



53,818 SF OWNER/USER OFFICE BUILDING FOR SALE

VIEW
VIDEO
FOOTAGE
HERE

711

N COMMONS DRIVE
Aurora, Illinois



Your SVN Suburban
NEXT LEVEL TEAM



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TERMS

The property is being offered on an “**As-Is, Where Is**” basis, without structural, economic, or environmental representations.

TOURS

Property/market tours will be available by request. Per the terms of the confidentiality agreement or this offering memorandum, you agree to direct all questions to the broker and not to contact the owner, the tenants, or the property management staff of the property or to tour the property without being accompanied by a representative of the broker.

CONSIDERATION FACTORS

- > Offer price and terms
- > Financial strength of prospective purchaser
- > Flexible ability to close in a timely manner
- > Real Estate taxes will be prorated on a cash basis for the calendar year of closing
- > Closing costs for seller including DuPage County and State of Illinois transfer taxes and standard title insurance policy
- > Typical buyer’s closing costs along with special endorsements and municipal transfer taxes

Asking Price: \$3,999,999 / \$74.32 PSF

PIN: 07-16-300-028

Taxes (2023): \$135,957 / \$2.53 PSF

Budgeted Expenses: \$199,673 / \$3.71 PSF

Meridian Business Association 2024 Dues: \$13,200

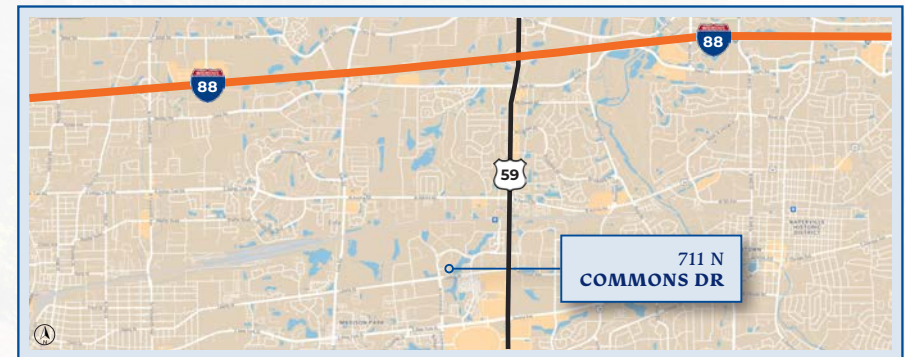


Building

- > 53,818 SF Two-Story, Single Tenant Office Building
- > Professionally Managed and Well-Maintained Building
- > No Significant Deferred Maintenance
- > 6.94 Acre Site
- > 380 Parking Spots (7.15/1000 SF)
- > Expandable Building Site
- > Built in 1998
- > Capital Improvements Include:
 - + Full interior renovation 2015
 - + HVAC automation system
 - + Bipolar ionization filtration system
 - + Complete roof overlay in 2019 with warranty until 2039

Location

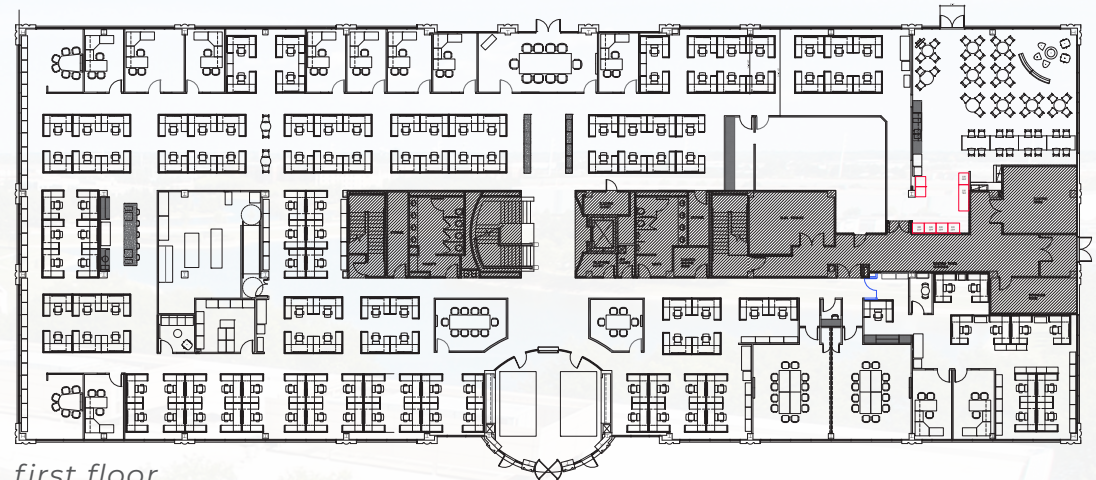
- > Located within the Meridian Business Park
- > 0.5 Miles from IL Route 59
- > 2.3 Miles from the Full Interchange for I-88
- > 35 Miles southwest of Chicago
- > 1.3 Miles to Metra Train Station



