



# PARA GROUP DEVELOPERS

*4151 McCoy Drive , Ste : 147 , Aurora , IL 60504*





# PROFESSIONAL OFFICE SPACE : FOR SALE

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*3949 75<sup>TH</sup> STREET, AURORA, IL 60504*

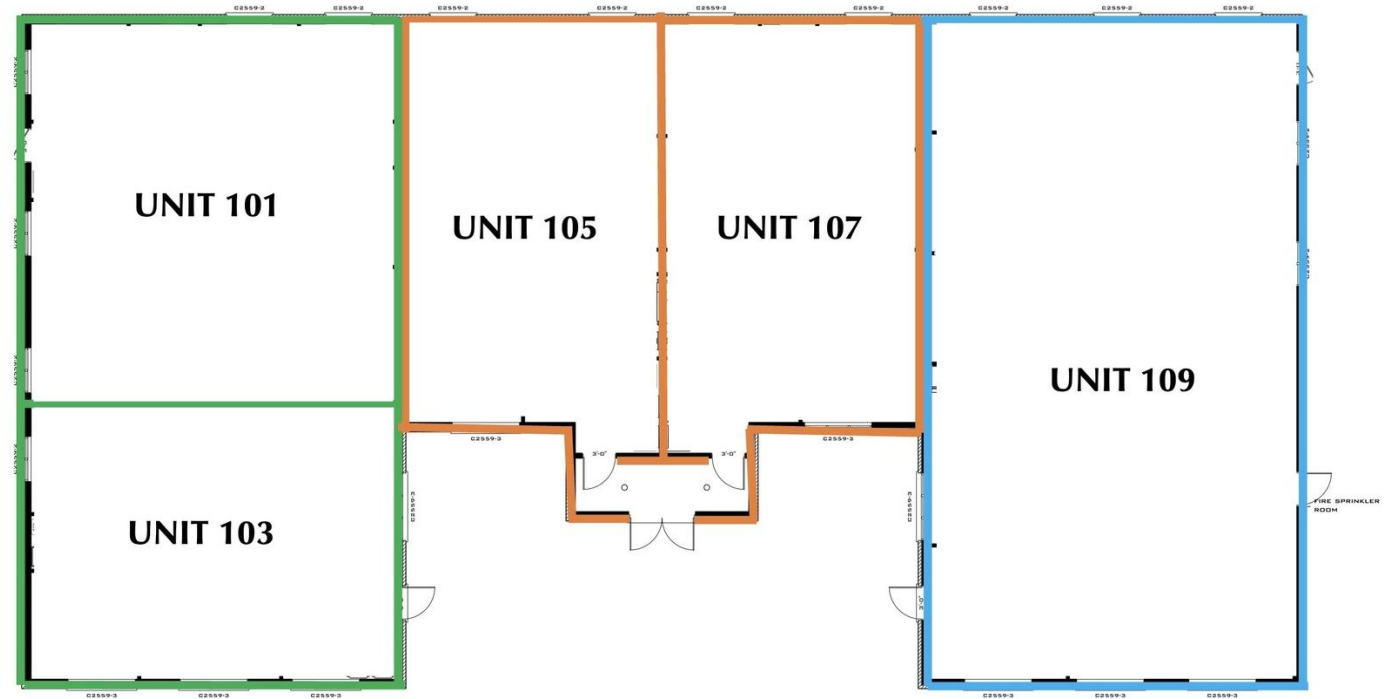


## FLOOR PLAN

This Flexible Layout Features Private Entrances And Adaptable Interiors For Office Use.

Open And Enclosed Areas Support A Mix Of Workstations, Meeting Rooms, And Offices.

A Central Shared Entry Adds Convenience For Clients And Teams. Designed For Customization To Fit A Wide Range Of Professional Services.



