

# OFFICE FOR LEASE SAINT CHARLES NATIONAL BANK BUILDING



3 N 2nd Street STE 200 STC, IL

OFFICE SPACE FOR LEASE



# Executive Summary



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$27
<b>LEASE TYPE:</b>	NNN
<b>BUILDING SF:</b>	17,868
<b>AVAILABLE SF:</b>	6,103
<b>HOURS:</b>	24/7 Badge Access
<b>PARKING:</b>	Private Parking Lot
<b>BUILDING SIGNAGE</b>	Yes

## PROPERTY OVERVIEW

Located in the heart of downtown St. Charles, this 6,103 SF office suite at 3 N. 2nd Street offers a highly functional, move-in-ready layout within a well-maintained professional building. Formerly occupied by Ameriprise Financial, the space is ideally suited for accounting firms, financial services, professional offices, healthcare or medical-adjacent users, legal firms, or organizations requiring a large concentration of private offices and dedicated meeting areas.

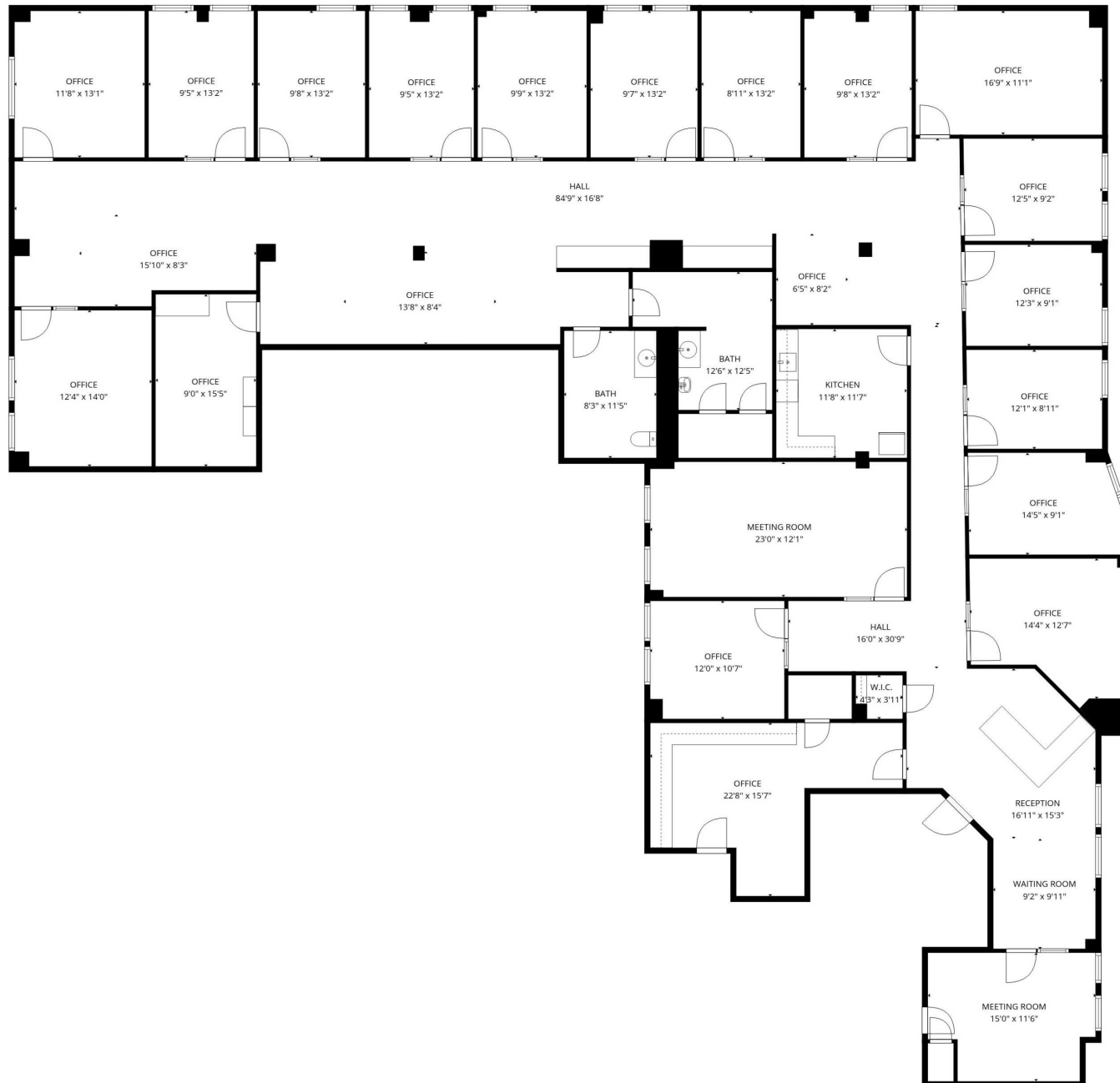
The suite features an efficient, thoughtfully designed floor plan with a formal reception and waiting area, numerous private perimeter offices, multiple conference and meeting rooms, interior offices and work areas, and wide internal corridors that allow for smooth circulation. The layout supports both client-facing operations and internal team collaboration while maintaining a professional and institutional presence throughout.