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Aurora, Illinois

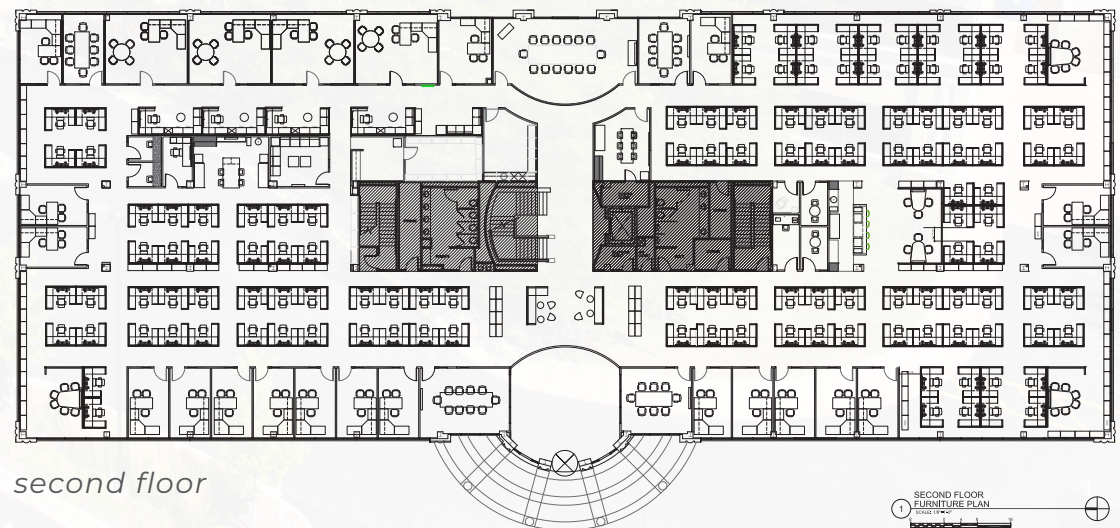
is an owner / user corporate headquarters property for sale. The property is in excellent condition and has been professionally managed as well as fully renovated in 2015, including the entire interior of the building. Unique features include a building expansion option with a large lot of over 6 acres, an automation system that allows the HVAC to be controlled remotely and bipolar ionization as a response to Covid, which combined with proper filtration, helps capture larger airborne particles in the air through the HVAC system. Additionally, the roof underwent a complete overlay in 2019 with a transferable warranty through 2039, and parking lot has been fully resurfaced within the last 4 years. The building has no significant deferred maintenance.



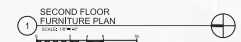
first floor



[click here for virtual tour](#)



second floor



SITE DETAILS

Square Footage:	<i>53,818 SF</i>
Zoning:	<i>PUD/M-1 Limited Manufacturing</i>
Floors:	<i>Two (2)</i>
Parking:	<i>380 Surface Spaces</i>
Parking Ratio:	<i>7.15 per 1,000 SF</i>

BUILDING UTILITIES

Electric:	<i>Purchased by the owner on the open commodity market at a fixed rate and delivered by ComEd.</i>
Water:	<i>Village of Aurora</i>
Gas:	<i>No</i>

BUILDING CONSTRUCTION & MECHANICALS:

Foundation:	<i>Slab</i>
Roof:	<i>TPO - 60mm overlay completed in 2019 with 20-year transferable warranty.</i>
Elevators:	<i>One (1)</i>
No. of Staircases:	<i>Three (3)</i>
Restroom:	<i>1 multi-stalled Men & Women per floor</i>
HVAC:	<i>Forced Air VAV system</i>
Fire Protection:	<i>Fire Suppression System & fully sprinkled</i>
Security System:	<i>Access control and cameras on-site</i>



