

Office Building For Lease



CATON
COMMERCIAL
REAL ESTATE GROUP

1,500 SF RETAIL & STUDIO SPACE IN AURORA'S CREATIVE HUB

3691 DARLENE CT, AURORA, IL 60504



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OFFERING SUMMARY

Available SF:

1,500 SF

- Former daycare featuring an open-concept layout, private office, and two private restrooms currently configured for children
- Private fenced outdoor space ready for a playground or outdoor activity area
- Ample daytime parking
- Shared lobby with additional restrooms
- Ideal for daycare, education, therapy, fitness, yoga, Pilates, or office users

Lease Rate:

\$21 SF/yr (MG)

PROPERTY OVERVIEW

LOCATION OVERVIEW

Positioned at the border of Naperville and Aurora, this space offers a strong business area setting surrounded by a dynamic mix of complementary users. Nearby childcare providers, Montessori education, music and dance schools, gymnastics and fitness operators, service businesses, and light industrial users create steady daytime activity and broad community appeal, making this an attractive location for businesses seeking visibility, convenience, and access to both family-focused and professional customer bases.

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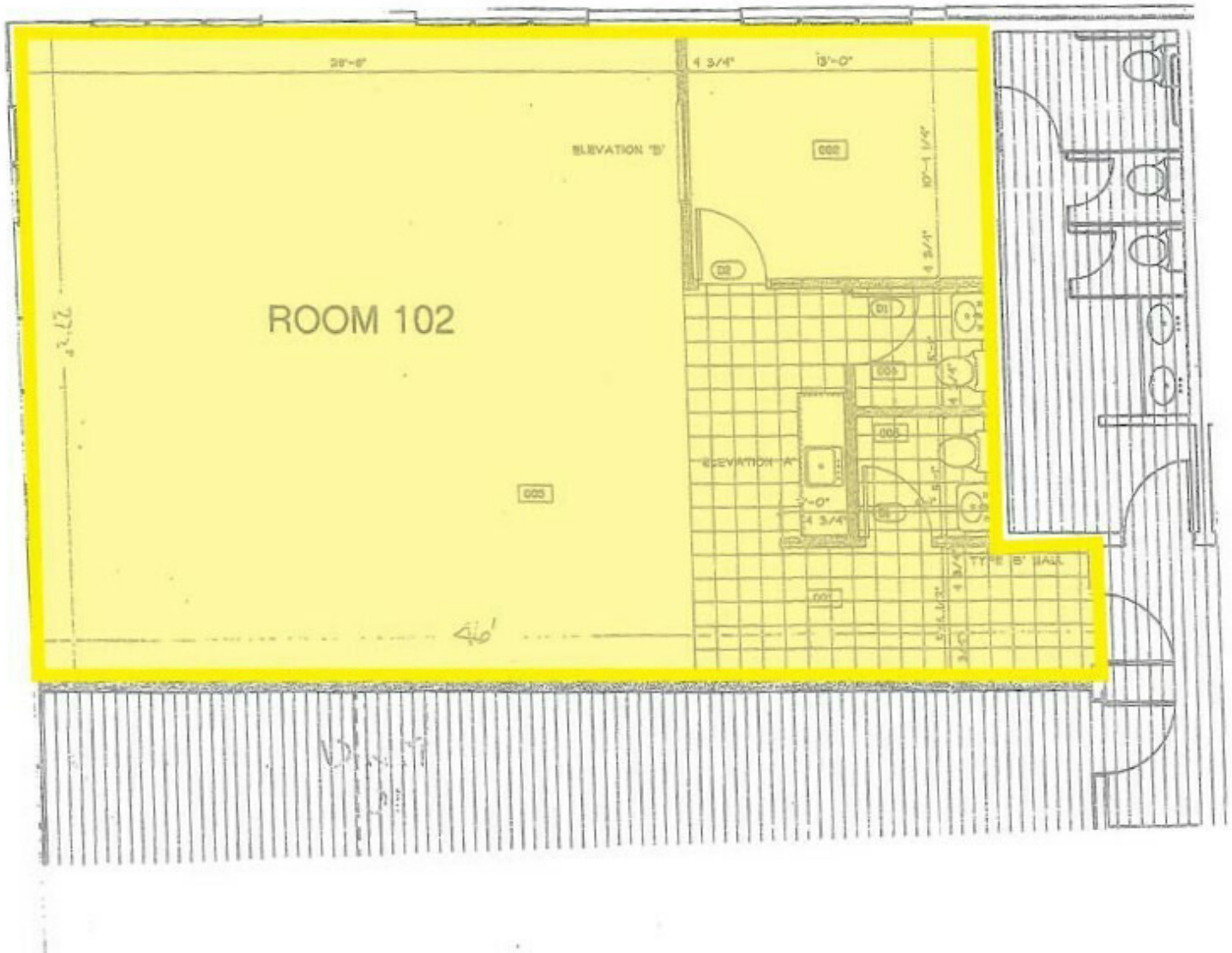
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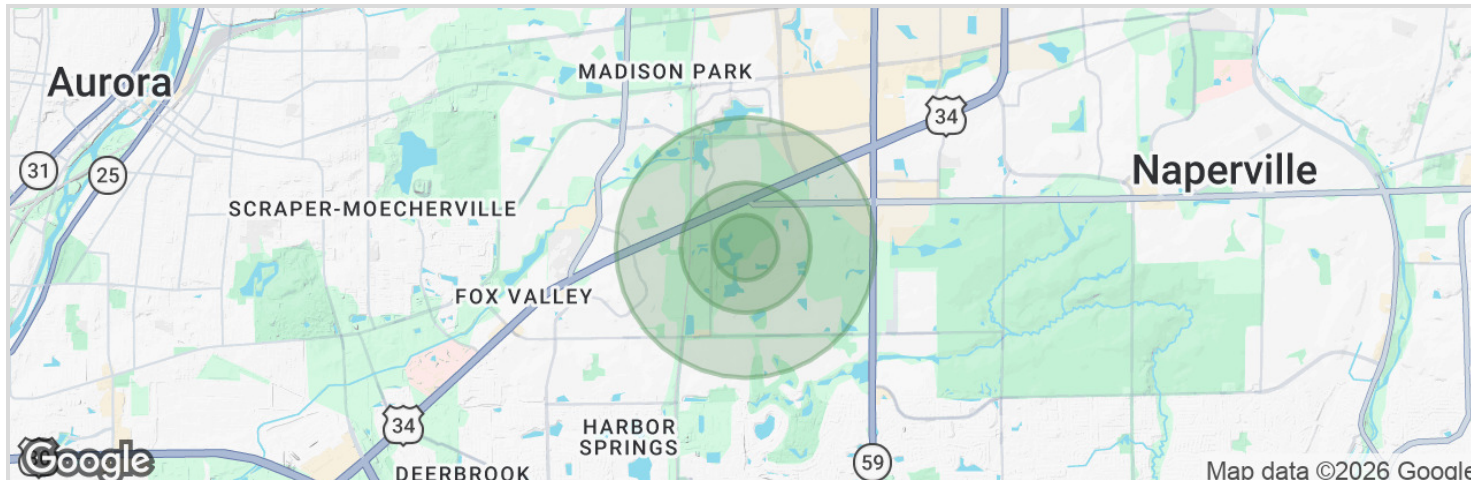
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1 mile



\$191,801

Median Household Income



14,353

Population



5,219

Households



36.8

Median Age



\$95,468

Median Disposable Income

3 miles



\$169,972

Median Household Income



98,209

Population



36,261

Households



37.7

Median Age



\$102,972

Median Disposable Income

5 miles



\$142,183

Median Household Income



262,902

Population



94,359

Households



37.7

Median Age



\$100,597

Median Disposable Income