



## Dunham Center

473 DUNHAM ROAD, SAINT CHARLES, IL 60174

183 - 215+/- SF OFFICES FOR LEASE

*Your Vision. Our Dedication. Your Partner.*

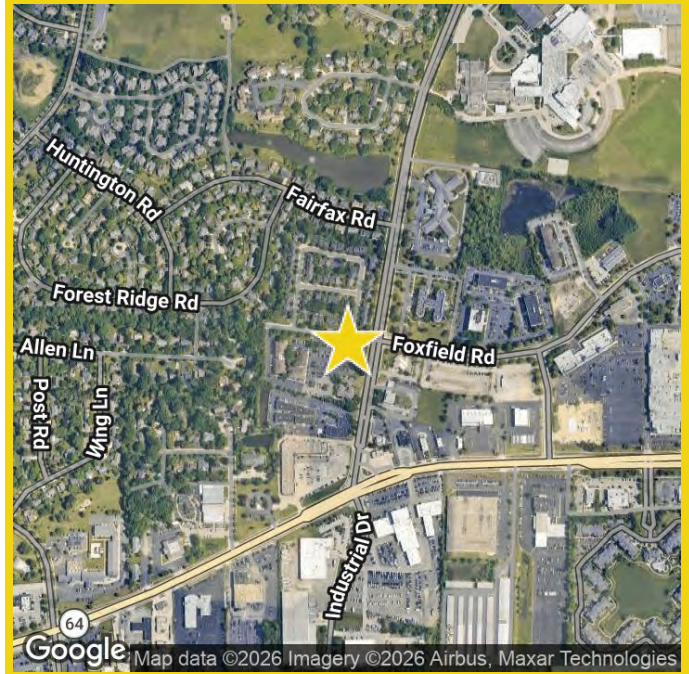
**MURRAY COMMERCIAL**

2035 Foxfield Road, Suite 203  
St. Charles, IL 60174  
630.513.0173 | murraycommercial.com

**THIJS DENNISON**

Broker  
630.251.2144  
thijs@murraycommercial.com

## EXECUTIVE OFFICES FOR LEASE



### MONTHLY RENT

**\$400-\$450**

### OFFERING SUMMARY

Available SF:	183 - 215 SF
Lease Type:	Full Service Gross
Building Size:	8,436 SF
Market:	East/West Corridor
Submarket:	Western East/West Corridor

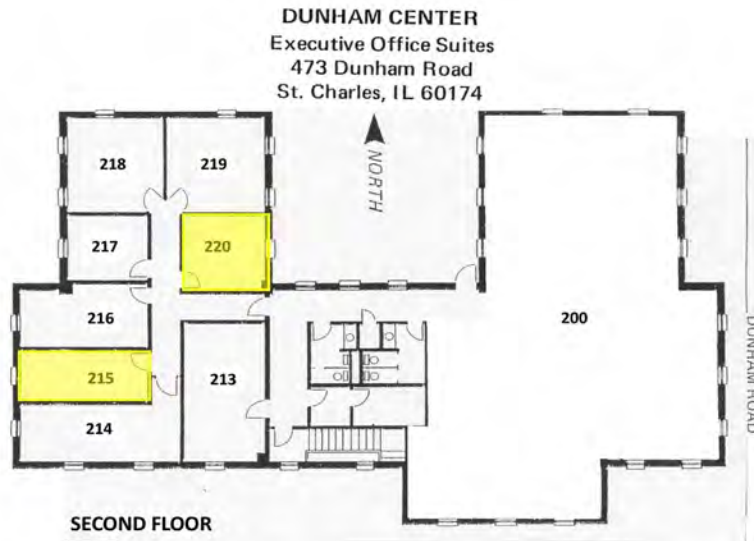
### PROPERTY OVERVIEW

Elevate your business at 473 Dunham Road. As part of the esteemed Dunham Campus, this property offers an array of exceptional amenities to support your company's success. Experience the convenience of all utilities and common area maintenance included in the rent, ensuring streamlined operations.

