



Colonial Office Center

333 N. RANDALL ROAD, SAINT CHARLES, IL 60174

OFFICE SPACE FOR LEASE

Your Vision. Our Dedication. Your Partner.

MURRAY COMMERCIAL

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THIJS DENNISON

Broker
630.251.2144
thijs@murraycommercial.com

OFFICE SPACE FOR LEASE



MONTHLY RENT **\$350 - 3,380**

OFFERING SUMMARY

Available SF:	126 - 1,680+/-
Lease Type:	Full Service
Lot Size:	5.69 Acres
Building Size:	33,433 SF
Zoning:	BC - Community Business
Traffic Count:	32,200

PROPERTY OVERVIEW

Unlock your business's potential at 333 N. Randall Road, a premier commercial property tailored for flexibility and convenience. This high-visibility location, situated on a signalized corner with Randall Road frontage, offers unmatched accessibility and exposure.

The affordable rent includes all CAM, taxes, and utilities, delivering a cost-effective solution for a variety of businesses. Multiple office size options allow for customization to fit your specific needs. Tenants benefit from well-maintained common area restrooms and a shared conference room, fostering a collaborative and professional environment.

Ample on-site parking ensures ease of access for both staff and visitors, rounding out the many advantages of this dynamic leasing opportunity.

PROPERTY HIGHLIGHTS

- All-Inclusive Rent (CAM, Taxes & Utilities Included)
- Flexible Office Sizes Available
- Common Area Restrooms
- Shared Conference Room Access
- High-Visibility Location at Signalized Intersection

AVAILABILITY

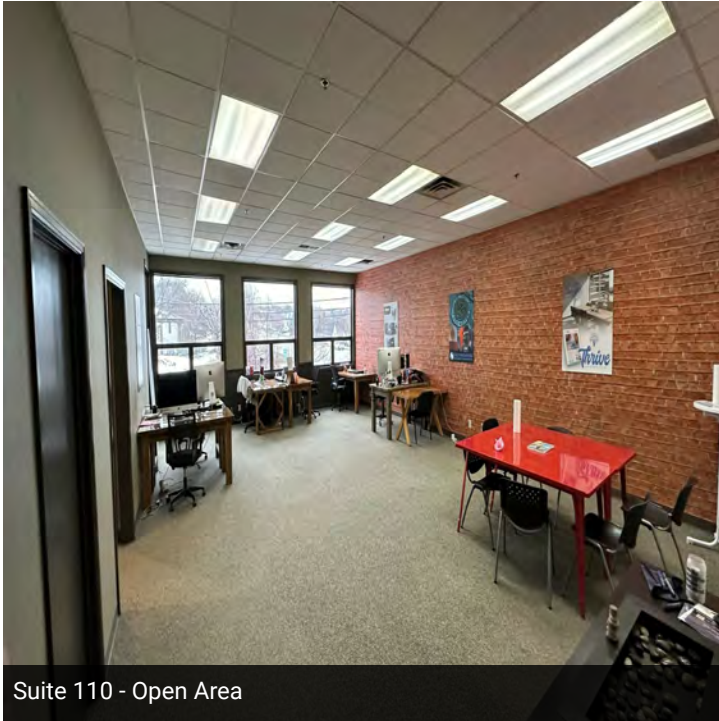
LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	126 - 1,680 SF	Lease Rate:	\$295 - \$3,380 per month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 12	150 SF	Full Service	\$350 per month	1st Floor Internal Office / Storage Space
Suite 23	350 SF	Full Service	\$300 per month	1st Floor Interior Executive Office
Suite 27	150 SF	Full Service	\$295 per month	1st Floor Internal Office / Storage Space
Suite 110	1,680 SF	Full Service	\$3,380 per month	2nd Floor Office Suite with 3 private offices, private restroom, welcoming reception area, and spacious shared workspace—ideal for fostering collaboration and enhancing productivity. This suite offers a functional layout perfect for small teams, startups, or established businesses seeking a comfortable and efficient working environment.
Suite 154	200 SF	Full Service	\$440 per month	2nd Floor Executive Office with window for natural light. High-Speed Internet included.
Suite 161	126 SF	Full Service	\$430 per month	2nd Floor Executive Office with semi-private entrance & semi-private restroom. Perfect for professionals seeking a quiet, functional environment. High-Speed Internet included.
Suite 162	196 SF	Full Service	\$500 per month	2nd Floor Executive Office with semi-private entrance & semi-private restroom for added convenience and privacy. Ideal for professionals seeking a quiet and efficient workspace. High-Speed Internet included.
Suite 163	130 SF	Full Service	\$430 per month	2nd Floor Executive Office with a semi-private entrance and semi-private restroom. High-Speed Internet included.
Suite 164	210 SF	Full Service	\$550 per month	2nd Floor Executive Office with windows and semi-private entrance and semi-private restroom. High-Speed Internet included.
Suite 165	130 SF	Full Service	\$430 per month	2nd Floor Executive Office with a semi-private entrance and semi-private restroom. High-Speed Internet included.
Suite 166	175 SF	Full Service	\$650 per month	2nd Floor Executive Office with windows and semi-private entrance and semi-private restroom. High-Speed Internet included.

