

FOR
LEASE

Retail/Office For Lease

63 S Broadway

Aurora, Illinois 60505

Property Information:

- 2,725 sq. ft. office/retail
- Very affordable lease rates
- Accessible to I-88, Route 25, Route 31
- Historic building
- Up to 5 offices with large storefront
- Great visibility
- Rent includes taxes and common area maintenance expenses, water and sewer costs



Property Highlights:

Unique Office/Retail Space immediately available in the Aurora Downtown area, located minutes from I-88 and Farnsworth. Convenient to major interstate highways, O'Hare International and Rockford International Airports. 45 minutes to Chicago and within walking distance to Metra Aurora Train Station.

Possibilities include art studio, street retail, not-for-profit offices, community outreach center, professional office, insurance, accounting, law and more. Includes men's and women's bathrooms and kitchen.



Lease Rate:

\$2,000/month

For more information contact:
John Schutzius
Mobile: (630) 201-0814
Office: (630) 499-9860
E-Mail: jrs@icricorp.com

www.icricorp.com

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INDUSTRIAL COMMERCIAL REALTY AND INVESTMENT

Type of Property: Office/Retail

Pin: 15-22-380-010

Address: 61-63 S Broadway Street, Aurora, IL 60505

Total Building Size: 12,480 (6,204 sq. ft. basement)

Lease Type: Gross

Available Space: 2,725 sq. ft.

Lease Price: \$2,000.00 per month (\$8.81/ sq ft)

Rentable Square Ft. 2,725 sq. ft.

Taxes: Included in Rent

Lot Size: 7,128 sq. ft.

CAM: Included in Rent

Zoning: Downtown Core

Nearest Interstate: I-88

Present Use: Office

Nearest Airport: Aurora Municipal

Parking: Public

Highway Access: Route 25 (Broadway)

Built: 1900

Security System: Tenant Provides

Construction: Masonry

Roof Age: N/A

Basement: Yes

Elevator: None

Utilities to site:

Gas	Tenant
Electric	Tenant
Water	Landlord
Waste	Tenant
Sewer	Landlord
Internet	Tenant

Heat: Gas/Forced Air

HVAC: Yes

Sprinkler: None

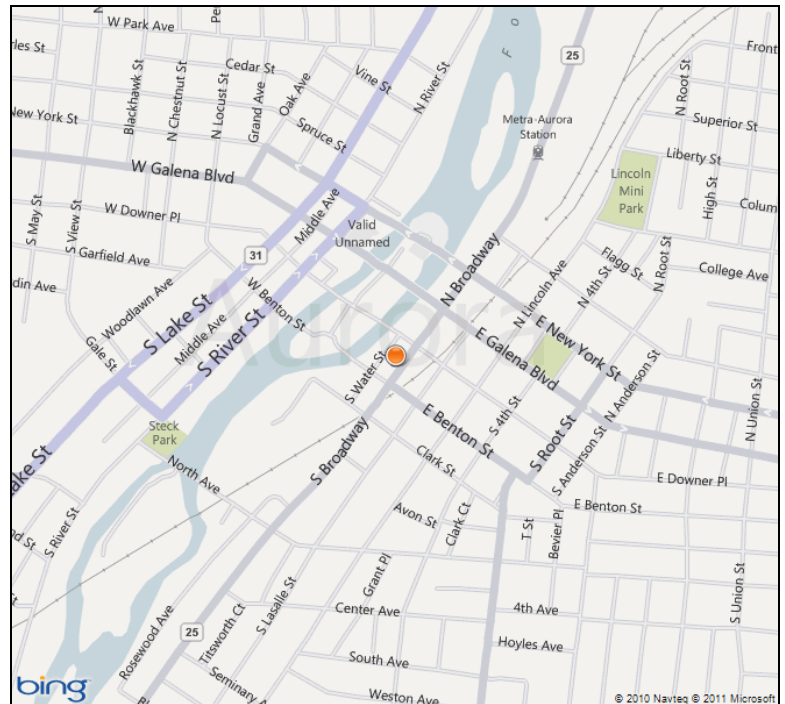
County: Kane

Township: Aurora

Notes:

Amenities include:

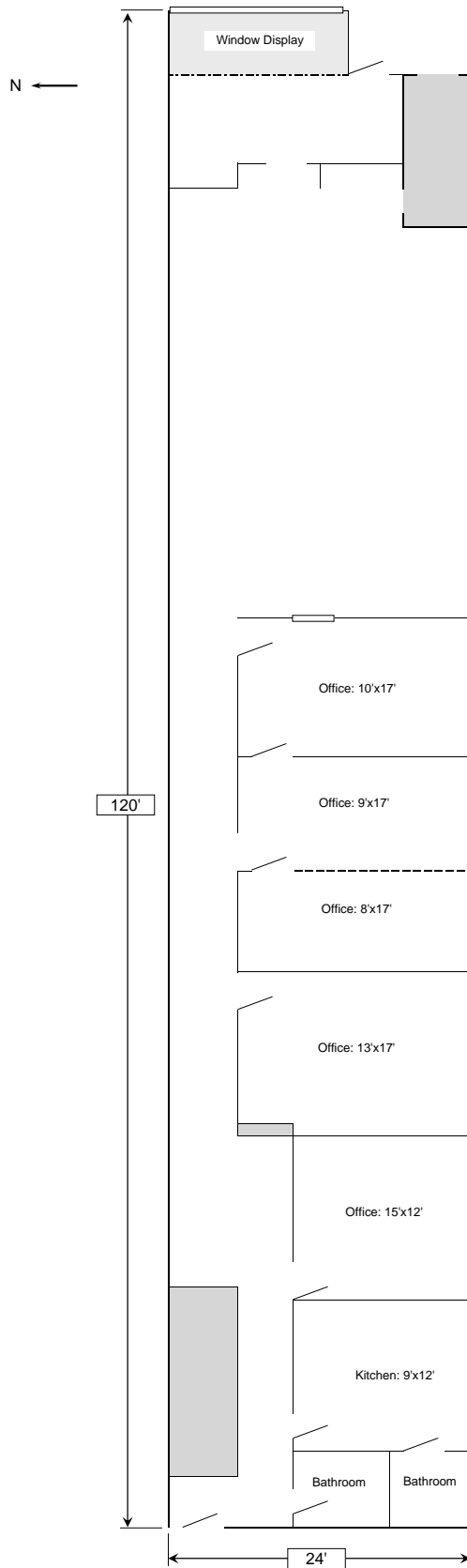
1. Four to five large offices
2. Kitchenette
3. Two bathrooms



3561 St Annes Ct, Suite #100, Aurora, IL 60506
 (630) 499-9860 Fax (630) 499-9088

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63 S Broadway Ave



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