



## For Lease - Office / Retail

164-166 E. CHICAGO STREET, ELGIN, IL 60120

OFFICE BUILDING FOR LEASE

*Your Vision. Our Dedication. Your Partner.*

**MURRAY COMMERCIAL**

473 Dunham Road, Suite 200  
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**THIJS DENNISON**

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**JACE MURRAY**

President/Managing Broker  
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### OFFERING SUMMARY

Available SF:	500 - 3,900 SF
Lease Rate:	\$12.00 - 15.00 SF/yr (Gross; MG)
Building Size:	16,900 SF

### PROPERTY OVERVIEW

Retail & Office Space Available;

- 1st Floor: 1,690 +/- s.f.

- Entire 2nd Floor: 5,890 +/- s.f. (Can be divisible into 1,990 +/- s.f. & 3900 +/- s.f.)

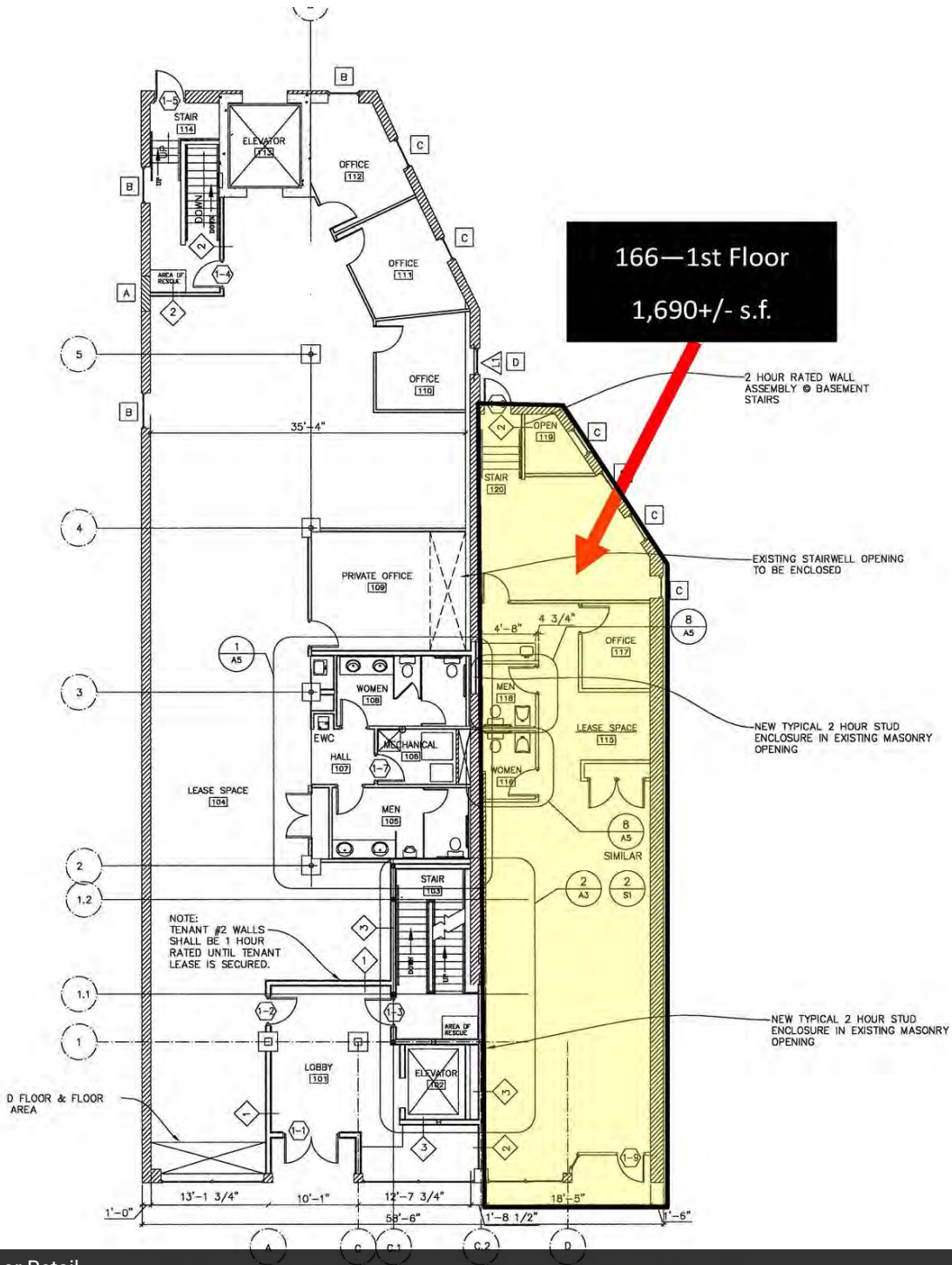
Full renovation completed in 2010-2012, inclusive of HVAC, Electrical, Plumbing, Windows, Flooring, etc.