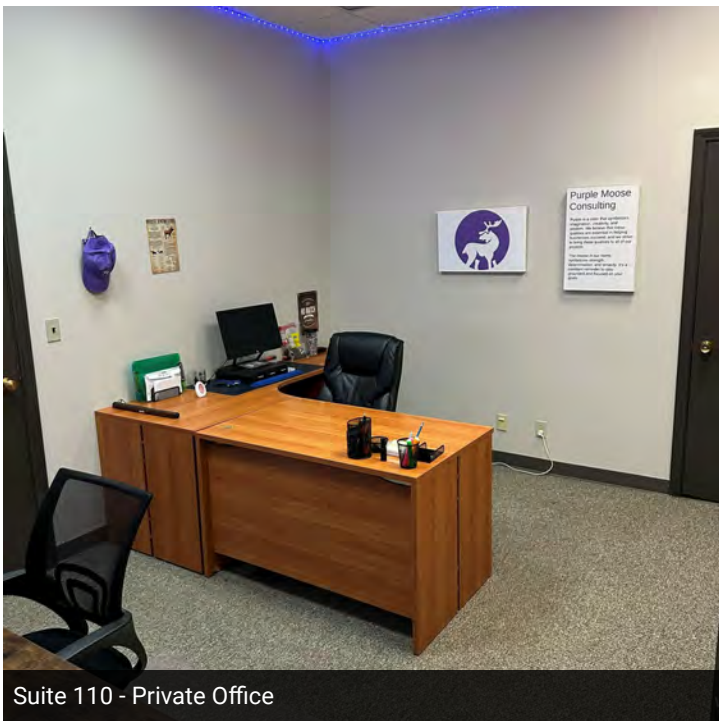
2ND FLOOR SUITE 110



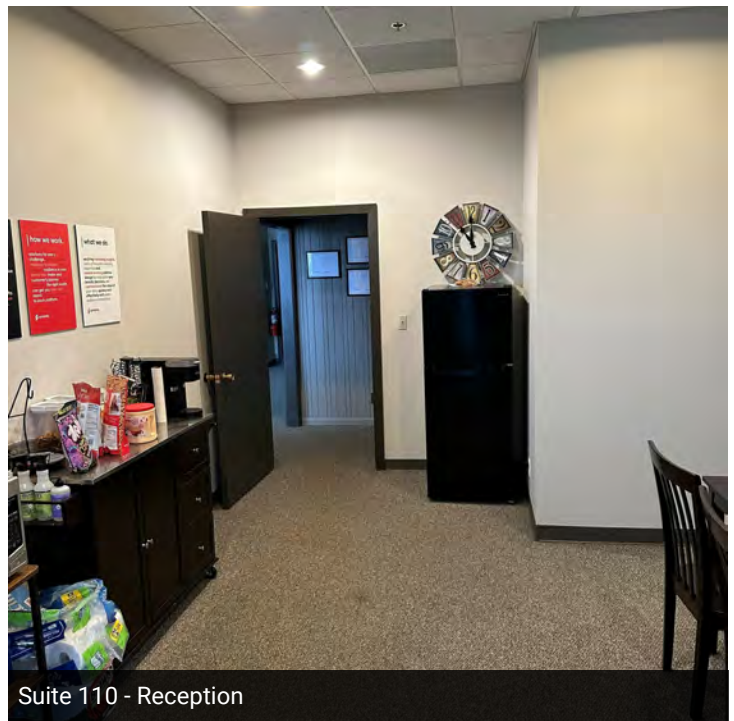
Suite 110 - Open Area



Suite 110 - Private Office

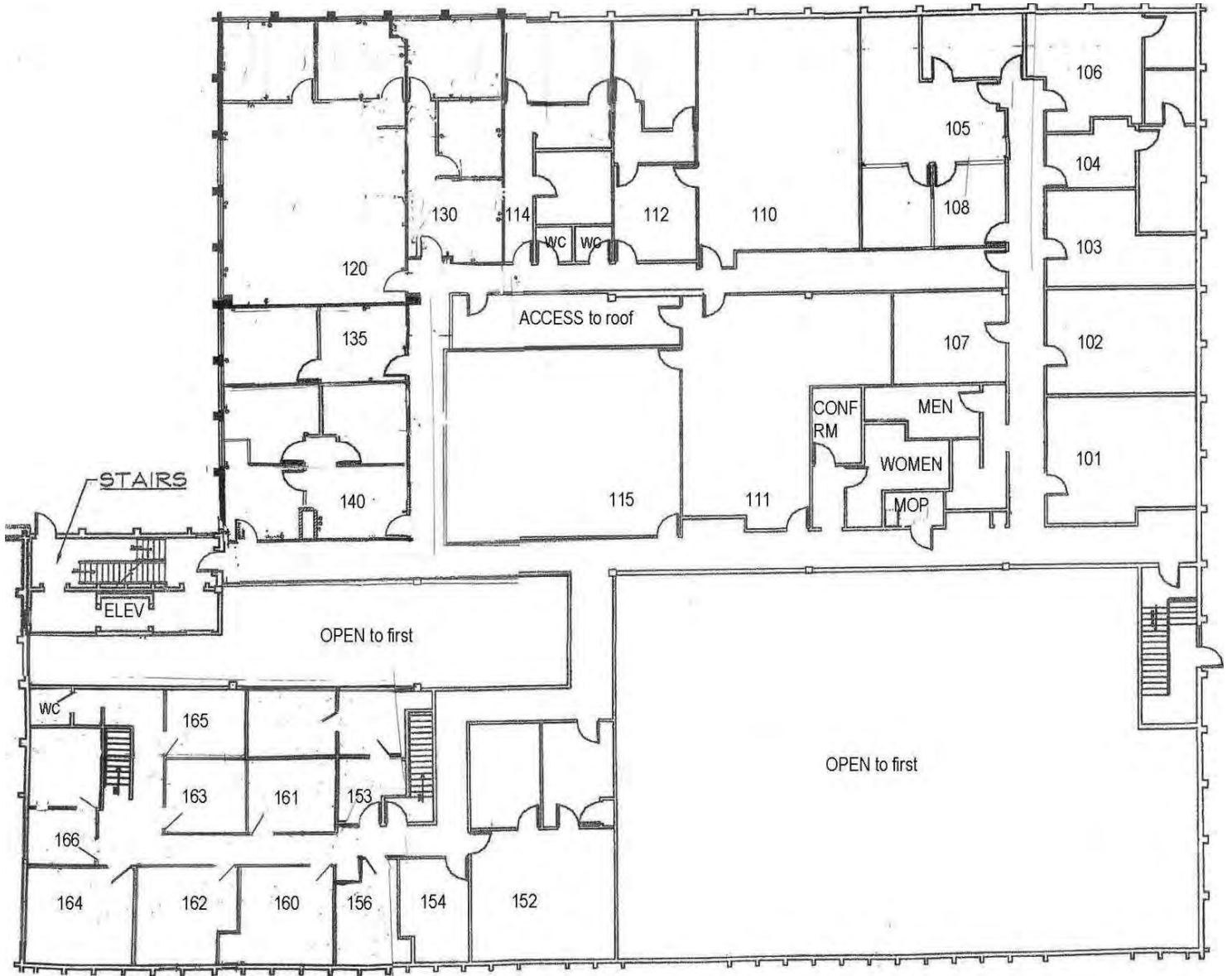


Suite 110 - Private Office



Suite 110 - Reception