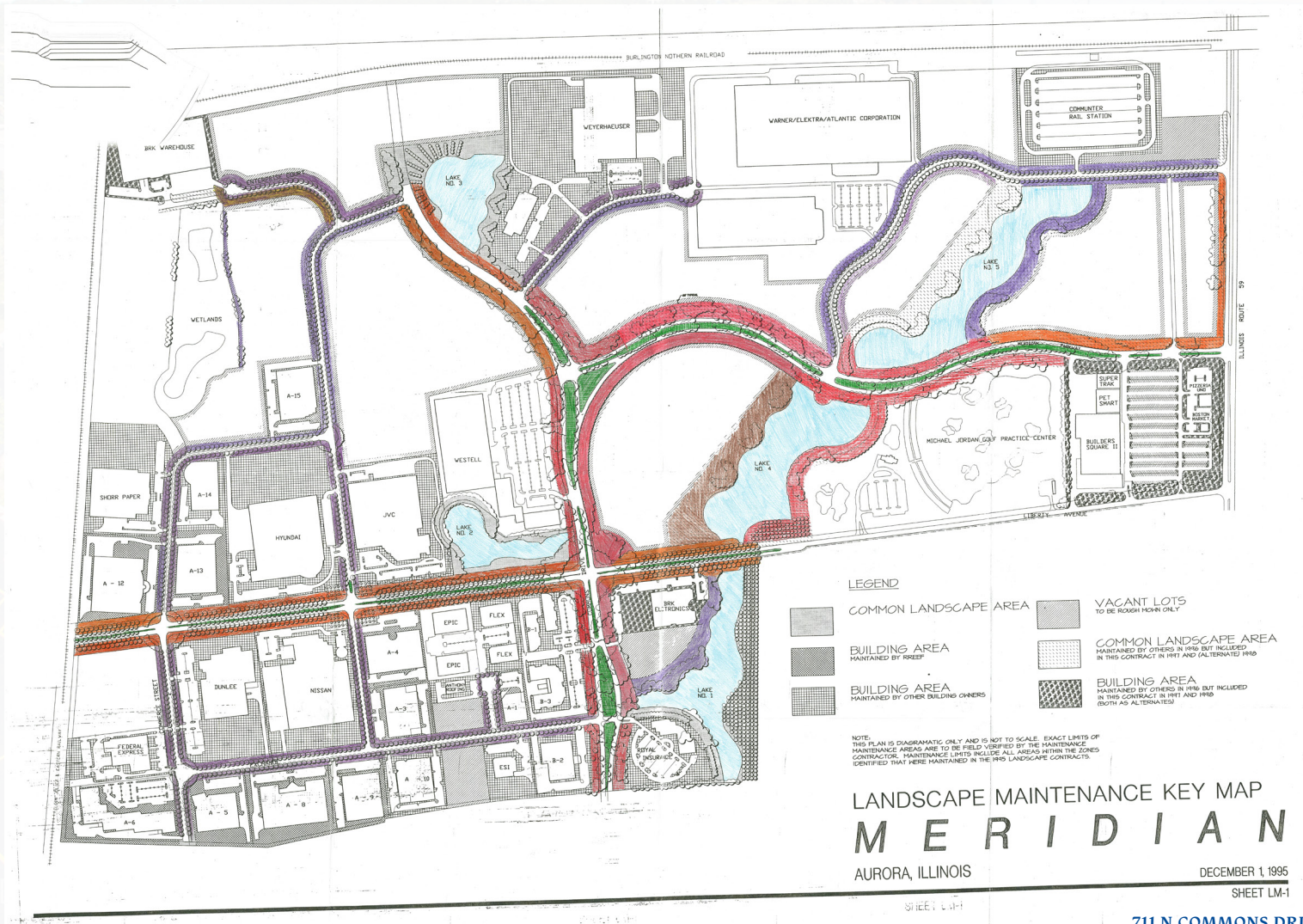
2023 Property Expenses - Actual		
	\$s	PSF
REPAIRS AND MAINTENANCE		
General Repairs/Maintenance	\$ 2,327	\$ 0.04
Doors and Locks	\$ 867	\$ 0.02
Electrical	\$ -	\$ -
Elevator Contract	\$ 2,100	\$ 0.04
Elevator Repairs	\$ -	\$ -
Floor Repairs	\$ -	\$ -
HVAC Contract	\$ 11,112	\$ 0.21
HVAC Filters	\$ 1,948	\$ 0.04
HVAC Repairs	\$ 5,074	\$ 0.09
Interior Lighting	\$ 259	\$ 0.00
Plumbing	\$ 394	\$ 0.01
Roof	\$ 989	\$ 0.02
UTILITIES		
Electricity	\$ 100,401	\$ 1.87
Water and Sewer	\$ 1,498	\$ 0.03
EXTERIOR		
Extermination	\$ 1,001	\$ 0.02
Landscaping	\$ 9,000	\$ 0.17
Irrigation	\$ 5,047	\$ 0.09
Roads and Grounds	\$ -	\$ -
Park Lot Cleaning	\$ 590	\$ 0.01
Snow Removal	\$ 15,455	\$ 0.29
Trash Removal	\$ 4,981	\$ 0.09
Window Cleaning	\$ 646	\$ 0.01
LIFE SAFETY		
Backflow Valve	\$ 835	\$ 0.02
Elevator Inspection	\$ 270	\$ 0.01
Fire Extinguishers	\$ 125	\$ 0.00
Fire Alarm Monitoring	\$ 4,057	\$ 0.08
Fire Alarm Maintenance	\$ 1,534	\$ 0.03
Fire Sprinkler Maintenance	\$ 369	\$ 0.01
INSURANCE		
Property Insurance	\$ 10,000.00	\$ 0.19
Total Operating Expenses	\$ 180,879	\$ 3.36
Association Dues	\$ 12,786	\$ 0.24
REAL ESTATE TAXES	\$ 129,206	\$ 2.40
Total OPX and RE Taxes	\$ 322,872	\$ 6.00

