

FOR LEASE

139 FIRST STREET
BATAVIA, IL 60510

Office/Retail Space Available!

RATE: \$17/SF/YR NNN

1,917 SQUARE FEET

\$6.08/SF/YR CAM

Building Highlights

- ▶ Downtown Batavia location
- ▶ Two private washrooms
- ▶ Shower & washer/dryer hook ups with hot water tank
- ▶ Two side doors with alley access
- ▶ Easy access to Route 31 and Route 25



Former veterinary
clinic

Storefront with ceiling
to floor front windows

Several private
office/exam rooms



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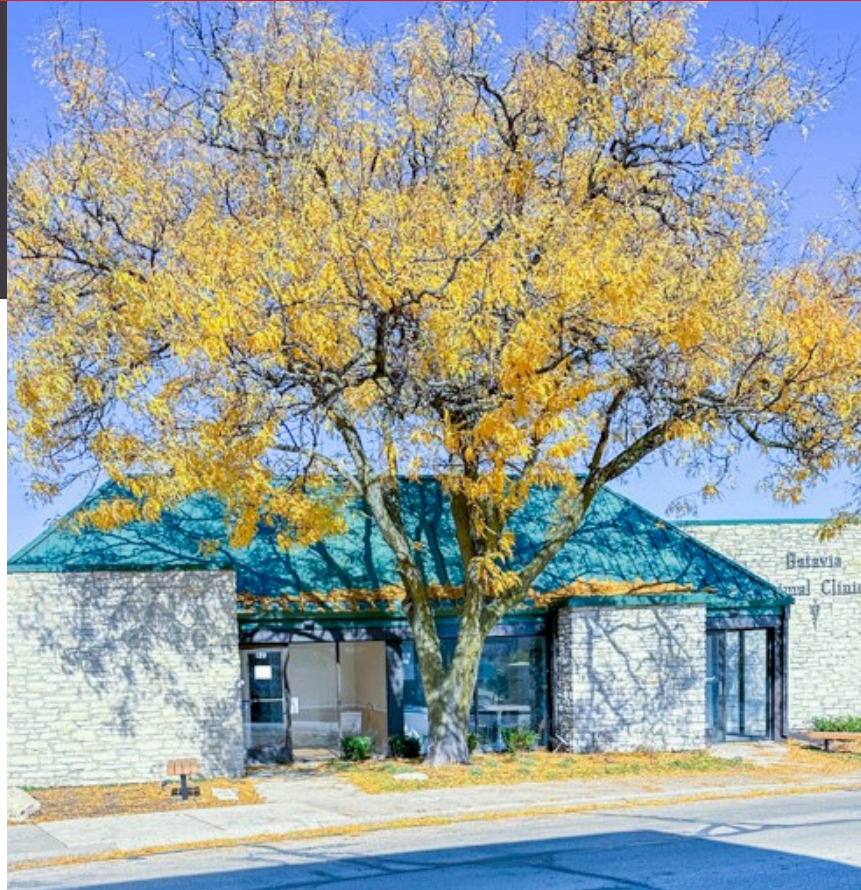
\$6.08/SF/YR CAM

PROPERTY AND LOCATION

1,917 square feet of office or retail space at Batavia Plaza! Formerly the Batavia Animal Clinic, this space can easily be converted to a retail or medical office. It's a perfect space for a medical, dental, chiropractic or physical therapy office or even a hair or nail salon!

This storefront offers a large, floor to ceiling front window with ample natural light. There are two private washrooms, one with a shower, as well as a washer/dryer hook up and hot water tank. With a large open area and smaller office spaces, this location can be the home to multiple types of uses.

Prime location in the heart of downtown Batavia and located in the Batavia Shopping Plaza! Very walkable and close to the Fox River Trail and downtown shopping and restaurants.



**Join Batavia Animal Clinic,
Riverside Pizza, Great Clips, East
China Inn and Prairie Path Cycles at
this busy shopping center in the
heart of downtown Batavia!**



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PLAZA AREA MAP

Situated in the heart of downtown Batavia, nearby businesses include Prairie Path Cycles, Riverside Pizza & Pub, Daddio's Diner, Great Clips, East China Inn, Batavia Animal Clinic, Overflow Bar, Walgreens, Fifth Third Bank, BMO Harris Bank, McDonald's, Riverwest Family Fitness, and more than 100,000 square feet of office space.

