

FOR LEASE

3815 & 3755 E. Main Street /// St. Charles, IL 60174



HIGHLIGHTS

- Rt. 64/Main St. Location & Signage (33,000 VPD)
- Center of St. Charles' Most Dense Retail & Dining Corridor
- So much Natural Light, You'll Need Sunblock (Skylights, Atriums, Glass Hallways, & Floor-to-ceiling windows)
- Private Offices, Conference, Kitchen, & Bathrooms
- Marble Entry's, Private Access & Vestibule
- Back Door Access to the Exceptionally Well Reviewed & Reputed, Mother's Pancake House, & directly across from Cooper's Hawk Restaurant & Winery
- 30 Workstations Available for Free
- Two Days Away from Move-in Ready
- **ONE YEAR FREE BASE RENT FOR 5+ YR LEASE**

PROPERTY SUMMARY

Lease Rate	\$11.00 - \$16.00 SF/YR
Available SF	400 - 5,000 SF
Lease Type	NNN
Lease Term	1-5 years



GALLERY



CONTACT DON WICKMAN DIRECT



For more than 30 years, Don has built, owned, and personally managed the majority of office space on St. Charles' Rt. 64/Main Street. No matter where the market goes, Don's buildings consistently remain at or near 100% occupancy. That well above market occupancy rate is due to his unrelenting commitment to one simple formula: Leverage quality office space, pass economies of scale savings to the tenants, and provide direct personal attention to make new tenants happy, and keep them that way. **Call Don's mobile to schedule a showing now!**



50% OFF any meal
buy 1 meal & 2 beverages, get a 2nd meal of equal or lesser value 50% off, up to \$4. **NOT VALID ON HOLIDAYS.**

ST. CHARLES • 630-800-3906
With this coupon. **One coupon per table.**
Not valid with other offers. Expires 6-24-19.