

# FOR LEASE

129-131C FLINN STREET  
BATAVIA, IL 60510

Unique Space  
Available in Historic  
Downtown Building!

\*Former Brewery

RATE: \$9/SF/YR NNN  
9,571 SQUARE FEET  
\$2.81/SF/YR CAM



## Building Highlights

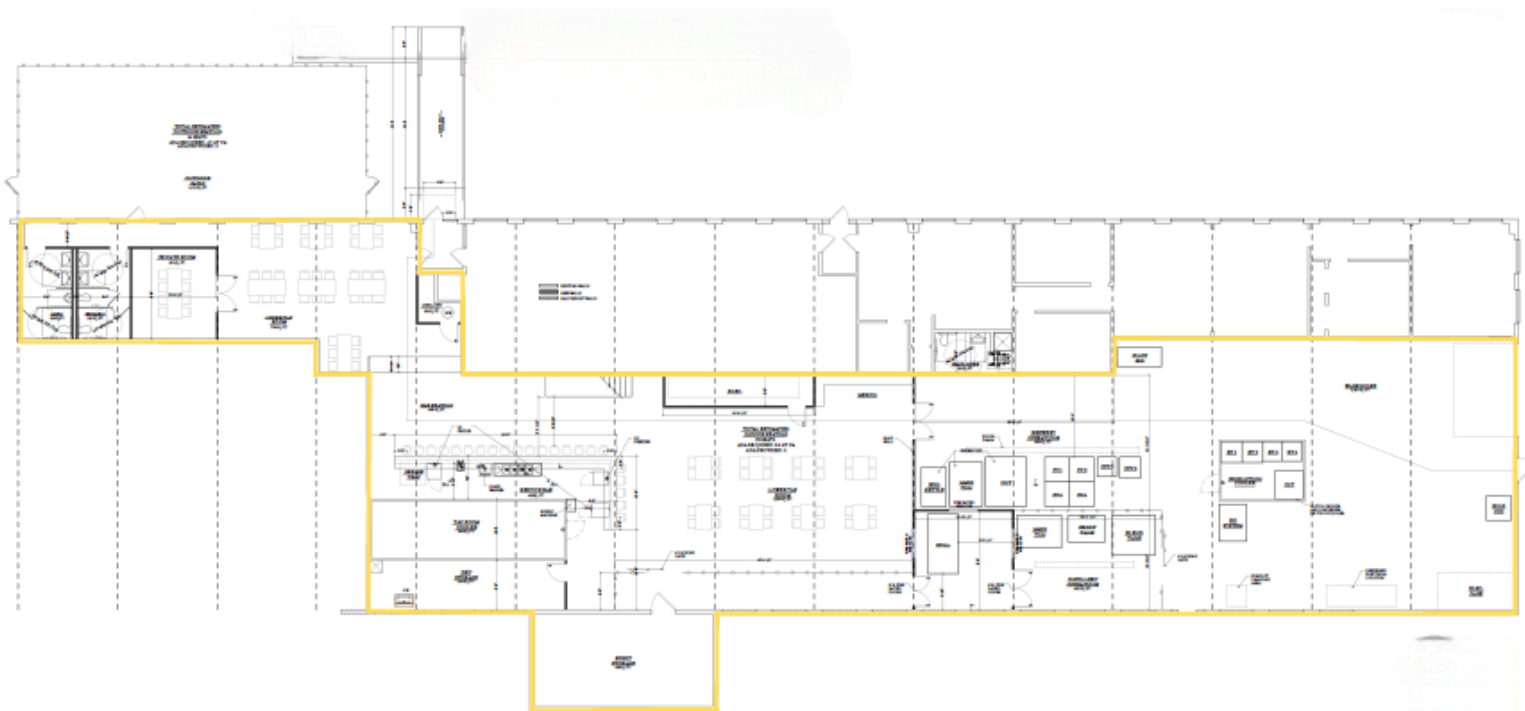
- ▶ Ample Parking Available
- ▶ Downtown Batavia Location
- ▶ Former Brewery Location
- ▶ Option to divide
- ▶ ADA Accessible
- ▶ Exposed brick and limestone walls
- ▶ Near Fox River Bike Path and Batavia's Riverwalk
- ▶ Near downtown shopping, restaurants, and Art's District
- ▶ Easy access to I-88, Randall Road, and Routes 31 and 25



## PROPERTY DETAILS:

Discover a truly distinctive leasing opportunity in the heart of historic downtown Batavia. This 9,571 SF former brewery offers an exceptional blend of historic character and modern functionality, making it ideal for creative office, studio, retail, hospitality, or specialty uses.