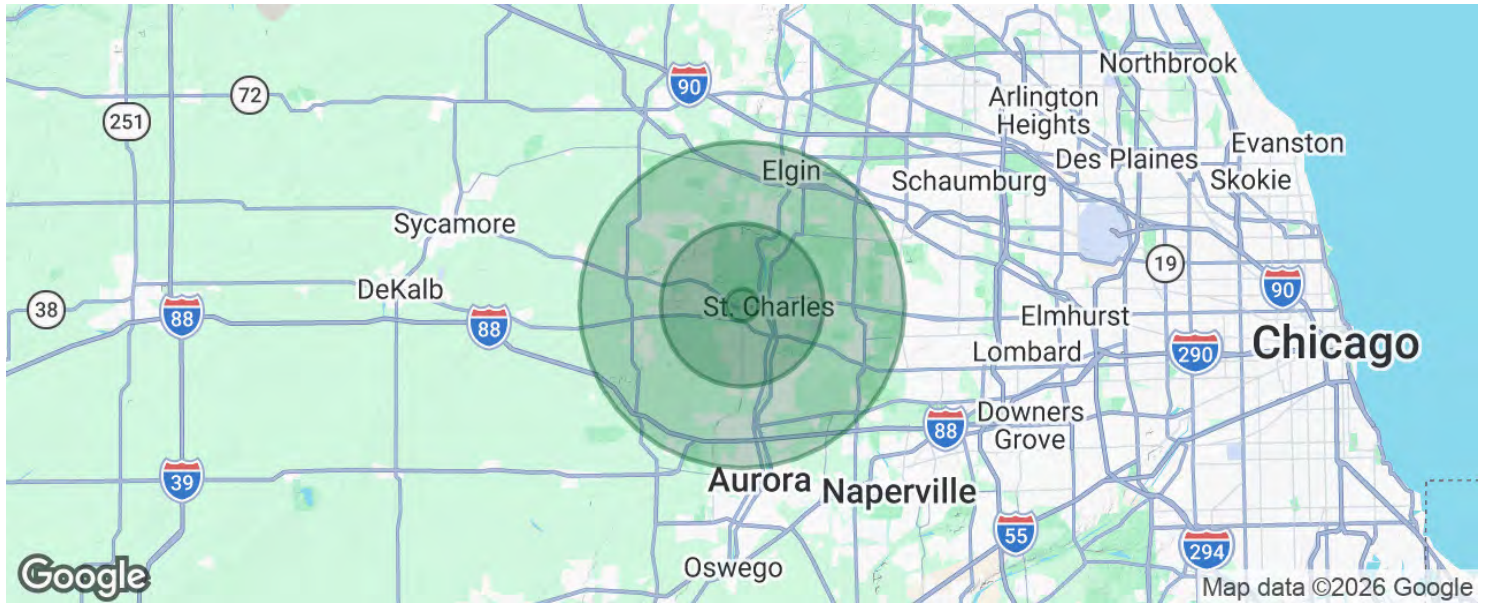
2ND FLOOR FOOTPRINT



LOCATION / RETAILER MAP



DEMOGRAPHICS



POPULATION	1 MILE	5 MILES	10 MILES
Total population	7,298	106,479	416,515
Median age	37.7	42.3	40.4
Median age (Male)	34.5	41.4	39.8
Median age (Female)	41.0	42.9	40.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,708	39,853	147,697
# of persons per HH	2.7	2.7	2.8
Average HH income	\$129,222	\$169,716	\$140,568
Average house value	\$376,513	\$448,998	\$359,176
TRAFFIC COUNTS			
Randall Road & Dean Street	32,200/day		

