

FOR  
SUB  
LEASE

# 1187 N Farnsworth, Unit 109

## Aurora, Illinois 60505

### *Property Information:*

- 1,750 sq. ft., Built-out unit
- Zoned B-2
- Highly visible corner
- Great for Destination Retail, Office, Medical, Dental, Professional Services
- 25,000+ vehicles per day
- Neighbors are McDonalds & Walgreens



### *Property Highlights:*

Office/Retail location was previously an education center. Fully built-out. Located at the corner of Indian Trail and Farnsworth on the east side of Aurora, blocks from Stonebridge C.C. Great access to I-88 at Farnsworth.

Sublease terms are exceptional – gross lease expires in 2012. Annual increase is capped at 5.0%.



**PRICE: \$1,800/mo**

For more information contact:

John Schutzius

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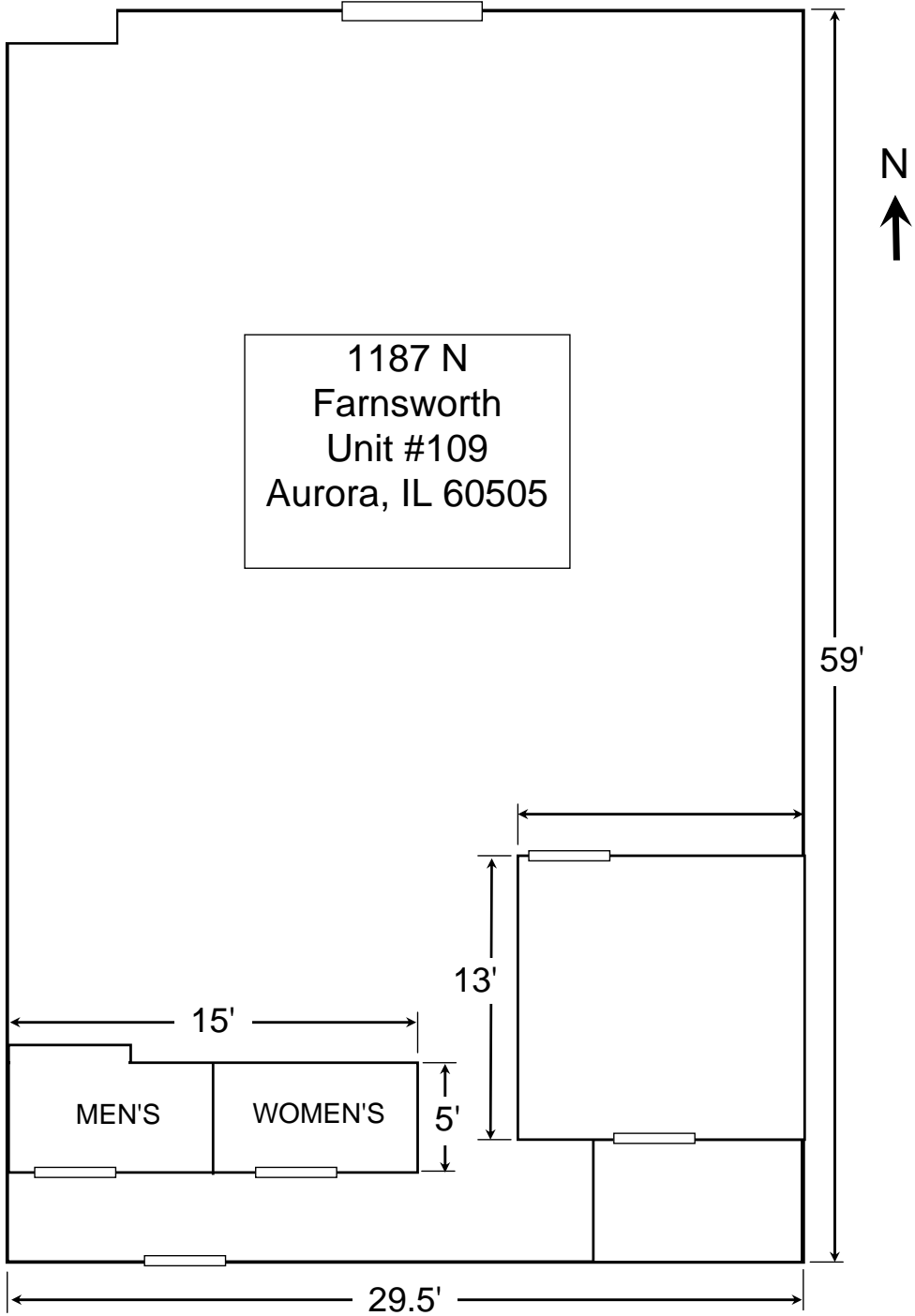
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Unit Configuration



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