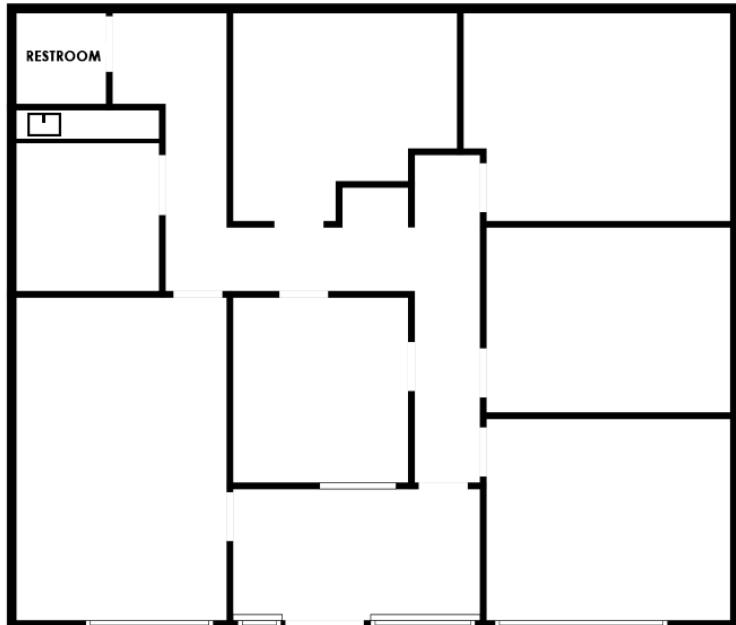




Storefront Retail or Office Space Available

LINCOLNWAY PLAZA
111 S LINCOLNWAY | SUITE 3A
NORTH AURORA, IL

VersaRES.com



SUITE B | 1,303 SF

SPACE NOTES

- Private Restroom
- 5 Private Exams/Offices
- 1 Private Room with Sink Good for Exams or Kitchenette
- Large Meeting/Conference Room
- Direct Entry to Suite
- Reception Area



BUILDING HIGHLIGHTS

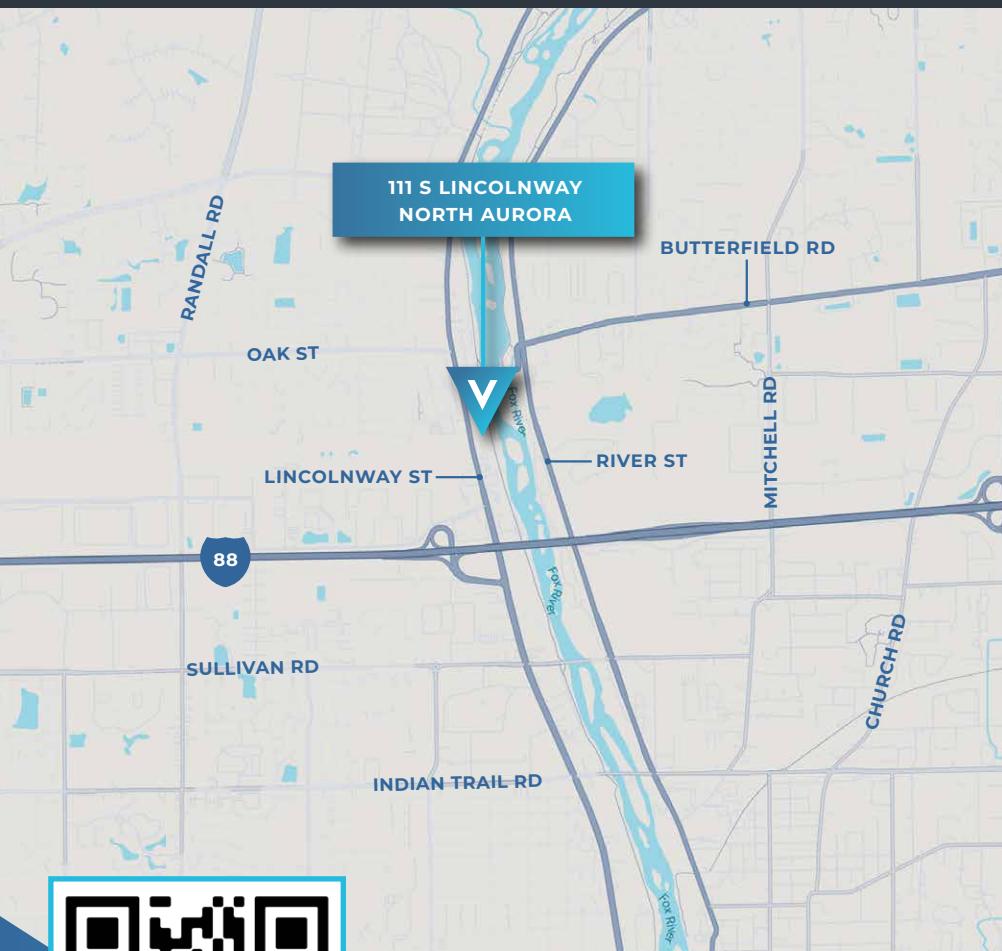
- High Visibility on Route 31
- Water Included in Rental Rate
- Professionally Managed by JB Real Estate Management
- In-Suite Restroom

PROPERTY SUMMARY

LEASE RATE	\$14.00 PSF NNN (\$1,521 MONTHLY BASE RENT)
AVAILABLE SF	1,303 SF
BUILDING SF	14,000 SF
YEAR BUILT	1990
PARKING RATIO	2.50 / 1,000 SF

AREA AMENITIES

- Situated in Close Proximity to the Fox River
- Easy Access to I-88
- Numerous Fast Serve Restaurants Nearby



ANGELA WING
ASSOCIATE
630.481.6792
AWing@VersaRES.com

VERSA
REAL ESTATE SERVICES