

# FOR SALE

40W270 LaFox Road , St. Charles, IL 60175



Real Estate Brokerage &  
Asset Management

## GREAT OWNER OCCUPIER OPPORTUNITY ...

HIGH END FINISHED SPACE ... 7,600 s.f. for OWNER/OCCUPIER *[Total Building is 9,156s.f.]*



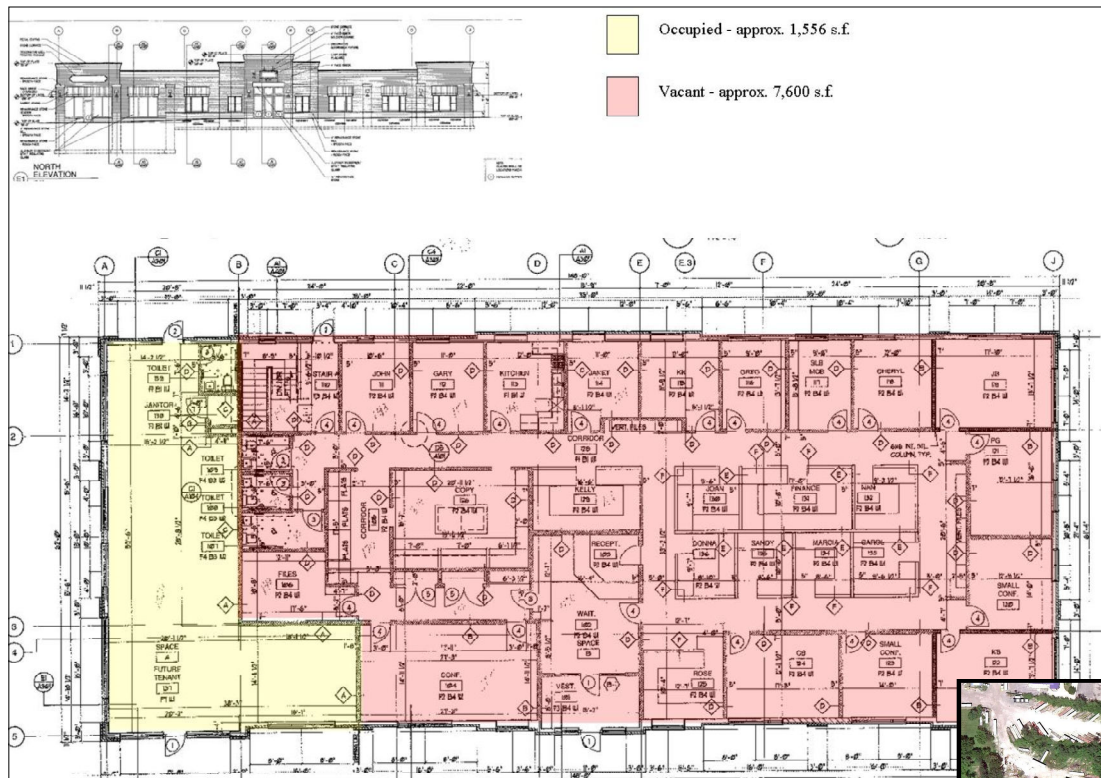
For more information please contact: Jace Murray 630.513.2605 or visit [murrayproperties.net](http://murrayproperties.net)

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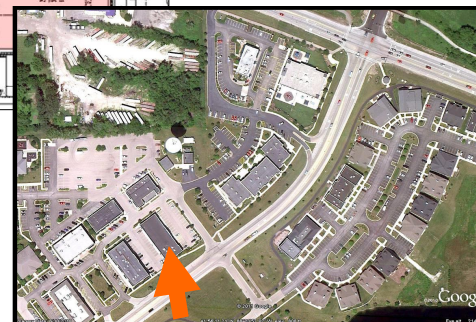
### Property Specs:

Bldg. Size: 9,156 +/-square feet  
PIN: 08-23-252-021  
Acreage: .73 acres  
Year Built: 2006

### Existing 7,600 +/-s.f. details:

- ◆ Private Offices - (12)
- ◆ Demised Work Stations - (8)
- ◆ Conference Rms - (2)
- ◆ Private Baths - (3)
- ◆ Front Reception
- ◆ File Room
- ◆ Work Area
- ◆ Copy Room
- ◆ Kitchen
- ◆ Lower Level Storage Room

*Located within the Village of Campton Hills at the southwest corner of IL Rte 64 and LaFox Road*



AGENCY RELATIONSHIP. Thank you for allowing Murray Properties the opportunity to share this information and/or show you the above referenced property. Under State Law this activity does not result in the Sales Associate acting as your agent. Jace Murray, Broker, with Murray Properties, Inc., shall be acting as the designated agent for Owner. As a result, Jace Murray will not act as a Dual Agent or be acting as an agent for a prospective tenant or purchaser. The information contained herein was obtained from sources believed to be reliable; however, Murray Properties, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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