

FOR
LEASE

31 W Downer Place

Aurora, Illinois 60506

Aurora Business Center

Property Highlights

- Historic, award-winning 4-story Office Building on the Fox River
- Conference room access, Utilities, office cleaning service included *
- Gross Rent is very affordable
- Variety of offices are available



* Tenant is responsible for telephone and data services. Shared T-1 available for a cost.



Property Information

Fully remodeled office building in the Downtown business district of Aurora is ideally located on the Fox River, minutes from I-88, the Metra Commuter Rail system, entertainment venues such as Hollywood Casino, Walter Payton's Roundhouse and the Paramount Theater.

Office space is immediately available. Site could also accommodate unique retail. Ground floor can be reconfigured to include windows overlooking the Fox River. This would be a wonderful location for an art studio, music shop with espresso bar, or other upscale destination.

Office can accommodate sole practitioner or multi-person office.

**Negotiable Rent: From
\$315.00/mo**

For more information contact:

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**Industrial
Commercial
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Investment**

INDUSTRIAL COMMERCIAL REALTY AND INVESTMENT

PROPERTY FACT SHEET

Type of Property: Office Pin: 15-22-306-017
 Address: 31 W Downer Place, Aurora, IL 60506
 Total Building Size: 23,120 sf (source: public records) Lease Type: Full Service

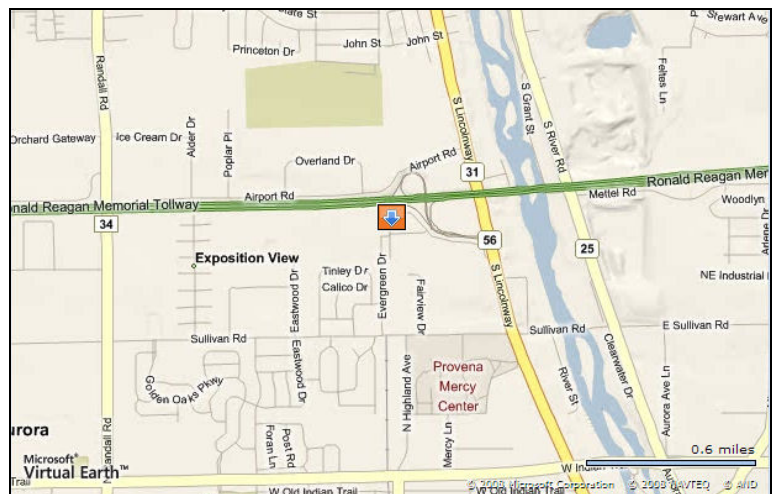
Available Space:	<u>Suite #</u>	<u>Rentable Area (sq ft.)</u>	<u>Monthly Rental</u>
	100	3131	\$3,652.83
	201	506	\$590.33
	203	354	\$413.00
	212	1012	\$1,180.67
	301	1179	\$1,375.50
	303	272	\$317.33
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	304	545	\$635.83
	305	704	\$821.33
	306	285	\$332.50
	307	291	\$339.50
	309	315	\$315.00
	402	922	\$1,075.67
	406	517	\$603.17
	409	1626	\$1,900.00
	Ground Floor	2103	\$2,453.50

Lot Square Ft:	8,232	Annual Increase:	5.0 %
Zoning:	Downtown Core	Possession:	Immediate
Present Use:	Office Suites	Roof Age:	3 years
Bathrooms:	Each floor	Security System:	Smart Card Entry after hours
Parking:	City of Aurora Lots & Metered	Nearest Interstate:	I-88
Built:	1910	Nearest Airport:	Aurora Municipal
Construction:	4 Story Masonry	Highway Access:	Route 31, Route 25

Utilities Onsite:

Gas	Included in Rent
Electric	Included in Rent
Water	Included in Rent
Waste	Included in Rent
Sewer	Included in Rent

Taxes:	Included in rent
CAM:	Included in rent
Heat:	GFA
HVAC:	Yes
Sprinkler:	None
Power:	110/220V
Elevator:	Yes
Internet:	AT&T DSL, T-1 Available
County:	Kane
Township:	Aurora
Location:	Aurora



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