



# FOR LEASE

365 SMOKE TREE PLZ,  
AURORA, IL 60542

**\$14/SF NNN**  
**+\$5.00/SF CAM**

Exceptional opportunity to lease a spacious professional office space in North Aurora. Featuring a functional U-shaped layout, the space offers an ideal combination of private offices, collaborative areas, and open workspace, making it well suited for a corporate headquarters, professional services firm, or growing organization.

A welcoming reception area leads into an expansive open workspace with ample room for cubicles or collaborative workstations. Large windows throughout the open area provide abundant natural light and are equipped with shade blinds for added comfort and privacy. Six interior private offices feature interior glass windows, creating a bright, open feel while maintaining dedicated workspaces. One oversized office includes an attached storage/closet room.

The space also features a window-lined conference room, dedicated copier room, IT room, mechanical room, and a large kitchen/breakroom with plenty of space for employees to gather. Separate men's and women's restrooms offer multiple stalls for added convenience.

Multiple entrances provide flexibility for employees and visitors, including a secure main entrance at the front of the space. With its generous footprint, abundant natural light, thoughtful layout, and mix of open and private work areas, this office offers a highly functional environment ready to accommodate a wide variety of professional users.

Conveniently located near Route 31 and the I-88 interchange, the property provides excellent accessibility throughout the western suburbs.

**JASON PESOLA**

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**INTEGRA**  
**COMMERCIAL**  
THE PESOLA GROUP

1960 Springbrook Square Dr #100  
Naperville, IL 60564

365 SMOKE TREE PLZ

# PROPERTY HIGHLIGHTS

ABUNDANT NATURAL LIGHT

MULTIPLE OFFICES

OPEN WORKSPACE



LARGE  
**FOOTPRINT**

**6,250+/-**  
SQUARE FEET

PRIME  
**LOCATION**

PRIME LOCATION RIGHT OFF OF I-88

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# AURORA ILLINOIS DEMOGRAPHICS

365 SMOKE TREE PLAZA, NORTH AURORA, IL 60542

2025 POPULATION  
**181,505**

MEDIAN PROPERTY VALUE  
**\$274,800**

2020-2024 HOUSEHOLDS  
**61,317**

ACCOMMODATION & FOOD SERVICE SALES  
**387,127**  
2022

TOTAL RETAIL SALES  
**\$17,557**  
PER CAPITA

MEDIAN HOUSEHOLD INCOME  
**\$93,633**  
2020-2024

<https://www.census.gov/quickfacts/fact/table/auroracityillinois/PST045222>



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