

Downtown Redevelopment

1ST STREET

St. Charles, IL 60174

CORCORAN
COMMERCIAL REAL ESTATE



PREMIER SPACE
FOR LEASE



PROPERTY INFORMATION:

- Project Start 2006 (The Plaza)
- ALE Building 2015
- Sterling Building 2018
- Riverloft Building 2020
- 429 Parking Spaces (Plaza)
- 110 Parking Spaces (2 level River Deck)
- Mixed Use development (Retail, Office, Residential Condos)
- Great Restaurants and Conveniences
- Limited Retail Space Available

AVAILABLE UNIT INFORMATION:

The Plaza Building:

172 S 1st Street—Restaurant

- 5,183 SF—Available 10/1/26

141 S 1st Street —RETAIL—1,273 SF

161 S 1st Street—RETAIL—1,509 SF

- Can be combined to 2,782 SF

100 S 1st Street—OFFICE

- 2,000—4,257 SF

CONTACT INFORMATION:

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RESTAURANT
AVAILABLE



172 S 1st Street—5,183 SF
Plug and Play Restaurant
Base Rent: Withheld
RE Tax / CAM: \$8.19 per SF

Available October 1, 2026

Downtown Redevelopment

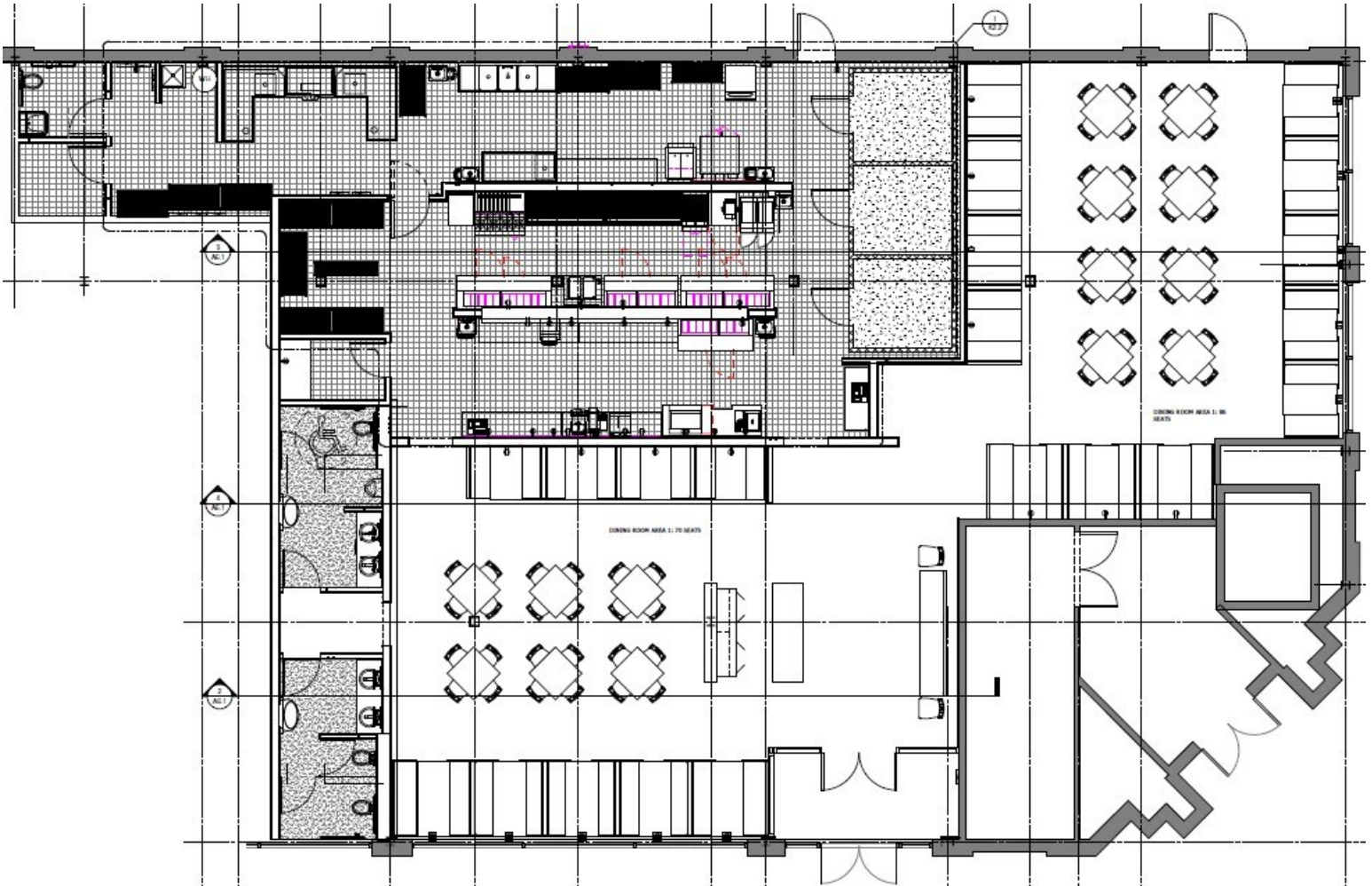
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141 S 1ST STREET
THE PLAZA