### PROPERTY HIGHLIGHTS

- 2 Elevators (passenger and freight)
- Security System
- Fully Sprinkled
- Separately Metered Electric & Gas
- Fiber available via FutureLink

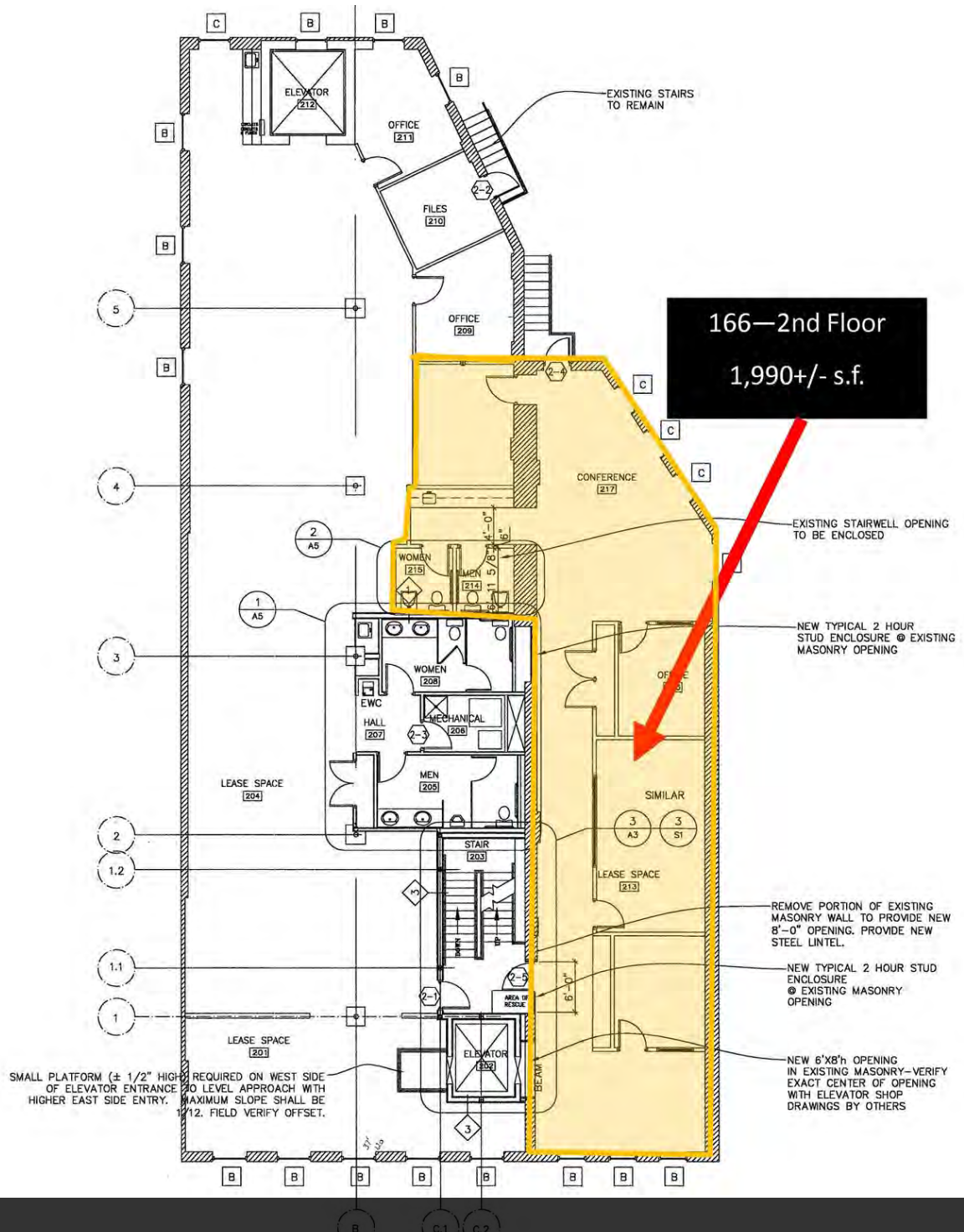


RETAIL - FIRST FLOOR



1st Floor Retail

OFFICE - 2ND FLOOR DIVISIBLE



2nd Floor - Divisible