Additional improvements include multiple private restrooms, a dedicated kitchen/break area, storage, and support spaces integrated throughout the suite, making it well suited for firms with larger staff counts or department-based operations.

The property offers multiple on-site private parking spaces, with additional shared parking available for tenants. A large public parking lot directly across Cedar Drive further enhances accessibility for clients and visitors.

Surrounded by downtown restaurants, retail, professional services, and civic amenities and just steps from the Fox River and Riverwalk—this location delivers a rare combination of scale, visibility, and walkability in one of the Fox Valley's most established downtown office environments.

# Property Photos



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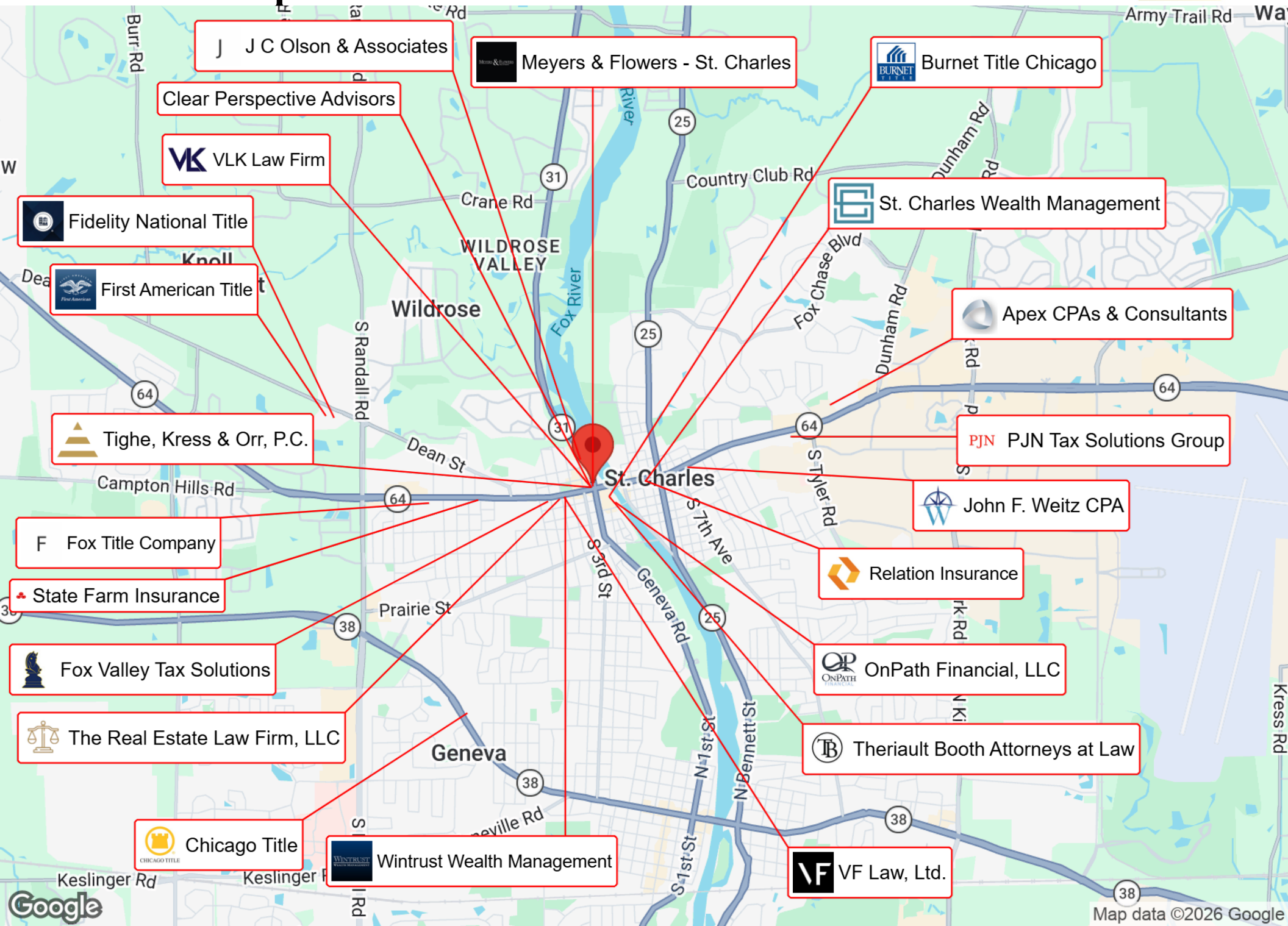
# Property Photos