141 S. 1st Street—1,273 SF
Base Rent: Withheld
RE Tax / CAM: \$6.78

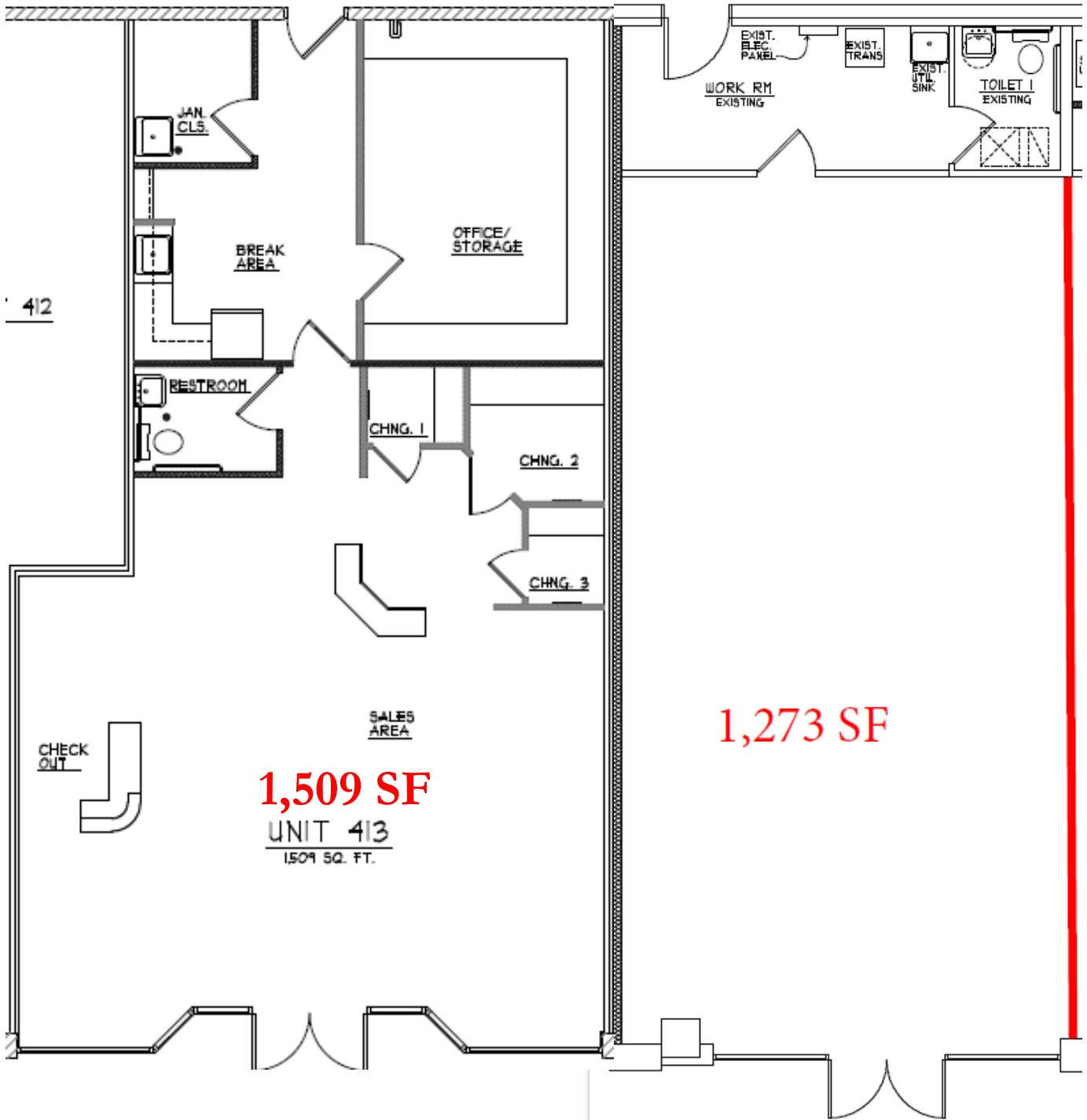




THE PLAZA

161 S 1ST STREET

141 S 1ST STREET



2,782 SF COMBINED OPTION

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100 ILLINOIS STREET
THE PLAZA

