

Downtown Montgomery

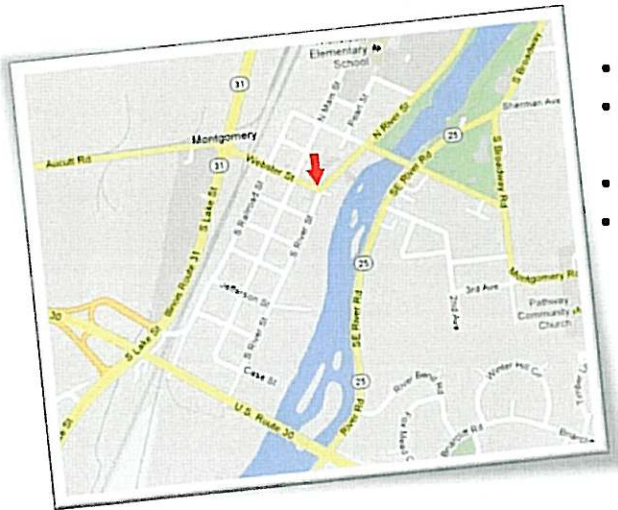
Retail / Office Space



Downtown
200 Webster Street
Montgomery IL, 60538

BUILDING HIGHLIGHTS

- 1330 SF Office Space with Retail on corner
- Professional Building, Quality Construction, Off Street Parking
- High End Finishes throughout
- 2 Private Offices, 1 Large Conference Room, Reception, Kitchenette, Restroom, Storage and Basement
- Lease Pricing \$18 PSF gross plus utilities
- Located in Downtown Montgomery's Mill District next to Village Hall
- Near Restaurants, Retail, Industrial, Fox River and Route 31
- 5,000 SF Professional building built in 2001



Nick Weis
 Managing Broker
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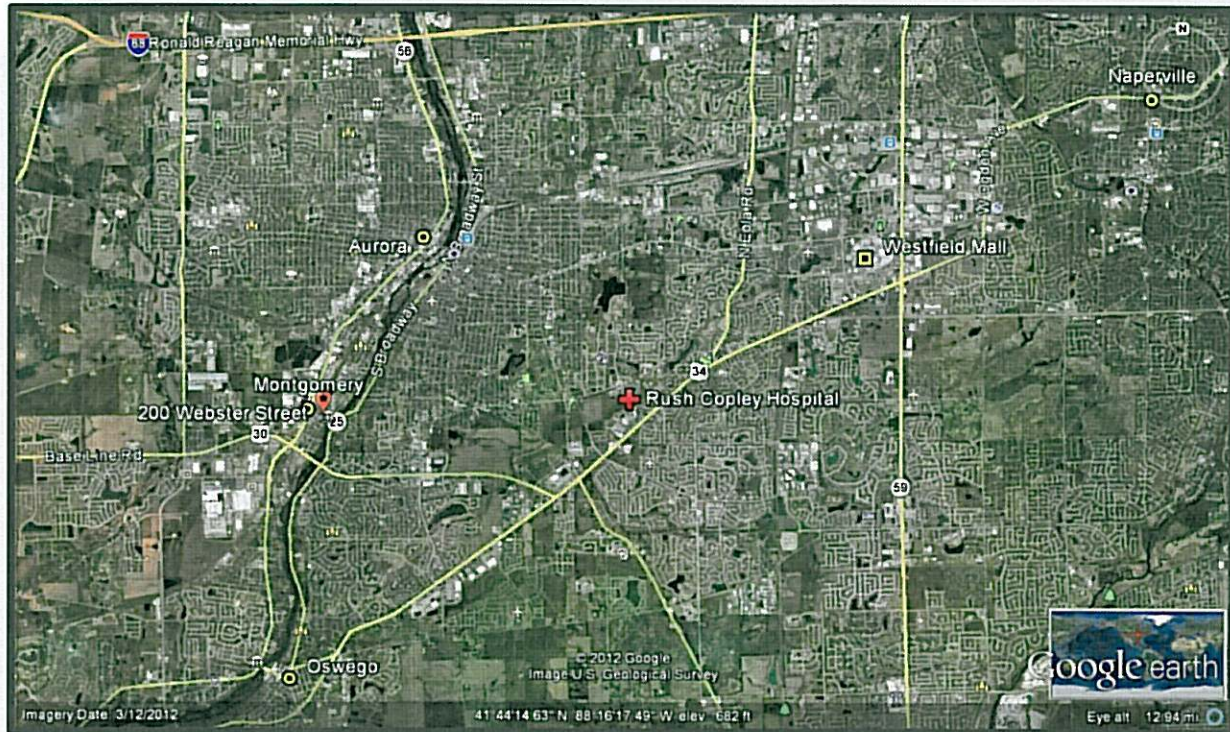