* Demographic data derived from 2020 ACS - US Census

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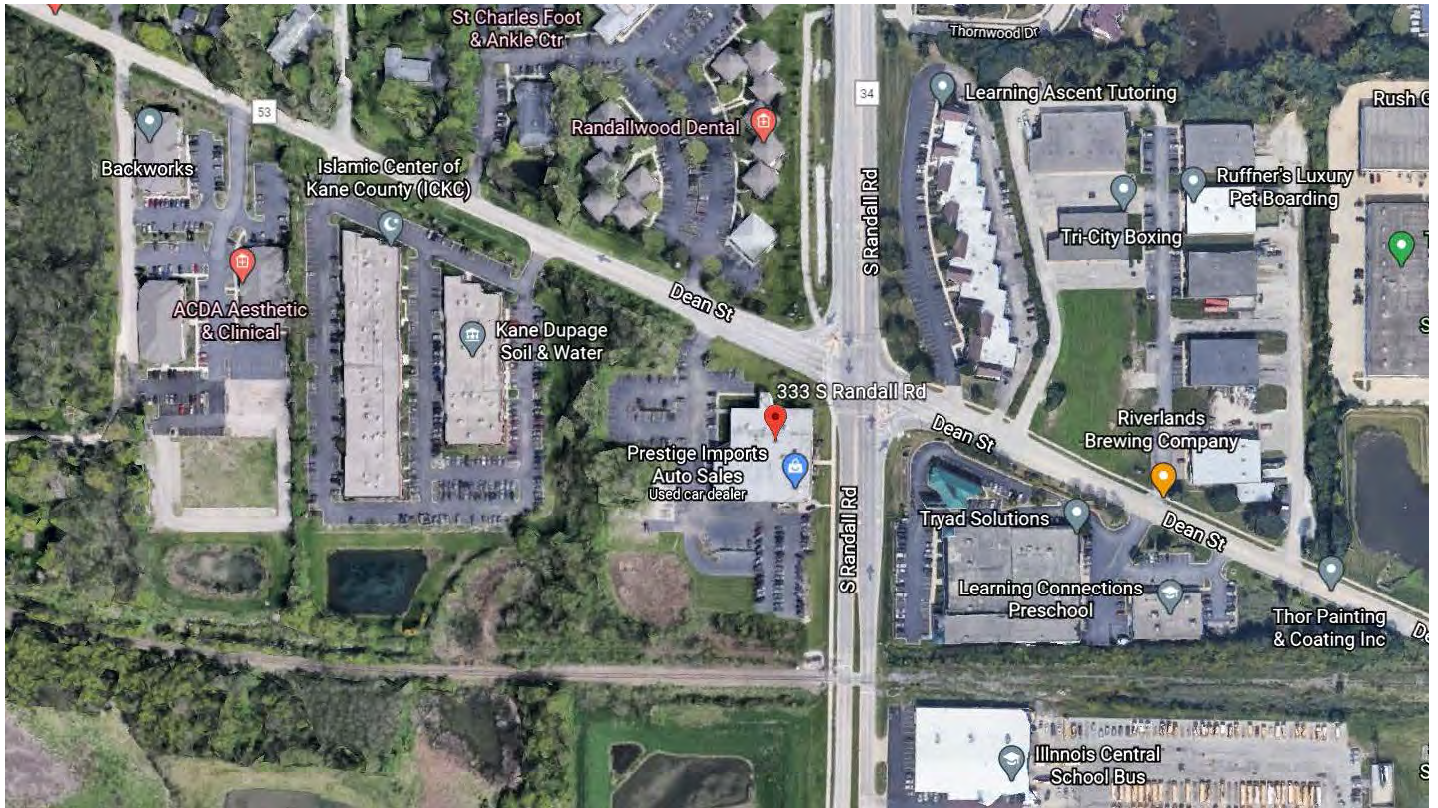
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AGENCY DISCLOSURE



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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