

FOR
LEASE

Retail/Office For Lease

74-78 LaSalle Street

Aurora, Illinois 60506

Property Information:

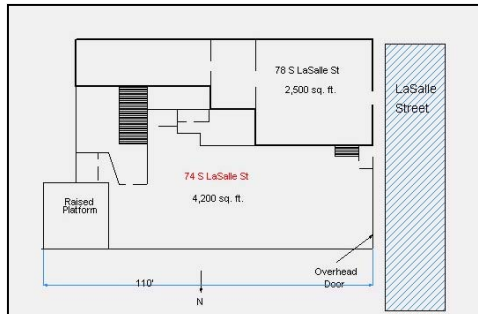
- From 1,600 to 4,200 sq. ft. office/retail
- Ample parking
- Gross lease
- Accessible to I-88, Route 25, Route 31
- Historic building
- Affordable rates
- 74 S LaSalle could include additional storage in basement
- First and second floor suites available
- Also available For Sale



Property Highlights:

Unique Office and 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 artist/photography studio loft, street retail, martial arts or dance studio, beauty parlor, nail or beautician school, and more. Suite 76 includes natural brick wall, front & rear entrances and kitchen.



Gross Lease Rate:

74: \$2,400 per month

76: \$1,600 per month

78: \$1,260 per month

For more information contact:

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Industrial
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INDUSTRIAL COMMERCIAL REALTY AND INVESTMENT

Type of Property: Office/Retail

Pin: 15-22-383-006

Address: 74-78 S LaSalle Street

Total Building Size: 74-78: 20,952 (6,984 sq. ft. basement)

Sale Price: Negotiable

Available Space: 74 LaSalle: 4,200 sq. ft.
76 LaSalle: 1,600 sq. ft.
78 LaSalle: 2,560 sq. ft.

Lease Price: 74 LaSalle: \$2,400 per month
76 LaSalle: \$1,600 per month
78 LaSalle: \$1,260 per month

Rentable Square Ft. 74-78 LaSalle: 8,300 sq. ft.

Taxes: 74-78 LaSalle \$11,727.06

Lot Size: 74-78 LaSalle: 7,405.2 sq. ft.

Nearest Interstate: I-88

Zoning: DF: Downtown Fringe

Nearest Airport: Aurora Municipal

Present Use: 74-78: Retail & Office

Highway Access: Route 25 (Broadway)

Parking: 30 spaces

Security System: n/a

Built: 74-78: 1910

Roof Age: 7-10 y.o.

Construction: Masonry

Basement: Yes

Utilities to site:

Gas	Tenant
Electric	Tenant
Water	Landlord
Waste	Tenant
Sewer	Landlord

Elevator: 74-78 LaSalle Street

Location: Kane County, Aurora, IL

Heat: Gas

Sprinkler: None

County: Kane

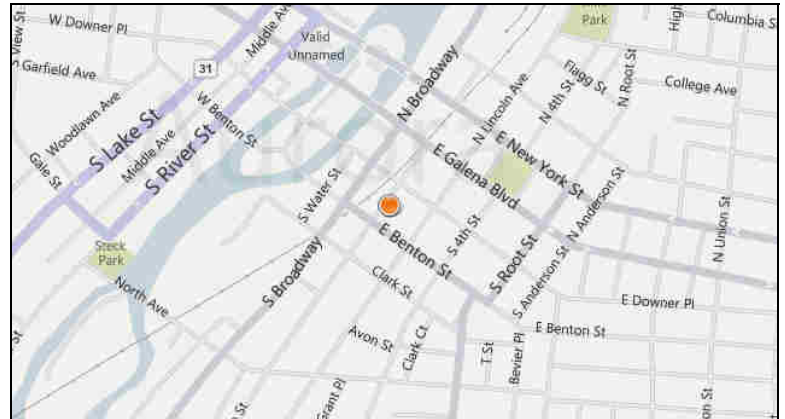
Township: Aurora

Notes:

74 S LaSalle: New HVAC system; Drive-in Door; Fireproof Masonry construction. Unit has access to freight elevator

76 S LaSalle: Currently photography studio. Available July 1st. Exposed brick exterior wall gives a loft feel. Has bathroom, shower, kitchen, washer, dryer & 2 entrances; 12' ceiling. Additional 200 sq. ft. of storage available for \$200/month.

78 S LaSalle: Former Beauty Salon has water connections for beauty or nail salon, or spa. 50% of the basement is included as part of rental.



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