### PROPERTY HIGHLIGHTS

- Amenities at the Dunham Campus include:
- All Utilities & Common Area Maintenance included in rent
- 24-hour Building Access and Security
- Fiber Optic Communications
- Ample Parking
- 5 Acre Office Campus
- On-Campus Property Management
- On-Campus Conference Rooms seat up to 35, and Kitchenette
- On-Campus Private Fitness Center and Showers

## EXECUTIVE OFFICES FOR LEASE



### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 215	215 SF	Full Service	\$450 per month	Second Floor Executive Office with Window. Common Area Restrooms. Access to Conference Rooms and Fitness Center on Dunham Center Campus.
Suite 220	183 SF	Full Service	\$400 per month	Second Floor Executive Office with Window. Common Area Restrooms. Access to Conference Rooms and Fitness Center on Dunham Center Campus.

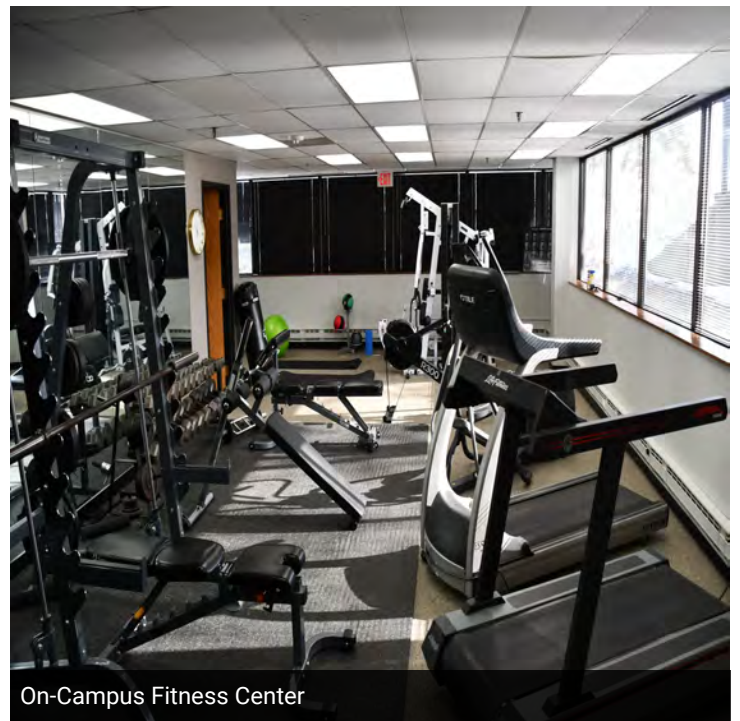
## BUILDING PHOTOS



Courtyard



On-Campus Conference Room 1 of 2



On-Campus Fitness Center

## INTERIOR PHOTOS



Suite 215



Suite 215



Suite 215

## INTERIOR PHOTOS



Suite 220



473 Common Area Entrance

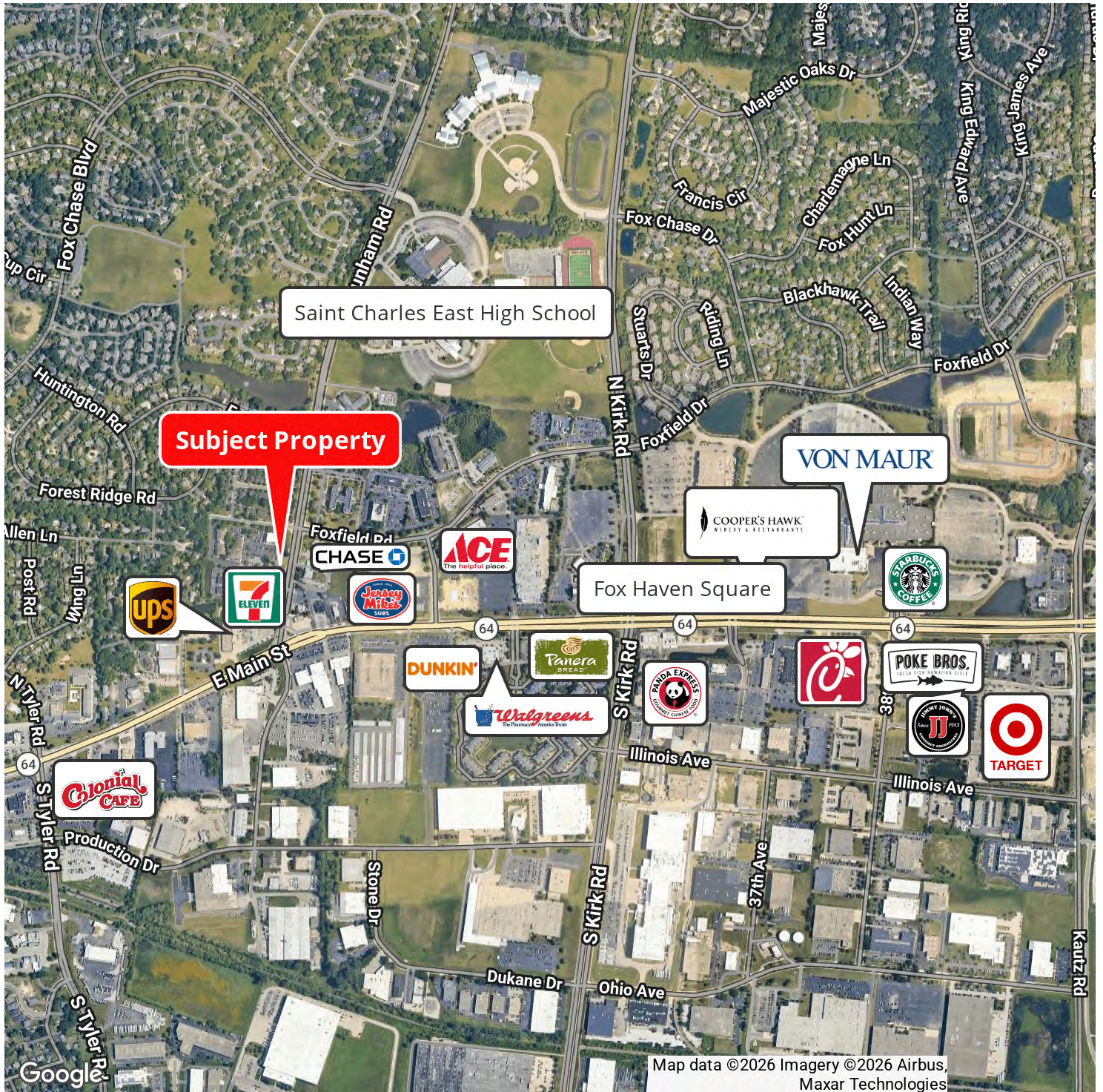


Suite 220

# Dunham Center

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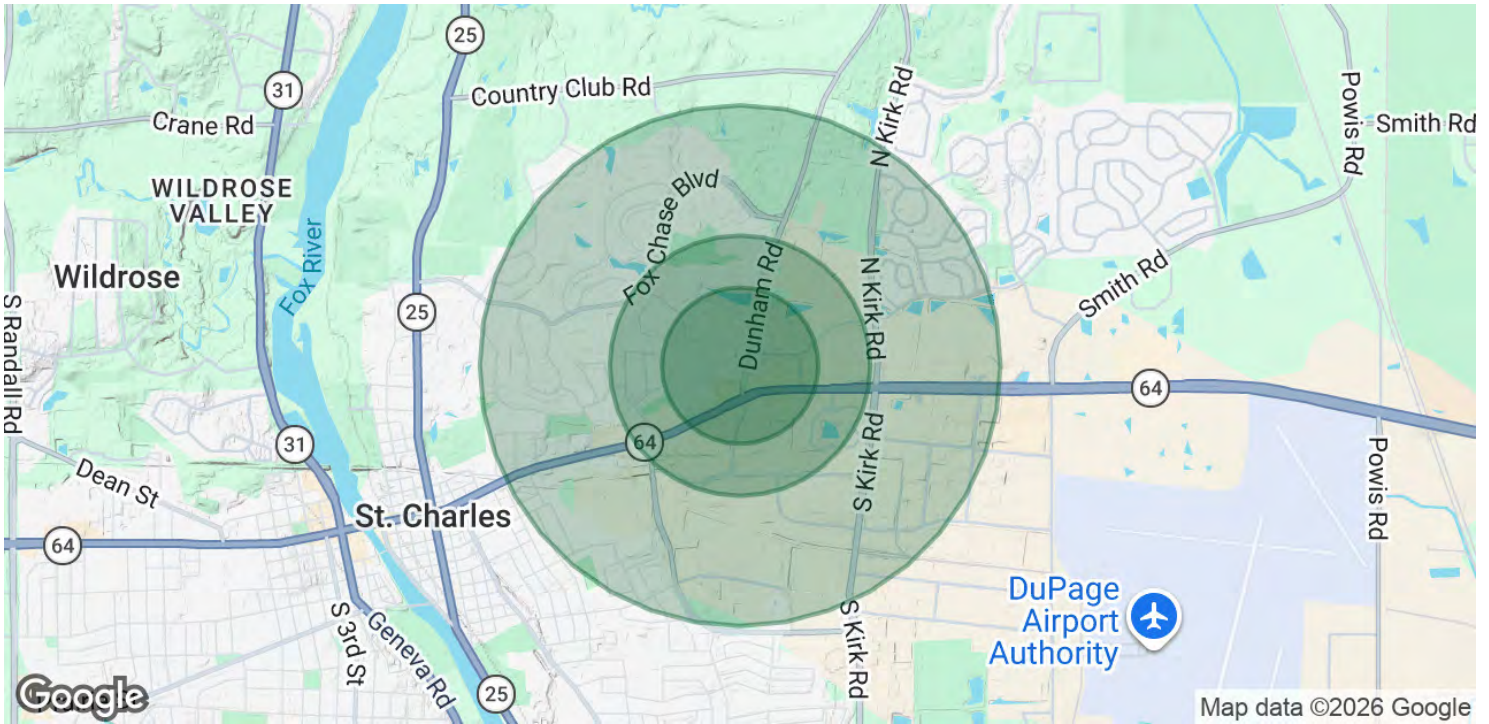
## LOCATION / RETAILER MAP



# Dunham Center

473 DUNHAM ROAD, SAINT CHARLES, IL 60174

## DEMOGRAPHICS



### POPULATION

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Population	647	1,720	5,882
Average Age	47.8	46.8	46.2
Average Age (Male)	45.2	44.5	44.1
Average Age (Female)	49.9	48.7	47.4

### HOUSEHOLDS & INCOME

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Households	260	691	2,325
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$153,464	\$151,595	\$160,697
Average House Value	\$444,008	\$437,598	\$489,212

2023 American Community Survey (ACS)

## EXECUTIVE OFFICES FOR LEASE

### CONFIDENTIALITY & DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully-executed Real Estate Purchase Agreement shall bind the Property and each prospective purchaser proceeds at its own risk.

## AGENCY DISCLOSURE



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Broker Owned...James C. Murray III is a licensed real estate broker within the State of Illinois and has ownership interest in the subject property.

## EXCLUSIVE BROKER



### THIJS DENNISON

Broker

thijs@murraycommercial.com

Direct: 630.513.0173 | Cell: 630.251.2144

## 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