Ashland Center



FOR LEASE

PRIVATE OFFICE SPACE

PROPERTY FEATURES

- Property located in the desirable Geneva Historic District
- Proximate to shopping and restaurants; train station, courthouse, residential neighborhoods and more within easy walking distance
- Energy Star and IREM Certified Sustainable Property
- Gigabit fiber (low latency) and common area Wi-Fi
- Smart-card Key access throughout
- Fully sprinklered building. Sophisticated fire detection and monitoring
- Tenant partitioned intrusion alarm system
- All restrooms ADA or ADA fixtured. Private Tenant ADA shower.
- 29 private parking spaces - includes 2 handicap spaces

RC

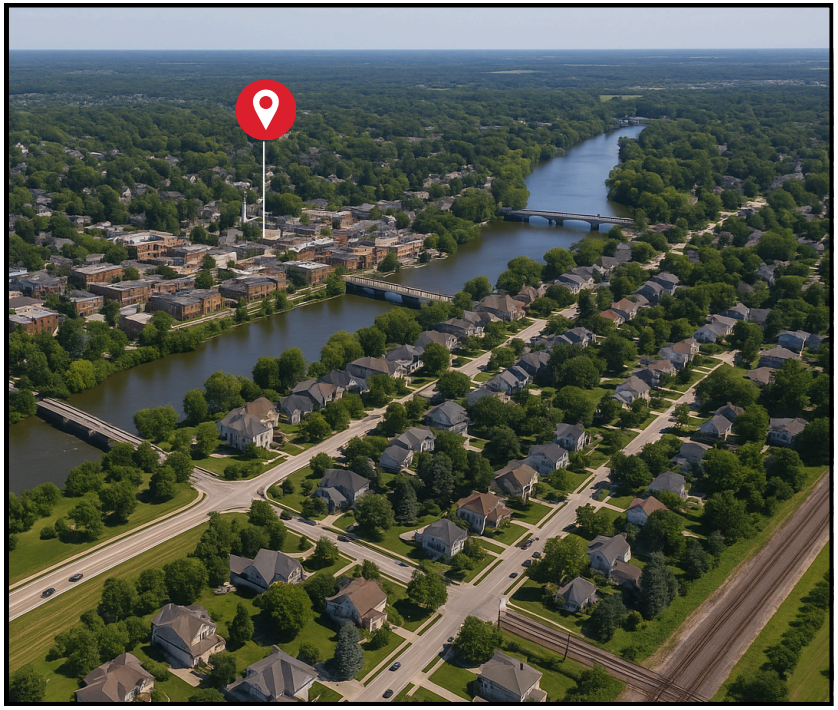
THE AREA & MARKET OVERVIEW

Downtown Geneva offers businesses a unique blend of historic charm, vibrant community engagement, and easy regional access.

Population & Workforce: Geneva's population stood at 21,393 in 2020, with an estimated 20,351 residents in 2025. During the workday, the city's population swells to 30,477, comprised of 21,374 inbound workers and 9,103 local residents.

Households & Income: There are approximately 8,141 households, with a median household income of $132,799 and an average individual income of $60,161.

Transit Ridership: The Metra Union Pacific West Line registers 1,742 weekday boardings at Geneva's downtown station, underscoring strong commuter and visitor inflows.



The dynamic mix of robust daytime population, thriving retail and business community, and year-round attractions underscores Downtown Geneva's strength as a premier commercial office location in the Fox Valley area.







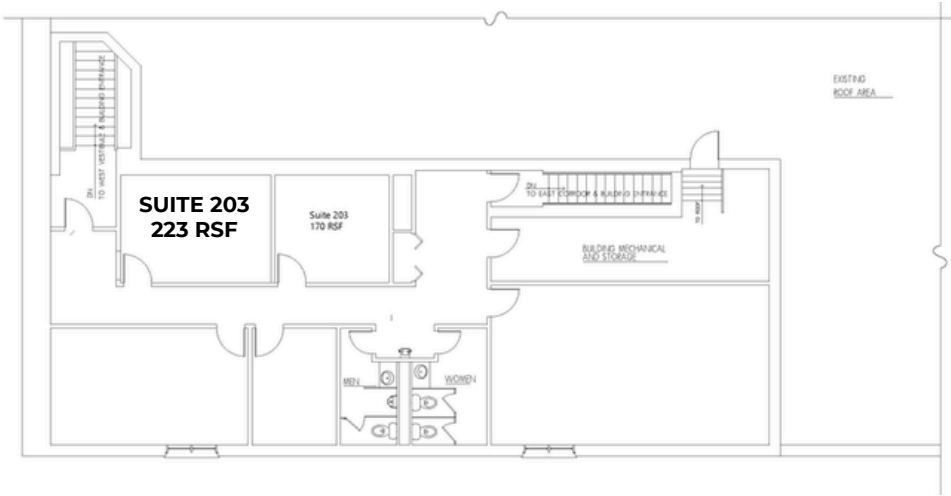


SPACE 203 HIGHLIGHTS:

$735/MO

- Office Suite 203 is located on the second floor just up the Third Street entrance stairwell
- 223 RSF Private Office
- Private 2nd Floor Break Room Access is included
- Vestibule Directory Listing Available
- Common area lunchroom, restrooms, and patio
- All restrooms ADA or ADA-fixtured; private tenant ADA shower









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