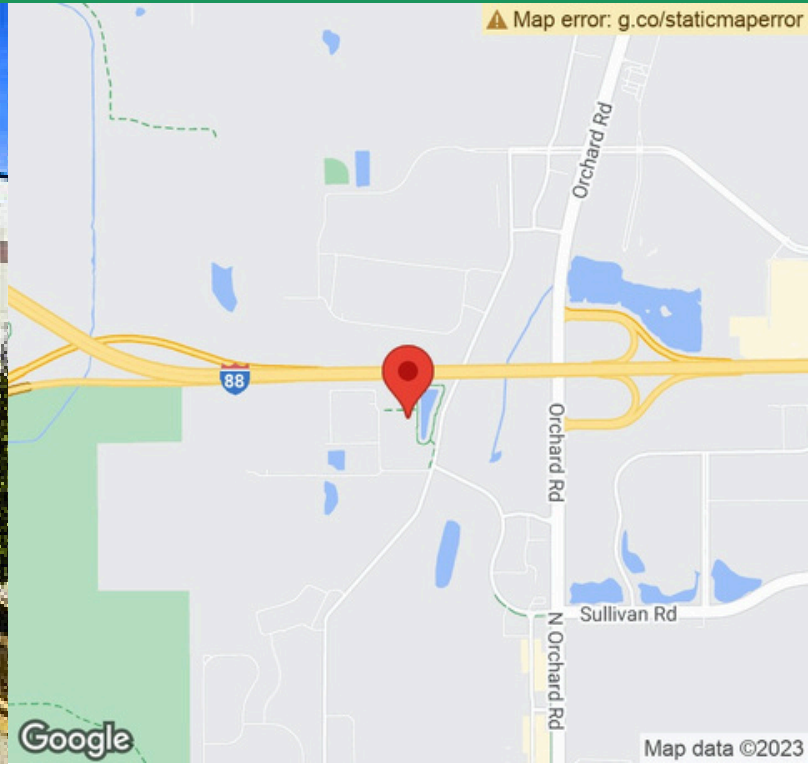


FOR LEASE

Versatile & Professional Office Space

1975 Melissa Aurora, IL 60506



Property Description

62,347 SF building located on 4.24 acres. Approximately 41,437 SF leased by All Pets Wellness. Approximately 8,500 SF leased by Swim With Bill. **Approximately 12,410 SF of vacant Medical Office space for lease.**

Location Description

Approximately 2 miles (5 minutes away) from I-88 & Orchard Rd. intersection. The building has great visibility from the highway.

Property Highlights

- 41,437 SF of adjacent space leased to All Pets Wellness.
- 12,410 SF of medical office is available for lease.
- 8,500 SF of pool area leased month to month with long-term potential
- Approximately 214 parking spaces
- Property could be converted for industrial use. Two new industrial developments in the immediate area.

Offering Summary

Lease Rate:	\$18.00 PSF Net
Available Space	12,410 SF
Building Size:	62,347 SF
Parcel:	14-12-225-003
Taxes (2022):	\$130,424.42

Demographics	1 Mile	3 Miles	5 Miles
Total Households	734	17,732	47,539
Total Population	1,875	48,346	134,821
Average HH Income	\$119,544	\$95,758	\$93,338

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12,410 SF



**214
PARKING
SPACES**



**2 STORY W/
ELEVATOR**

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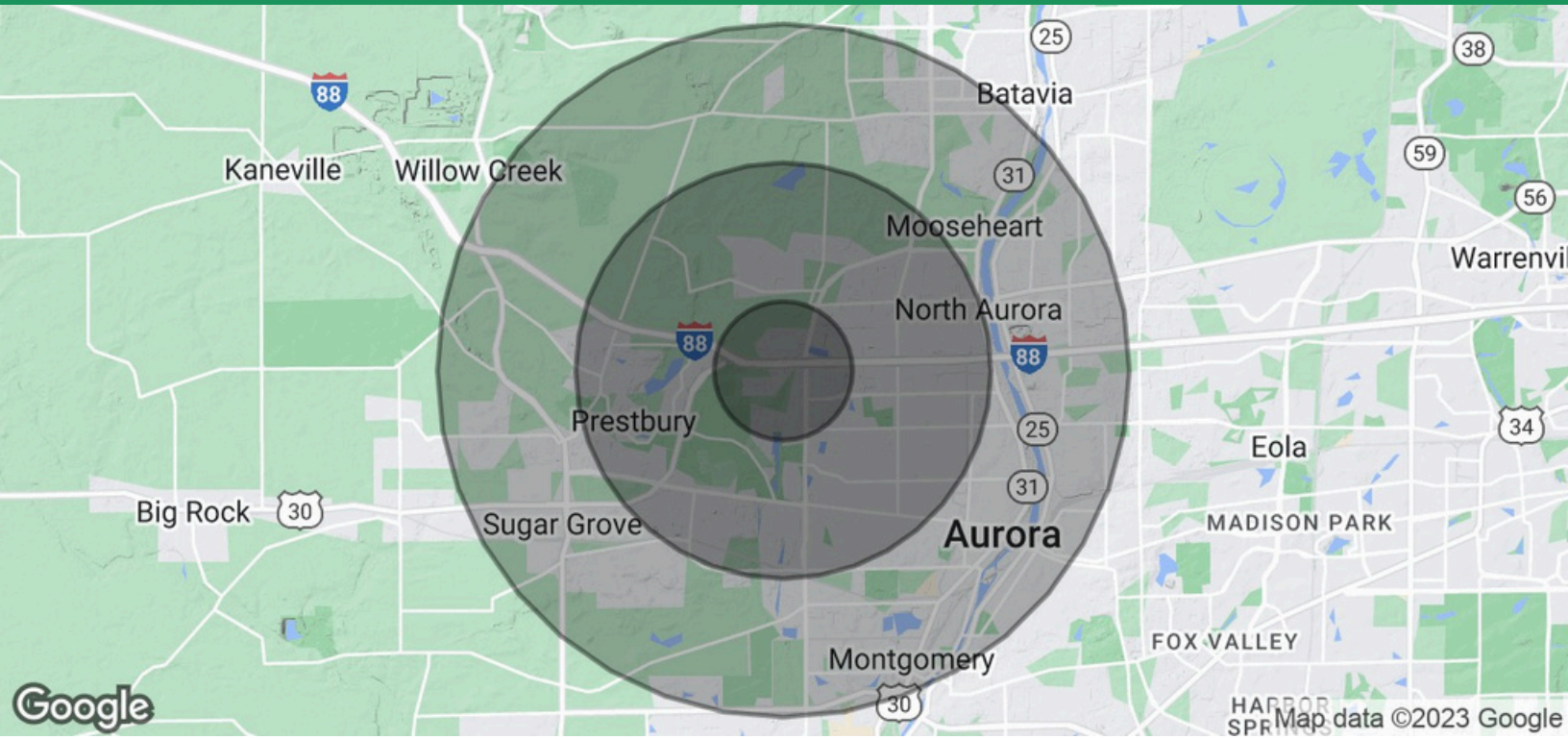
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Population	1 Mile	3 Miles	5 Miles
Total Population	1,875	48,346	134,821
Average Age	40.7	38.8	36.4
Average Age (Male)	36.6	36.9	35.2
Average Age (Female)	43.1	41.0	38.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	734	17,732	47,539
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$119,544	\$95,758	\$93,338
Average House Value	\$242,108	\$214,598	\$213,825

**Demographic data derived from 2020 ACS - US Census*

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