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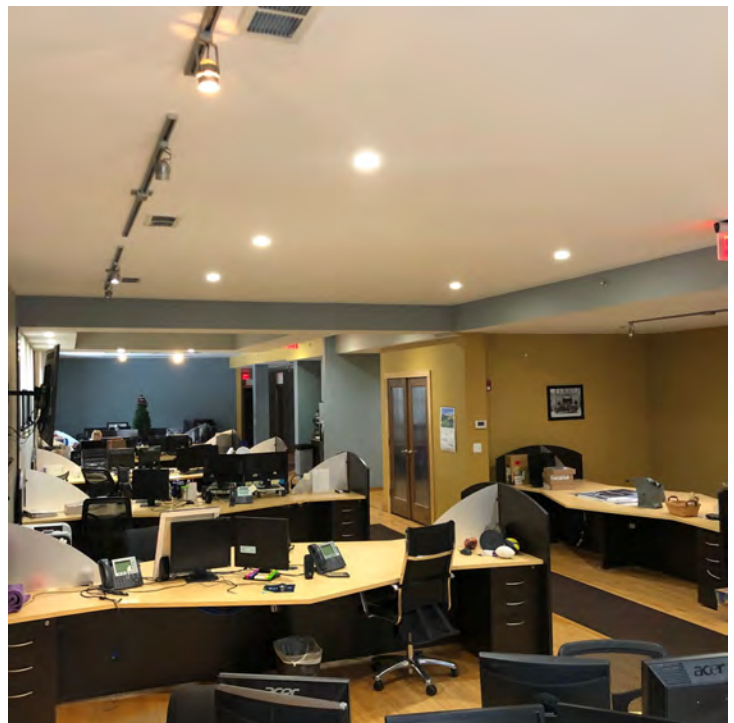
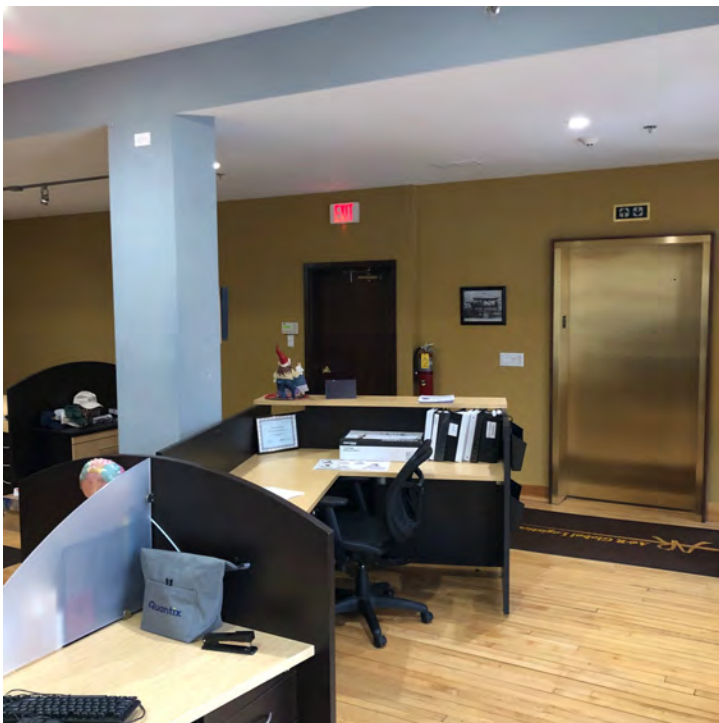
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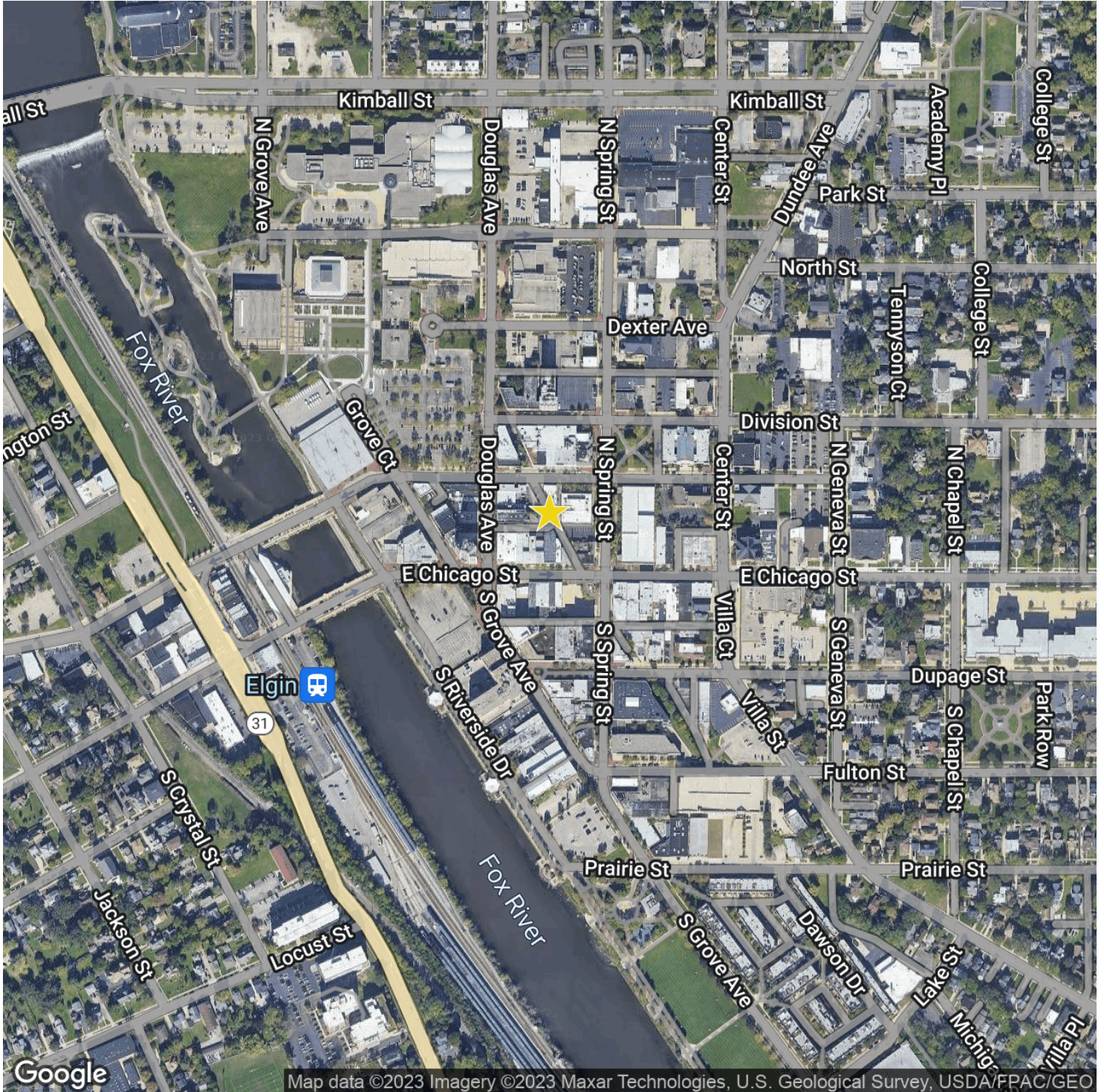
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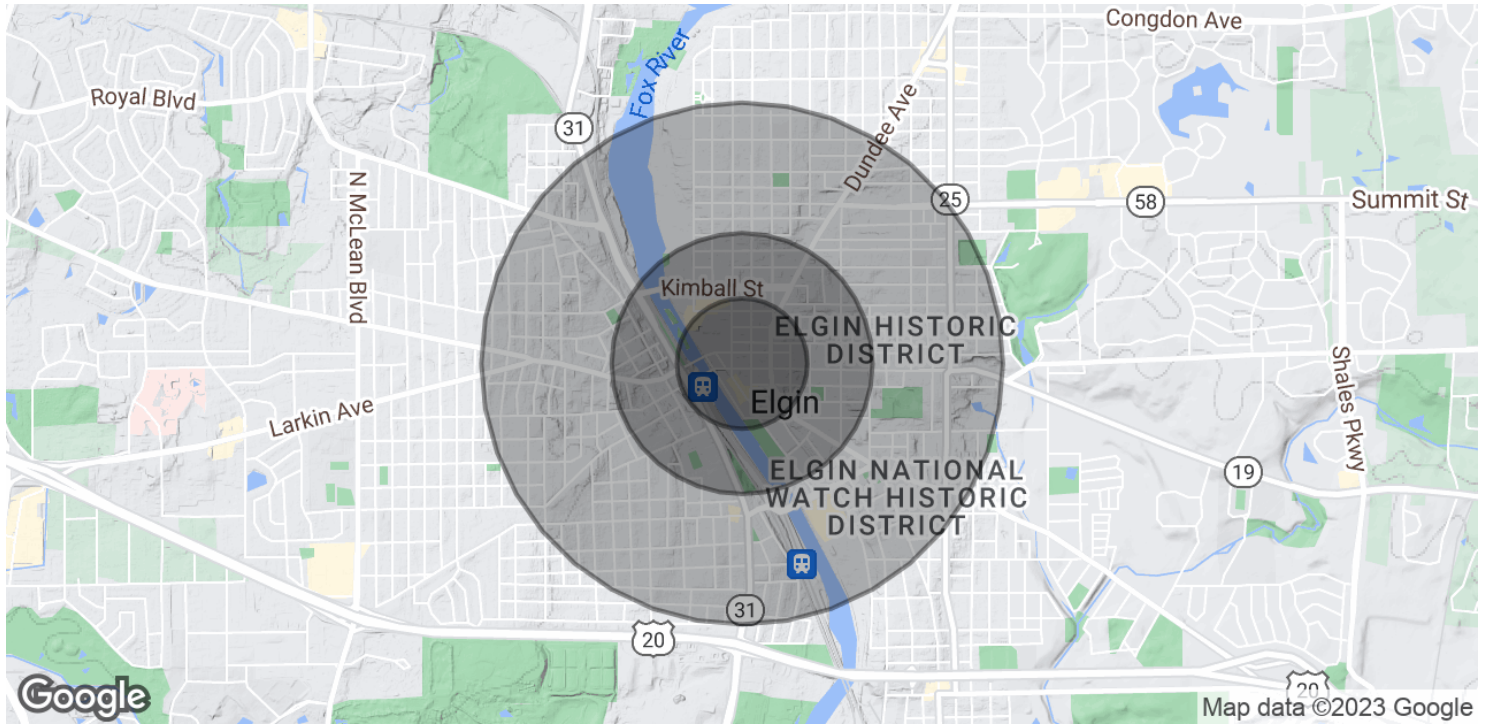
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,286	6,239	23,501
Average Age	32.3	28.6	30.8
Average Age (Male)	35.6	31.9	32.7
Average Age (Female)	30.4	26.8	29.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	571	2,254	7,812
# of Persons per HH	2.3	2.8	3.0
Average HH Income	\$58,920	\$57,150	\$64,992
Average House Value	\$198,017	\$180,375	\$169,938