# Property Photos



# Business Map



J C Olson & Associates

Meyers & Flowers - St. Charles

Burnet Title Chicago

Clear Perspective Advisors

VK VLK Law Firm

St. Charles Wealth Management

Fidelity National Title

First American Title

Apex CPAs & Consultants

Tighe, Kress & Orr, P.C.

PJN PJN Tax Solutions Group

Fox Title Company

John F. Weitz CPA

State Farm Insurance

Relation Insurance

Fox Valley Tax Solutions

OnPath Financial, LLC

The Real Estate Law Firm, LLC

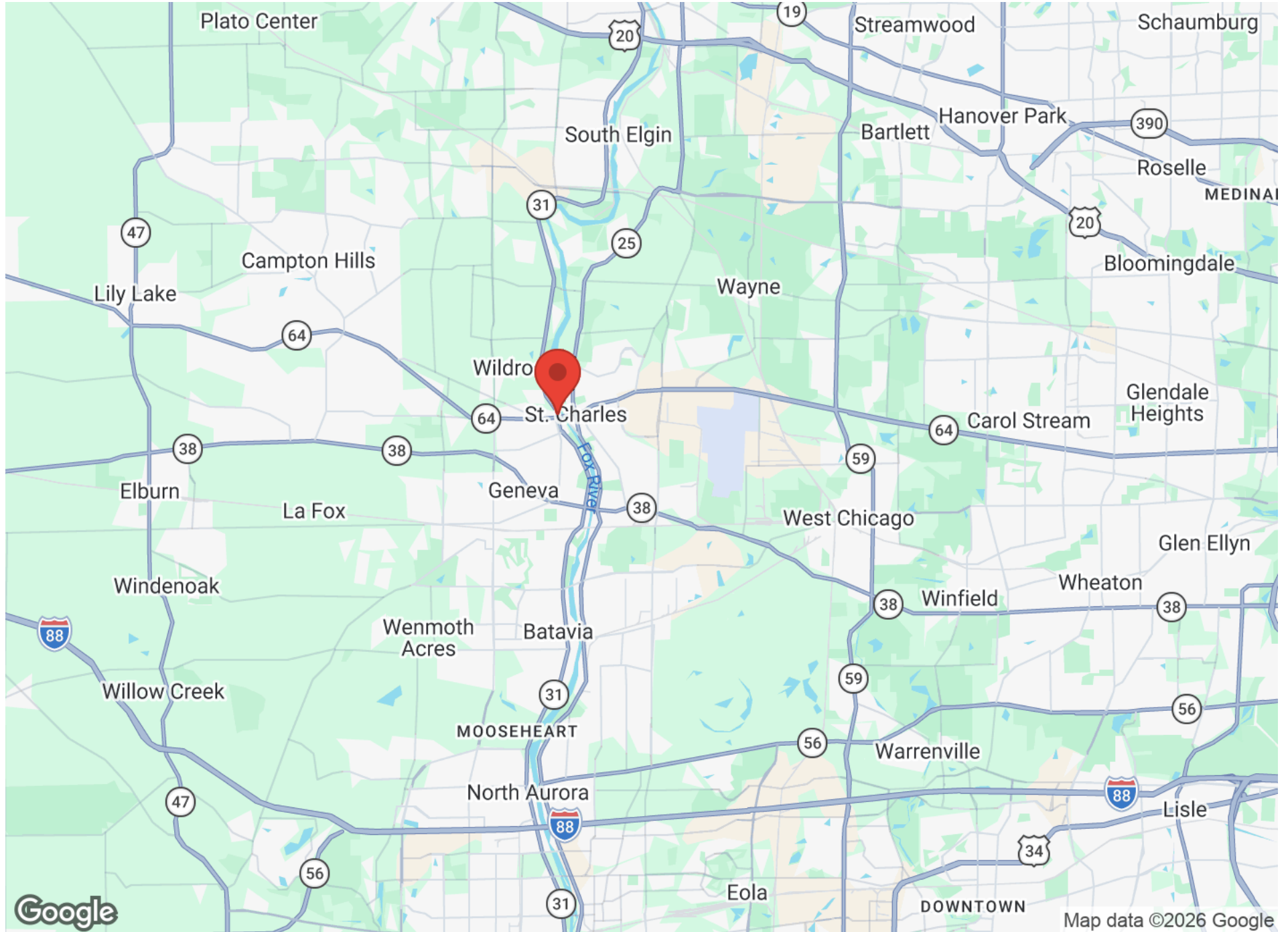
Therault Booth Attorneys at Law

Chicago Title

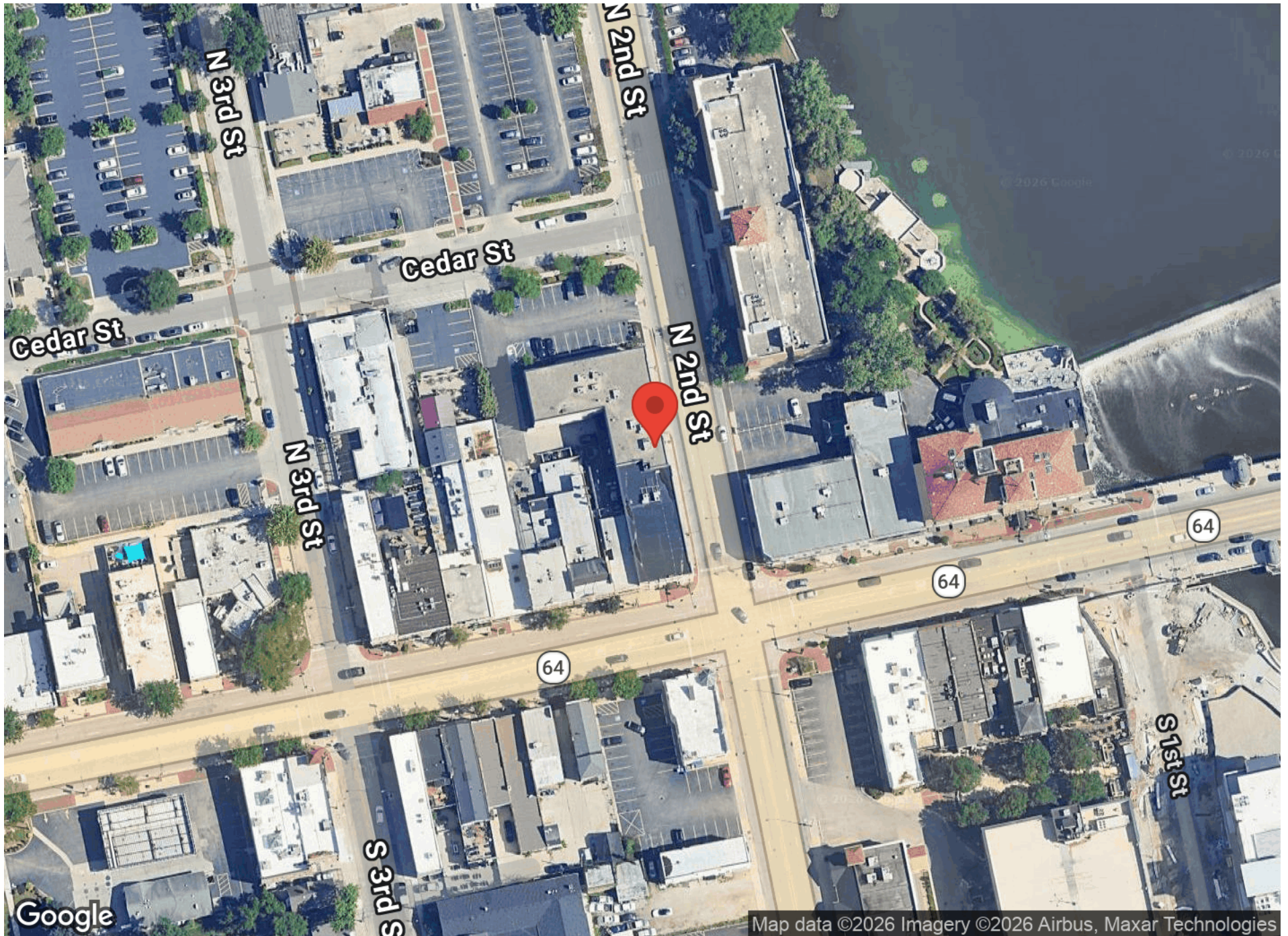
Wintrust Wealth Management

VF VF Law, Ltd.