**Office Space
Coming Soon**



100 Illinois Street—4,257 SF
Space can be demised
Base Rent: Withheld
RE Tax / CAM: \$8.64 per SF

Downtown Redevelopment

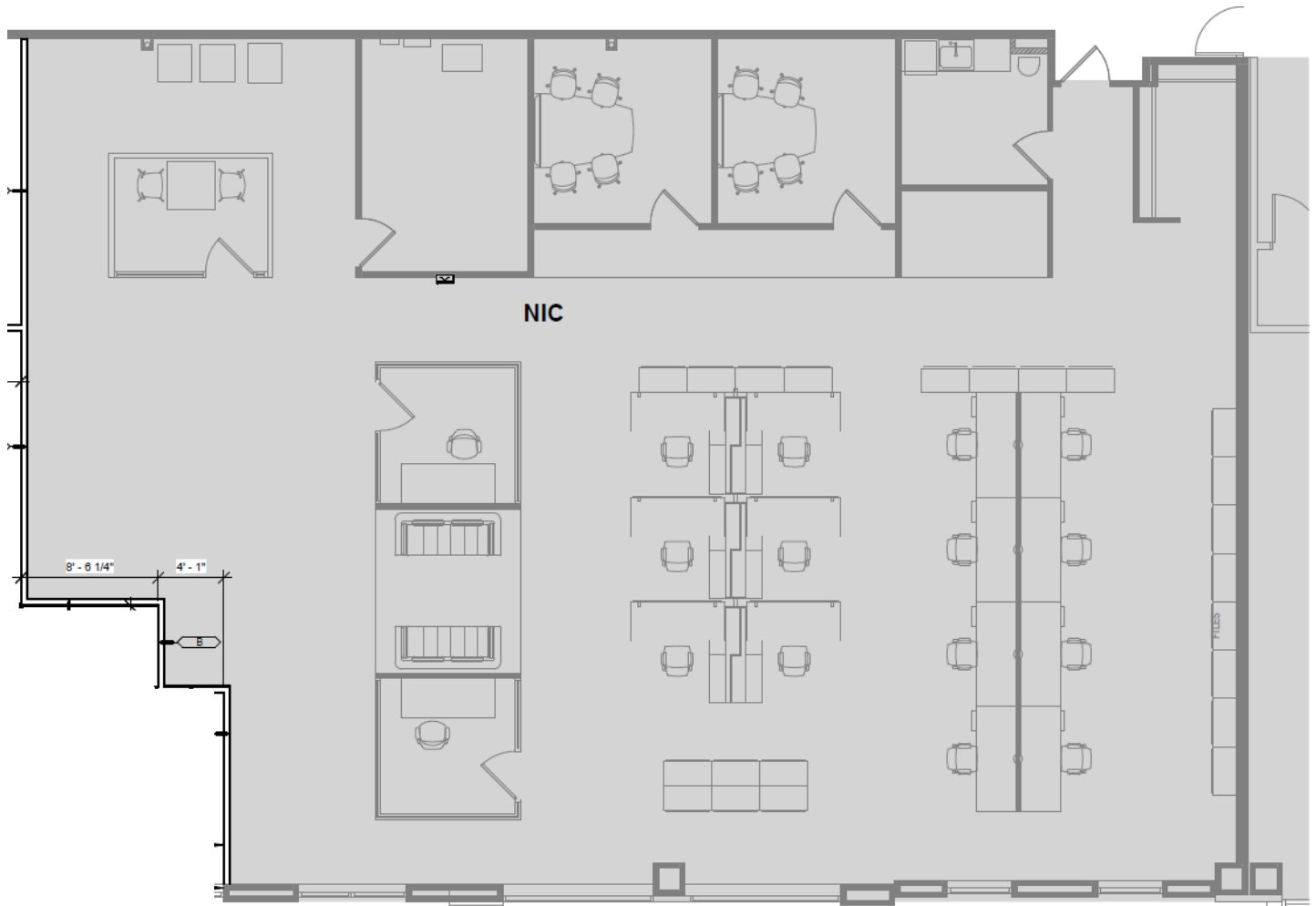
1ST STREET

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OFFICE SPACE



100 Illinois Street—4,257 SF
Space can be demised
Base Rent: Withheld
RE Tax / CAM: \$8.64 per SF