\* Demographic data derived from 2020 ACS - US Census



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#### AGENCY DISCLOSURE

Thank you for allowing Murray Commercial the opportunity to share this information and/or show you the above-referenced property. This activity does not result in the Broker/Sales Associate acting as your agent. The Broker/Sales Associate is acting as the Designated Agent for the Owner. As a result, the Broker/Sales Associate will NOT act as a Dual Agent and will NOT be acting as an agent on your behalf.

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### JACE MURRAY

President/Managing Broker

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Direct: 630.513.0173 | Cell: 630.244.3272

### PROFESSIONAL BACKGROUND

With over 20 years of Commercial Real Estate Experience, Jace continues to exceed expectations with his client focused approach and dedication to building lasting relationships with his clients. While working with investors and clients within the commercial real estate industry, Jace has developed a unique and diversified skill set to assist clients and maximize their objectives.

His multidisciplinary commercial real estate background has provided consultative and real estate brokerage services ranging from complex land assemblage assignments, development, 1031 tax deferred exchanges, acquisition and syndication of commercial properties, and structuring a firm dedicated to providing client centered commercial real estate brokerage services and full service asset management and property management services.

### EDUCATION

As a graduate of Purdue University and The Krannert School of Business, achieving a bachelor of science degree in Management & Finance, Jace initially pursued his sales and management interests within the financial world with Prudential Preferred Financial Services, specializing in estate planning and small business planning. This established his passion for client interaction and desire to help others achieve their financial goals. He then turned to the real estate arena and joined his father in the mid 1990's to further his career and begin the evolution of Murray Commercial. As the firm has evolved to become a full service real estate brokerage and asset management company, he has been instrumental in enhancing the firm's ability to provide best of class services within the commercial real estate industry.

### MEMBERSHIPS

Active throughout the community and a lifetime resident of the St. Charles area, Jace continues to be active in many volunteer activities and philanthropic support of our communities. He is currently an active board member of the Northwestern Memorial Foundation and past board member of the Delnor Health System.

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