2024 Property Expenses - Budgeted		
	\$s	PSF
REPAIRS AND MAINTENANCE		
General Repairs/Maintenance	\$ 2,000	\$ 0.04
Doors and Locks	\$ 1,870	\$ 0.03
Electrical	\$ 1,000	\$ 0.02
Elevator Contract	\$ 2,153	\$ 0.04
Elevator Repairs	\$ 1,000	\$ 0.02
Floor Repairs	\$ -	\$ -
HVAC Contract	\$ 11,331	\$ 0.21
HVAC Filters	\$ 2,000	\$ 0.04
HVAC Repairs	\$ 6,600	\$ 0.12
Interior Lighting	\$ 1,000	\$ 0.02
Plumbing	\$ 2,000	\$ 0.04
Roof	\$ 1,500	\$ 0.03
UTILITIES		
Electricity	\$ 101,500	\$ 1.89
Water and Sewer	\$ 1,200	\$ 0.02
EXTERIOR		
Extermination	\$ 1,156	\$ 0.02
Landscaping	\$ 9,000	\$ 0.17
Irrigation	\$ 4,404	\$ 0.08
Roads and Grounds	\$ 3,500	\$ 0.07
Park Lot Cleaning	\$ 620	\$ 0.01
Snow Removal	\$ 22,500	\$ 0.42
Trash Removal	\$ 4,032	\$ 0.07
Window Cleaning	\$ 2,200	\$ 0.04
LIFE SAFETY		
Backflow Valve	\$ 750	\$ 0.01
Elevator Inspection	\$ 330	\$ 0.01
Fire Extinguishers	\$ 453	\$ 0.01
Fire Alarm Monitoring	\$ 1,680	\$ 0.03
Fire Alarm Maintenance	\$ 1,458	\$ 0.03
Fire Sprinkler Maintenance	\$ 1,000	\$ 0.02
INSURANCE		
Property Insurance	\$ 11,437	\$ 0.21
Total Operating Expenses	\$ 199,673	\$ 3.71
Association Dues	\$ 13,200	\$ 0.25
REAL ESTATE TAXES	\$ 135,957	\$ 2.53
Total OPX and RE Taxes	\$ 348,829	\$ 6.48

Notes:

1. The property is part of the Meridan Business Park Association which has annual dues. Details are included in the OM.
2. Electric supply is purchased on the open commodity market and a fixed rate.
3. Water/Sewer use is low since current owner does not have employees at the building everyday.

The subject property is part of the Meridian Association, which handles the repair and maintenance for the landscaping and pond shared by several properties in this area. The 2024 association dues are \$13,200 annually. The Association covers 75 ft from the shoreline around the ponds, from the top of the berm along the property to the street along the roadways and all roadway islands as shown on the map below.



BUILDING AERIAL & AREA MAP

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Aurora, Illinois



EXTERIOR PHOTOS

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3-Mile Demographics

POPULATION



84,257

MEDIAN AGES

19 Years or Less



22,896

20 to 64 Years



52,371

65+ Years



8,989

HOUSEHOLDS



32,256

HOUSEHOLD INCOME



\$193,838

HOME VALUE



\$342,387

DAYTIME DEMOGRAPHICS

BUSINESSES



3,293

EMPLOYEES



50,918

WHITE COLLAR



36,713
77.8%

TOTAL LABOR FORCE



65,197

UNEMPLOYMENT RATE



1,584
2.4%

TOTAL ANNUAL CONSUMER EXPENDITURE

HOUSEHOLD



\$3.22 B

MONTHLY HH EXPENDITURE



\$8,315

RETAIL EXPENDITURE



\$1.51 B

NON-RETAIL EXPENDITURE



\$1.71 B

About Aurora



THE CITY OF AURORA'S employment landscape is dynamic, with manufacturing plants, healthcare institutions, technology hubs, and corporate offices offering diverse job opportunities. The city's commitment to innovation is evident in the flourishing technology sector, attracting skilled professionals. With a focus on workforce development, an economic ecosystem fueled by a mix of locally-owned enterprises and corporate giants, Aurora is poised to remain a hub for career growth and professional advancement.

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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