**TOTAL 6,700 SQ.FT**

UNIT 101 & 103 = 2,252 SQ.FT

UNIT 105 & 107 = 2,098 SQ.FT

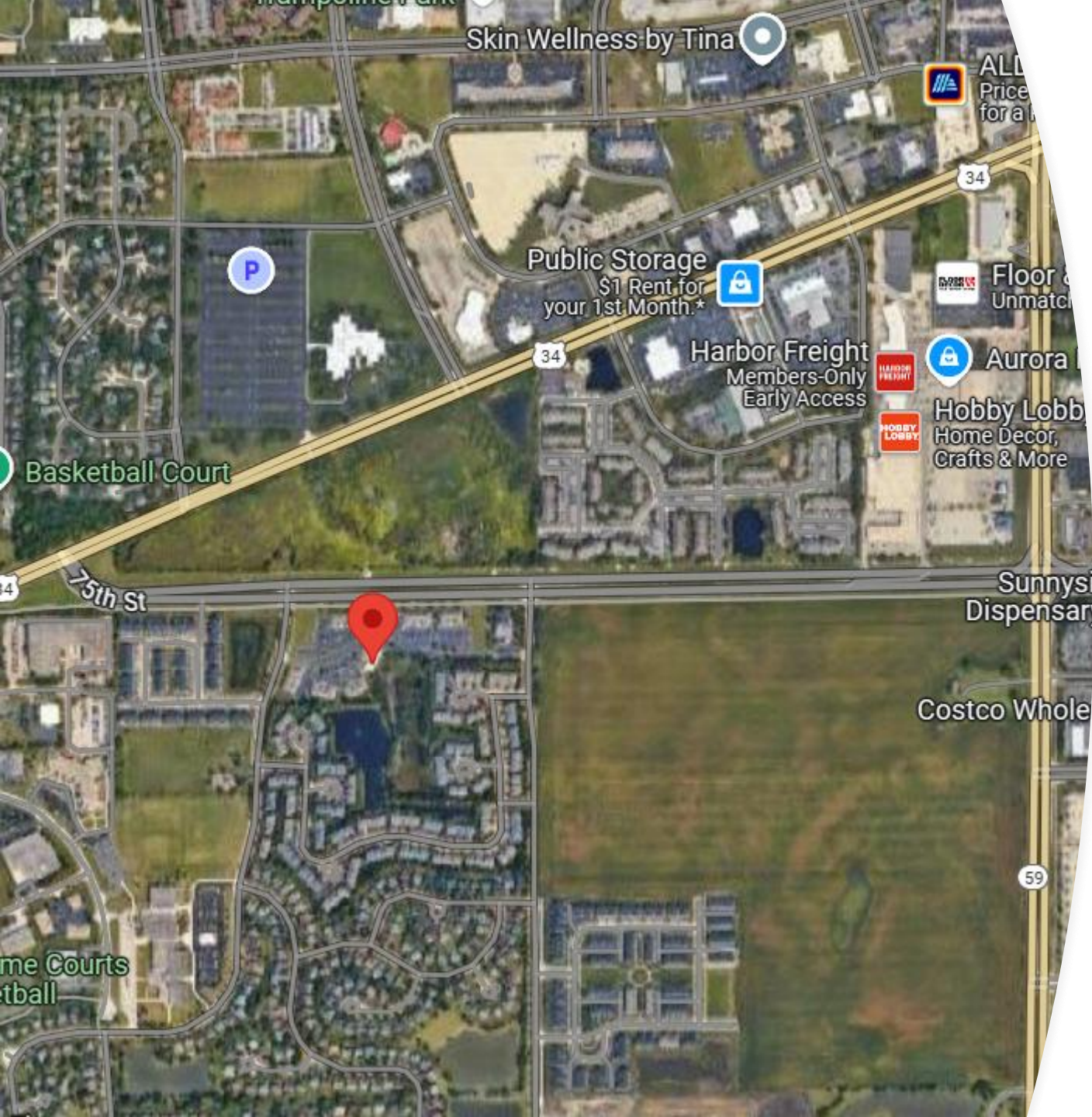
UNIT 109 = 2,350 SQ.FT

# GALLERY

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### **Nearby Landmarks & Distances**

Costco Wholesale - 0.6 miles (2 min drive)  
Lowe's Home Improvement - 0.8 miles (3 min drive)  
Hobby Lobby - 0.5 miles (2 min drive)  
Aurora Marketplace - 0.5 miles (2 min drive)  
Sunnyside Cannabis Dispensary - Naperville - 0.6 miles  
Supreme Courts Basketball - 1.3 miles (4 min drive)

### **Major Roads & Distances**

Route 34 (Ogden Ave) - 0.2 miles (1 min drive)  
Route 59 - 1.2 miles (4 min drive)  
S Frontenac St - 0.1 miles (Less than 1 min drive)



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