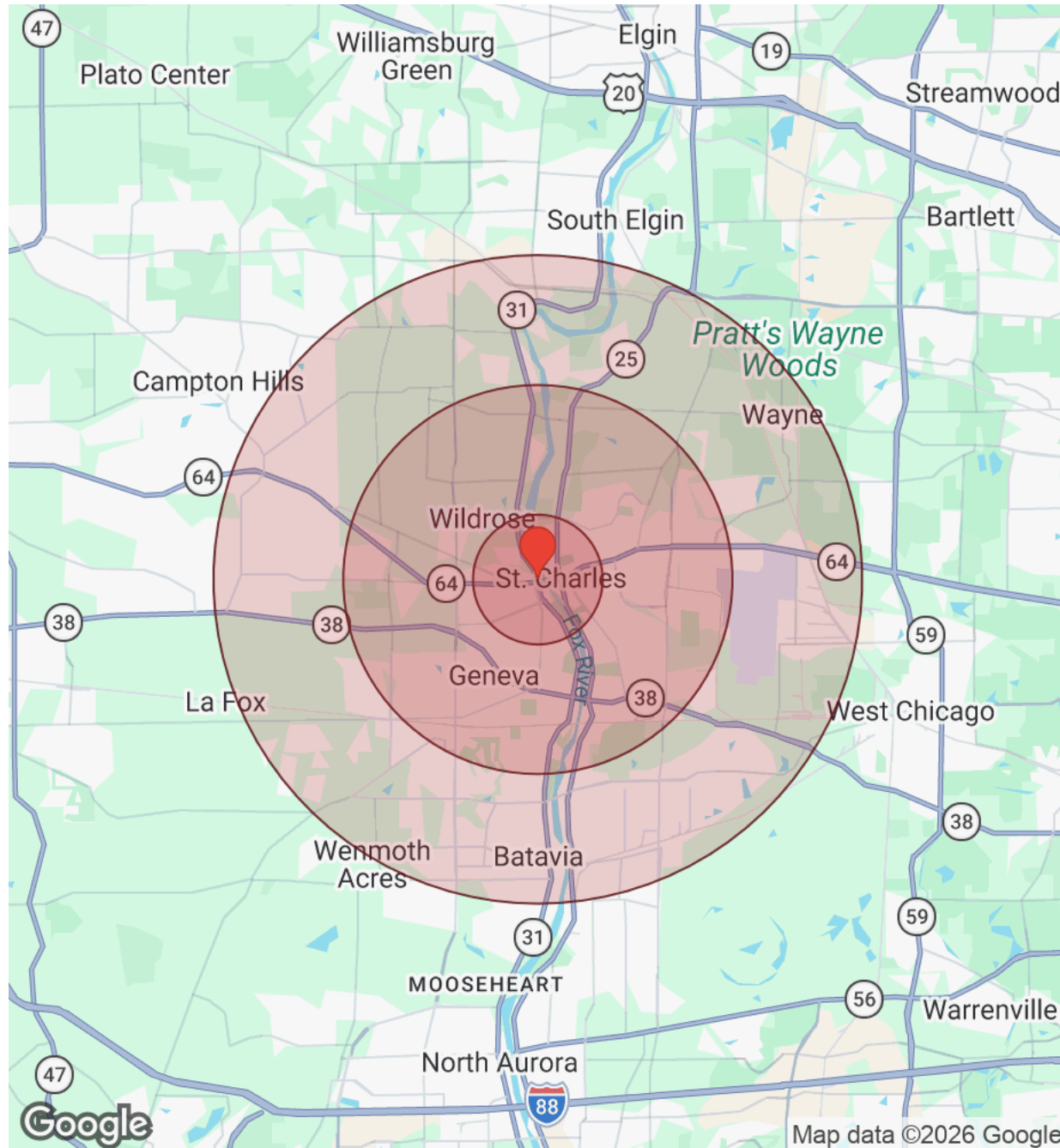
# Regional Map



# Aerial Map



# Demographics



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,066	27,317	53,388
Female	5,143	27,419	53,806
Total Population	10,209	54,736	107,194

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	7,442	39,476	76,633
Black	261	1,352	2,798
Am In/AK Nat	3	27	43
Hawaiian	N/A	N/A	N/A
Hispanic	1,994	10,372	19,509
Asian	320	2,518	6,271
Multiracial	180	963	1,897
Other	8	27	43

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,771	22,883	42,396
Occupied	4,578	22,020	40,836
Owner Occupied	2,813	16,021	31,504
Renter Occupied	1,765	5,999	9,332
Vacant	193	863	1,559

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,559	9,005	18,579
Ages 15 - 24	1,141	6,583	13,405
Ages 25 - 54	3,785	19,498	38,267
Ages 55 - 64	1,524	8,200	15,949
Ages 65+	2,199	11,449	20,994

Income	1 Mile	3 Miles	5 Miles
Median	\$97,524	\$120,680	\$132,109
Under \$15k	249	687	1,340
\$15k - \$25k	150	553	1,192
\$25k - \$35k	252	818	1,517
\$35k - \$50k	471	1,532	2,423
\$50k - \$75k	592	2,596	4,263
\$75k - \$100k	639	2,884	4,505
\$100k - \$150k	940	4,367	7,702
\$150k - \$200k	488	2,968	6,040
Over \$200k	798	5,617	11,855

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Exclusively Listed by

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