23 West Merchants Drive † Oswego † Illinois 60543 † (630) 897-8344
www.thirddaycommercial.com

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AERIAL VIEW

200 Webster Street Montgomery, Illinois 60538



LOCATION HIGHLIGHTS

- Southern Kane County
- Located between Routes 31 and 25 in Downtown Montgomery
- In Montgomery's Mill District with Mixed Use Zoning
- Next to Village Hall, near Retail, Shopping, Industrial and one block to Fox River
- Easy access to Route 31 and 25, Orchard Road and minutes to Aurora



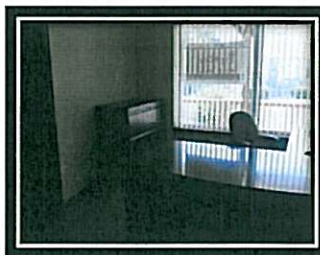
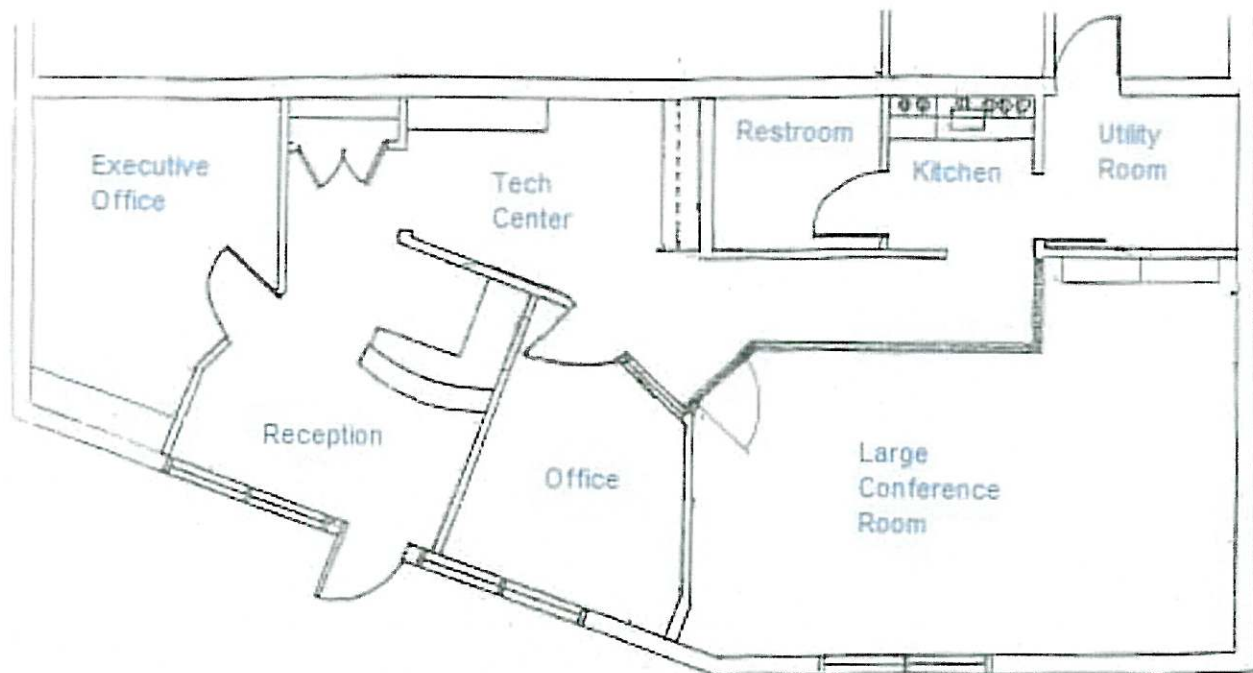
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FLOOR PLAN

