

# FOR LEASE

131 FLINN STREET-SUITE B  
BATAVIA, IL 60510

OFFICE SPACE:  
1,605 +/- SQUARE FEET  
\$16.00 PSF NNN  
\$2.81 PSF CAM

## Building Highlights

- ▶ Private office
- ▶ Two private restrooms
- ▶ Ample private parking
- ▶ Private entrance
- ▶ Near I-88 and Randall Road Corridor
- ▶ Easy access to Route 31 & 25



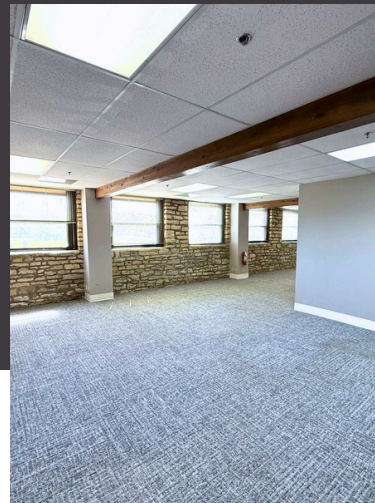
### OPEN FLOOR PLAN



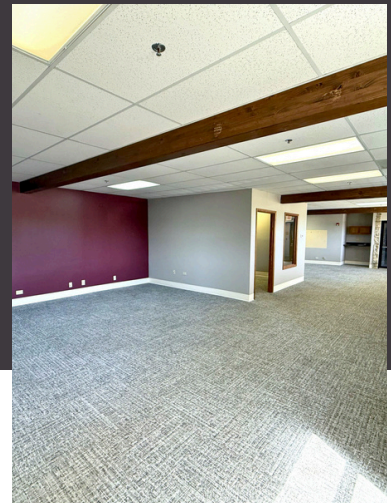
### PRIVATE OFFICE SPACE



### EXPOSED LIMESTONE WALLS



### IDEAL FOR OFFICE OR RETAIL



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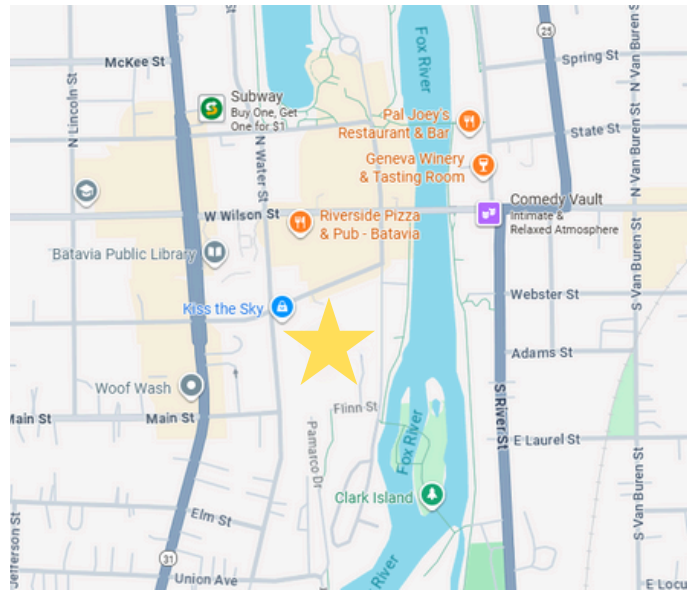


### Property Information:

131B Flinn Street features beautiful exposed limestone walls, abundant natural lighting, ample parking, two private restrooms and a private office. Exposed limestone and numerous windows make this office an amazing space for your business and creative needs. Located on the 1st floor of a historic limestone building in the heart of downtown Batavia!


Easy access to Route 31 and Route 25. Short distance to I-88 and Randall Road Corridor.

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, but no warranty or representation is made to accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease, or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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