The space features dramatic exposed limestone walls, exposed brick, wooden timbers, and steel beams throughout, creating an authentic industrial aesthetic that cannot be replicated. The building's limestone construction and architectural details provide a warm yet striking atmosphere well suited for businesses seeking a memorable and inspiring environment.



**BRAD SCHREINER**

MANAGING BROKER

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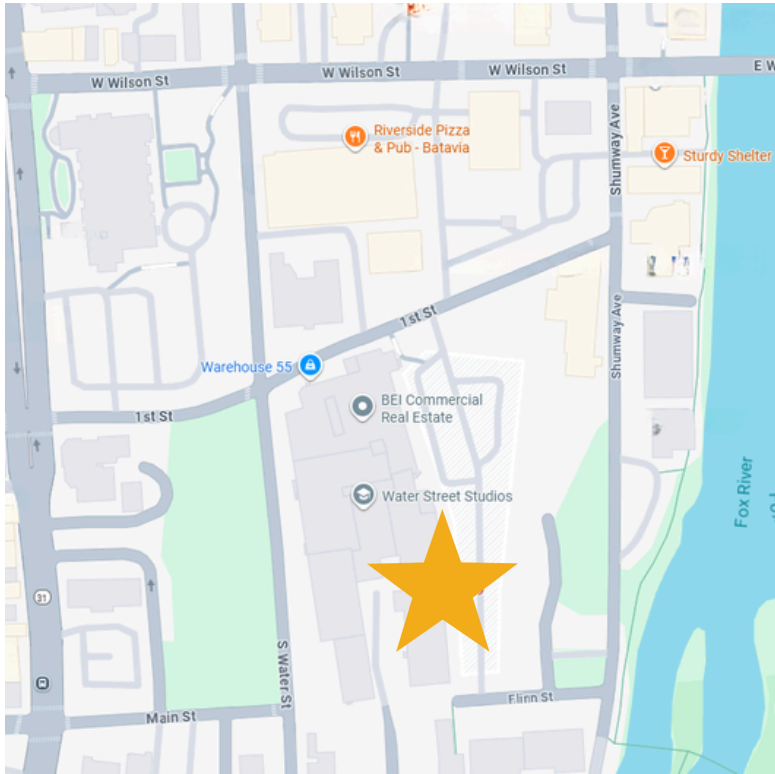
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## LOCATION



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## ABOUT THE PROPERTY

Located just steps from Routes 31 and 25, and only moments from the Fox River, the property benefits from outstanding visibility and accessibility. Nearby Wilson Street carries over 26,000 vehicles daily, adding to the area's strong exposure. Tenants and visitors will enjoy close proximity to the Batavia Riverwalk, Fox River Bike Path, shopping, dining, and the vibrant downtown district.

The building is part of the Windmill Office Center, a successful adaptive reuse of a former industrial facility into a state-of-the-art office and creative center. The property is home to notable tenants including BEI Properties headquarters, Kiss the Sky, and the highly regarded Water Street Studios, a celebrated art center featuring more than 25 resident artists and a one-of-a-kind gallery.

## MARKET SUMMARY

**IDOT TRAFFIC COUNT:  
ROUTE 31**  
12,100 Daily

**IDOT TRAFFIC COUNT:  
WILSON STREET**  
16,900 Daily

**DEMOGRAPHICS**  
3 Mile Radius:  
51,658

**DEMOGRAPHICS**  
5 Mile Radius:  
121,538



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