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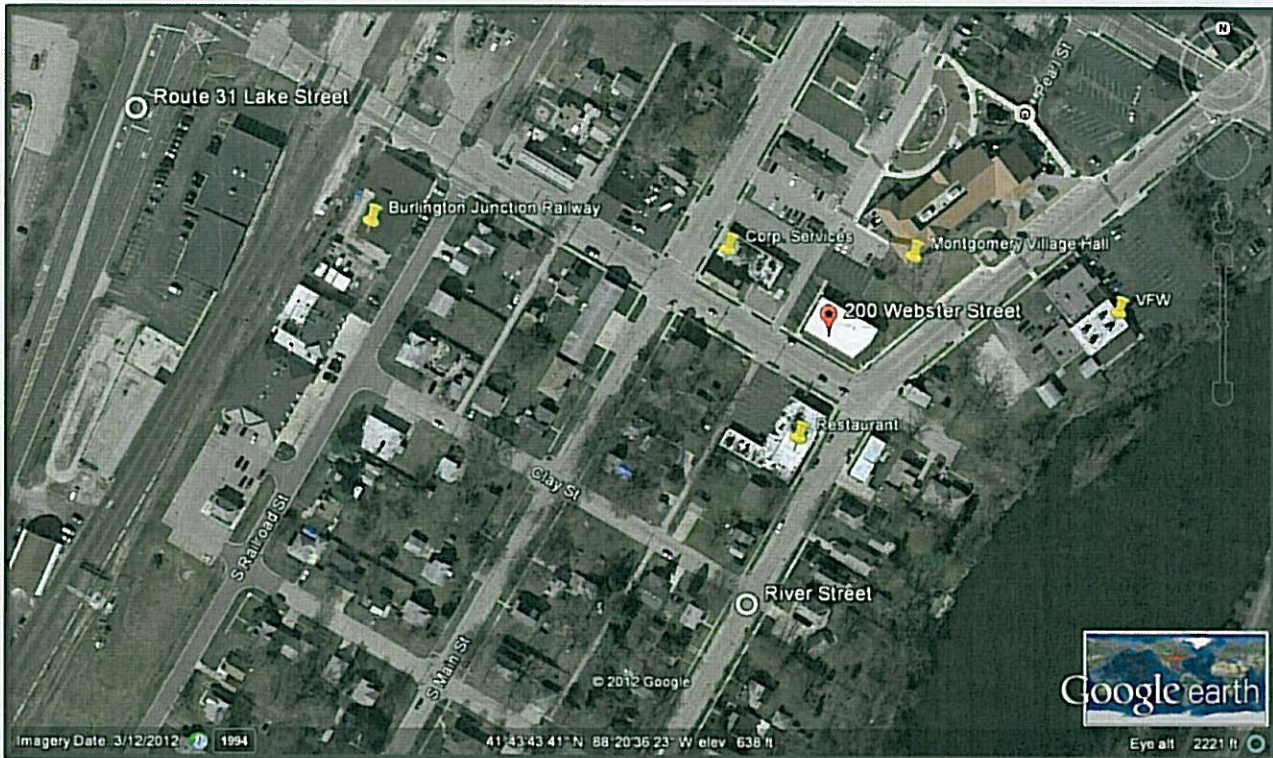
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AERIAL VIEW

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BUILDING SPECIFICS

- 5,000 SF Office / Retail Building
- Many High-End Finishes and Amenities—Off Street Parking
- Fully Landscaped with Curbs, Sidewalks
- Rustic Look Building next to New Village Hall in the Heart of Downtown Montgomery



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