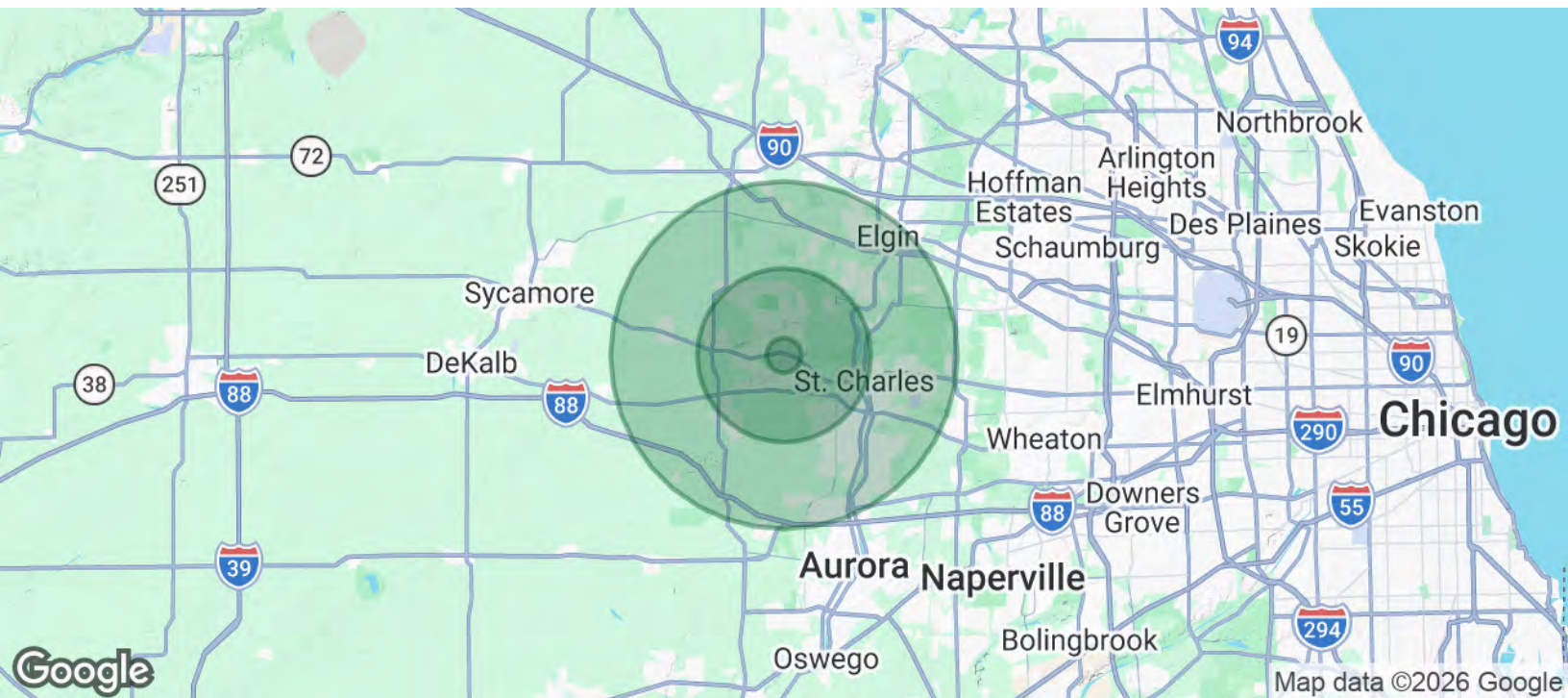
RETAILER / LOCATION MAP



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DEMOGRAPHICS



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,440	67,130	289,055
Average Age	41.1	42.1	40.9
Average Age (Male)	41.3	41.5	40.1
Average Age (Female)	39.4	42.0	41.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,016	24,355	104,104
# of Persons per HH	3.4	2.8	2.8
Average HH Income	\$276,487	\$177,921	\$146,912
Average House Value	\$594,831	\$456,941	\$380,076

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.



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EXCLUSIVE BROKER



THIJS DENNISON

Broker

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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



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