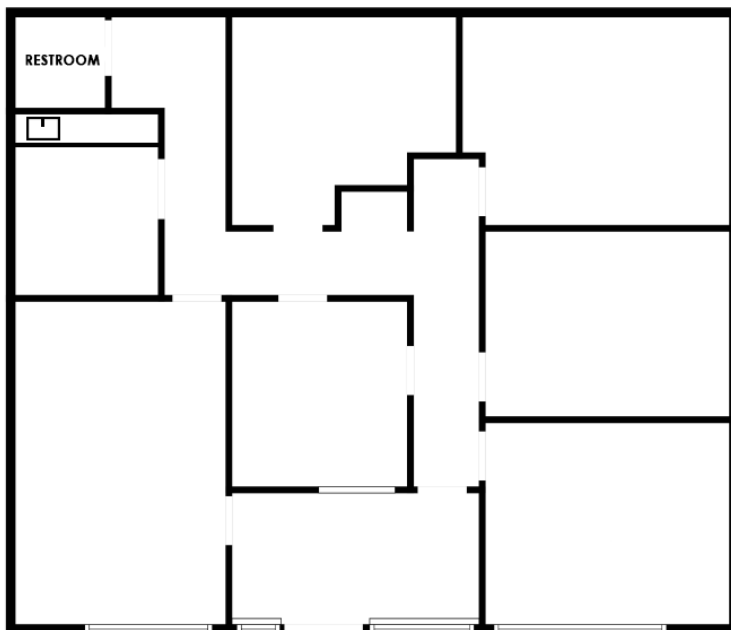




Storefront Retail or Office Space Available

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

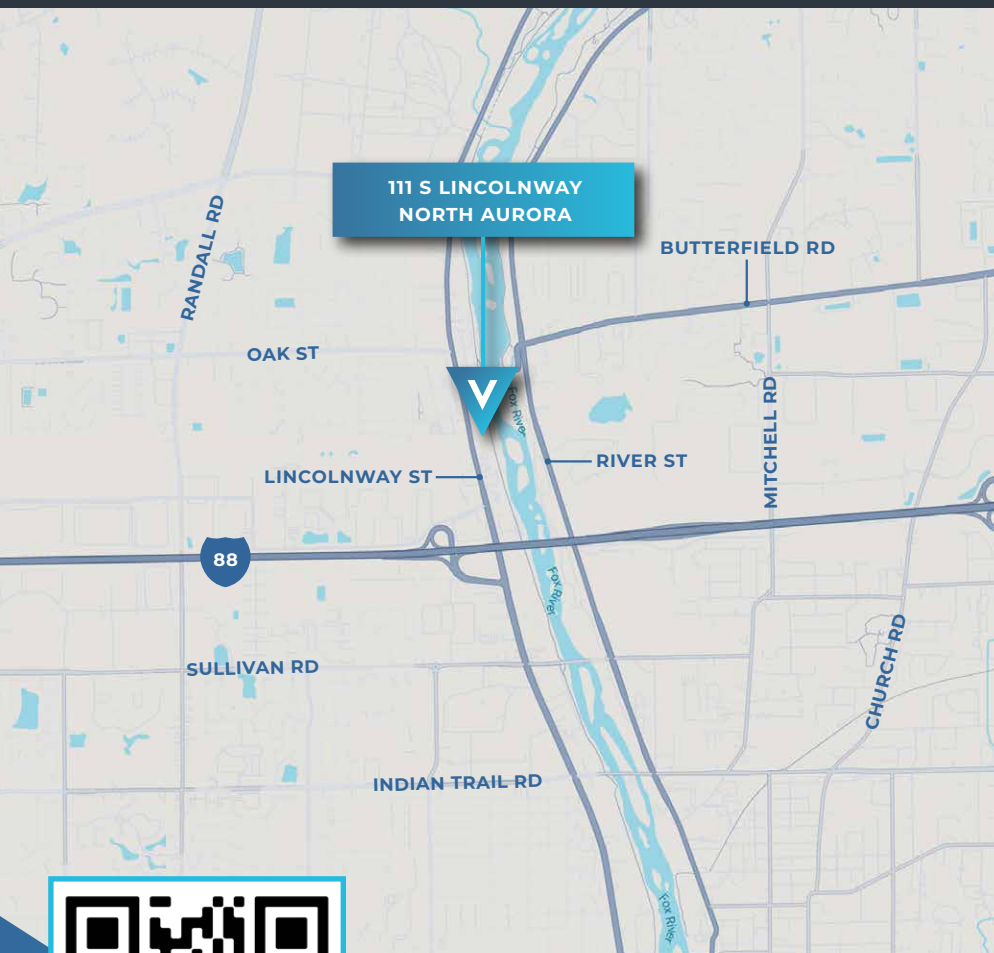
- ▶ High Visibility on Route 31
- ▶ Water Included in Rental Rate
- ▶ Professionally Managed by JB Real Estate Management
- ▶ In-Suite Restroom

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



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