

FOR
LEASE

Storefront/Office For Lease

75-77 S LaSalle Street

Aurora, Illinois 60506

Property Information:

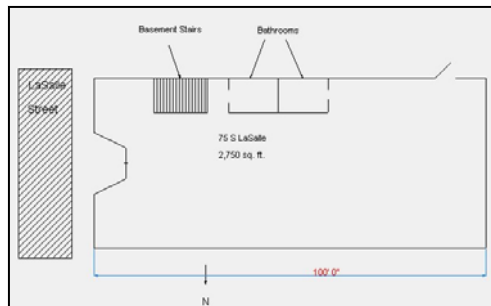
- 2,750 sq. ft. office/retail
- 2,750 sq. ft. basement with drive-in door and street access
- Gross lease
- Vintage building
- Affordable rates
- Basement a first floor units can be combined
- Also available For Sale



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, street retail, professional office, and can be combined with the basement to double the available space for a mere \$800 additional per month. Basement can be leased separately.



Gross Lease Rate:
75: \$2,000 per month
75B: \$800 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: 15-22-383-010

Address: 75-77 S LaSalle Street, Aurora, IL 60506

Total Building Size: 75-77: 5.226 (2,637 sq. ft. basement)

Sale Price: Negotiable

Available Space: 75 LaSalle: 2,640 sq. ft.
75B LaSalle: 2,640 sq. ft.

Lease Price: 75 LaSalle: \$2,000 per month
75B LaSalle: \$ 800 per month

Rentable Square Ft. 75-77 LaSalle: 5,280 sq. ft.

Taxes: 75-77 LaSalle \$4,856.28

Lot Size: 75-77 LaSalle: 2,613.6 sq. ft.

Nearest Interstate: I-88

Zoning: DF: Downtown Fringe

Nearest Airport: Aurora Municipal

Present Use: 75-77: Retail

Highway Access: Route 25 (Broadway)

Parking: 30 spaces

Security System: n/a

Built: 1917

Roof Age: 7-10 y.o.

Construction: Masonry

Basement: Yes

Utilities to site: 75-77 LaSalle

Gas Tenant
Electric Tenant
Water Landlord
Waste Tenant
Sewer Landlord

Elevator: None

Location: Kane County, Aurora, IL

Heat: Gas

Sprinkler: None

County: Kane

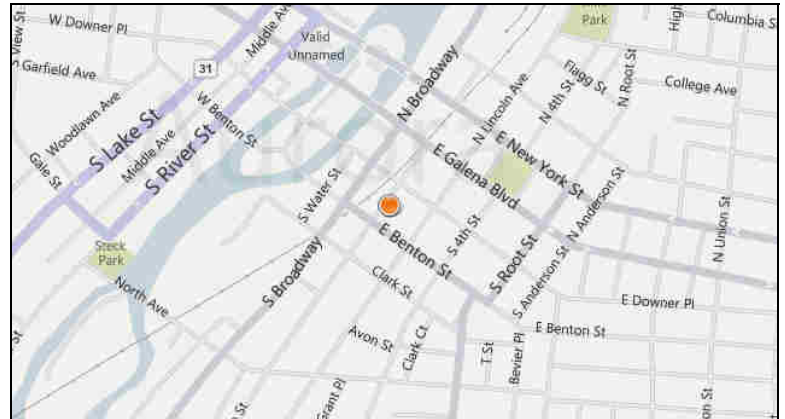
Township: Aurora

Notes:

75 S LaSalle: Two handicap bathrooms, heat detecting alarm system, hardwood floors and track lighting. Basement can be included for additional cost

75B S LaSalle: Basement unit has drive-in door and street access. Can be combined with first floor suite.

75B S LaSalle: Basement unit has drive-in door and street access. Can be combined with first floor suite.



75 S LaSalle Interior:

3561 St Annes Ct, Suite #100, Aurora, IL 60506
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