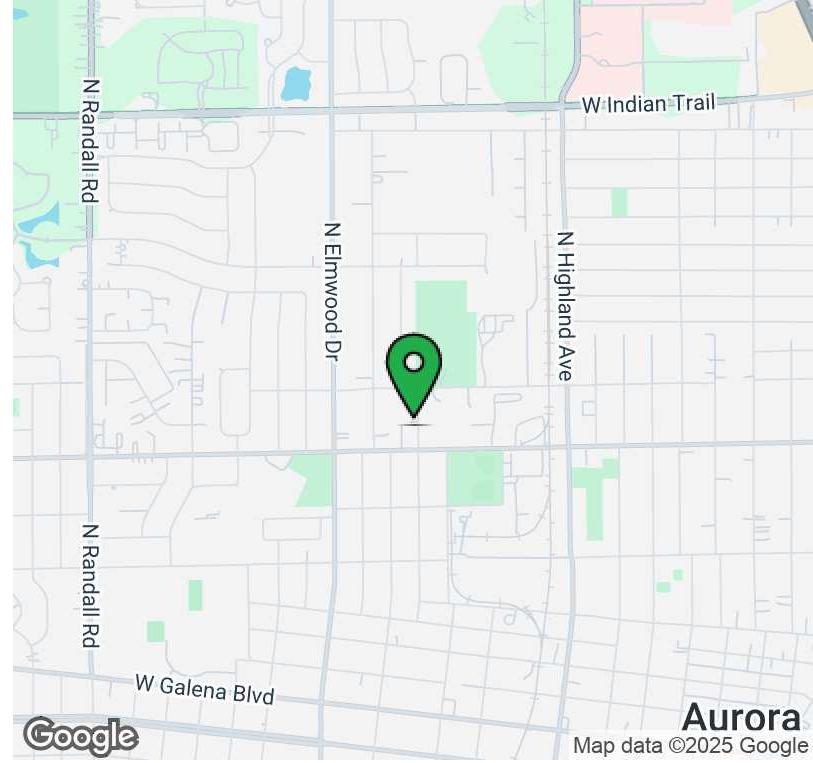


For Lease

Office/Flex Space & Outdoor Storage For Leases

710 Morton Avenue, Aurora, IL 60506



Location Description

Located less than 2 miles south of I-88 and Route 31 Interchange.

Property Highlights

- 950 SF Office space consists of 3 private offices, lounge/conference room, kitchenette, bathroom, janitor's closet and open area for several workstations
- Recent renovation
- Fenced outdoor storage can be leased separately
- Lab space consists of 1 private office, bathroom, open area, and 3-phase power
- On-site parking
- Near public transportation

Offering Summary

Lease Rate:	\$1,400.00 - 1,900.00 per month (MG)
Available SF:	1,940 - 5,499 SF
Lot Size:	0.57 Acres
Building Size:	10,314 SF
Zoning:	M-1

Spaces	Lease Rate	Space Size
Office/Flex Space	\$1,900 per month	1,940 SF
Outdoor Storage	\$1,400 per month	5,499 SF

Dan J. Dolan

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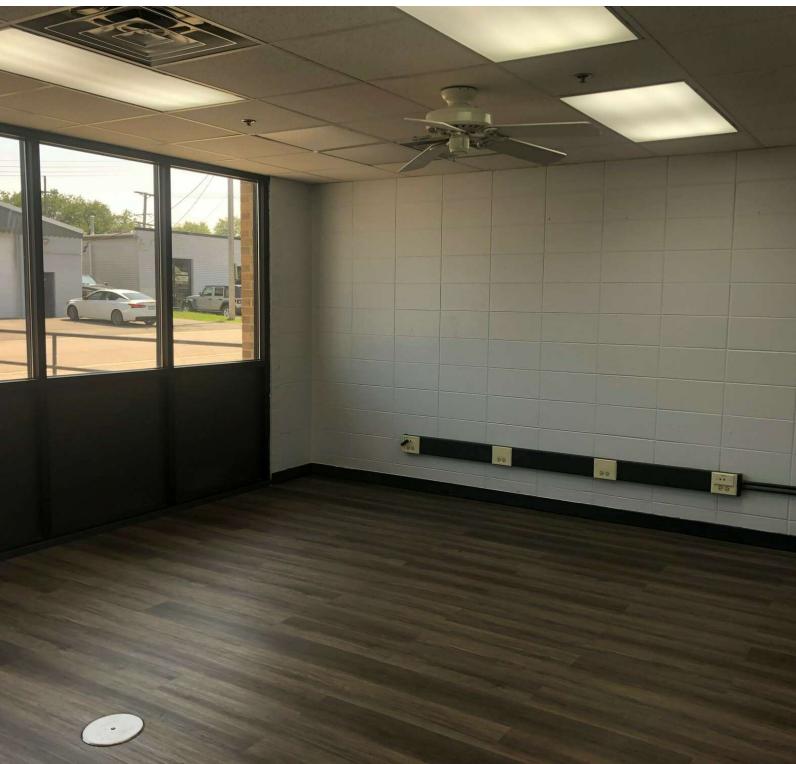
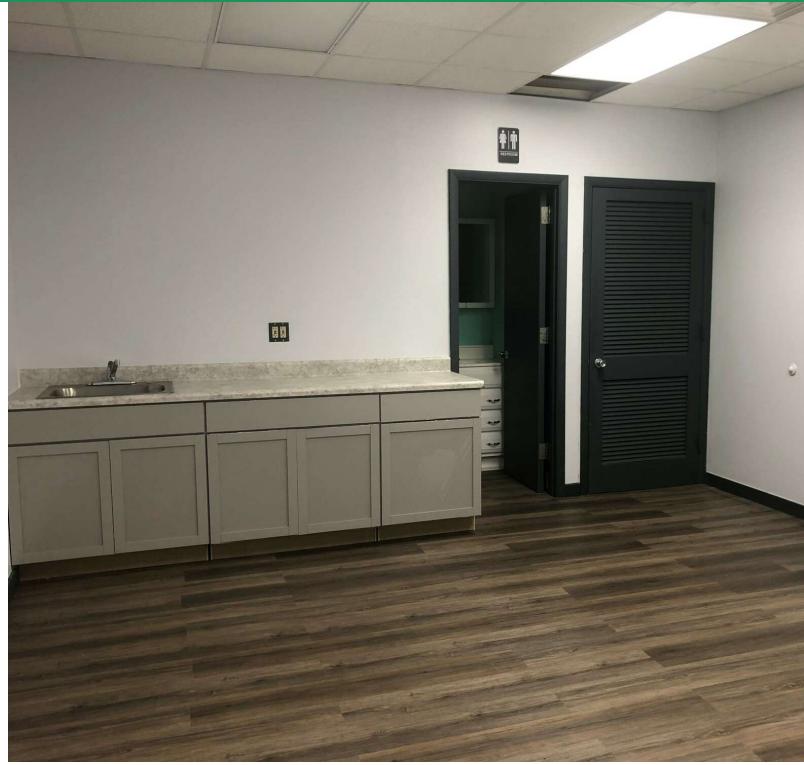
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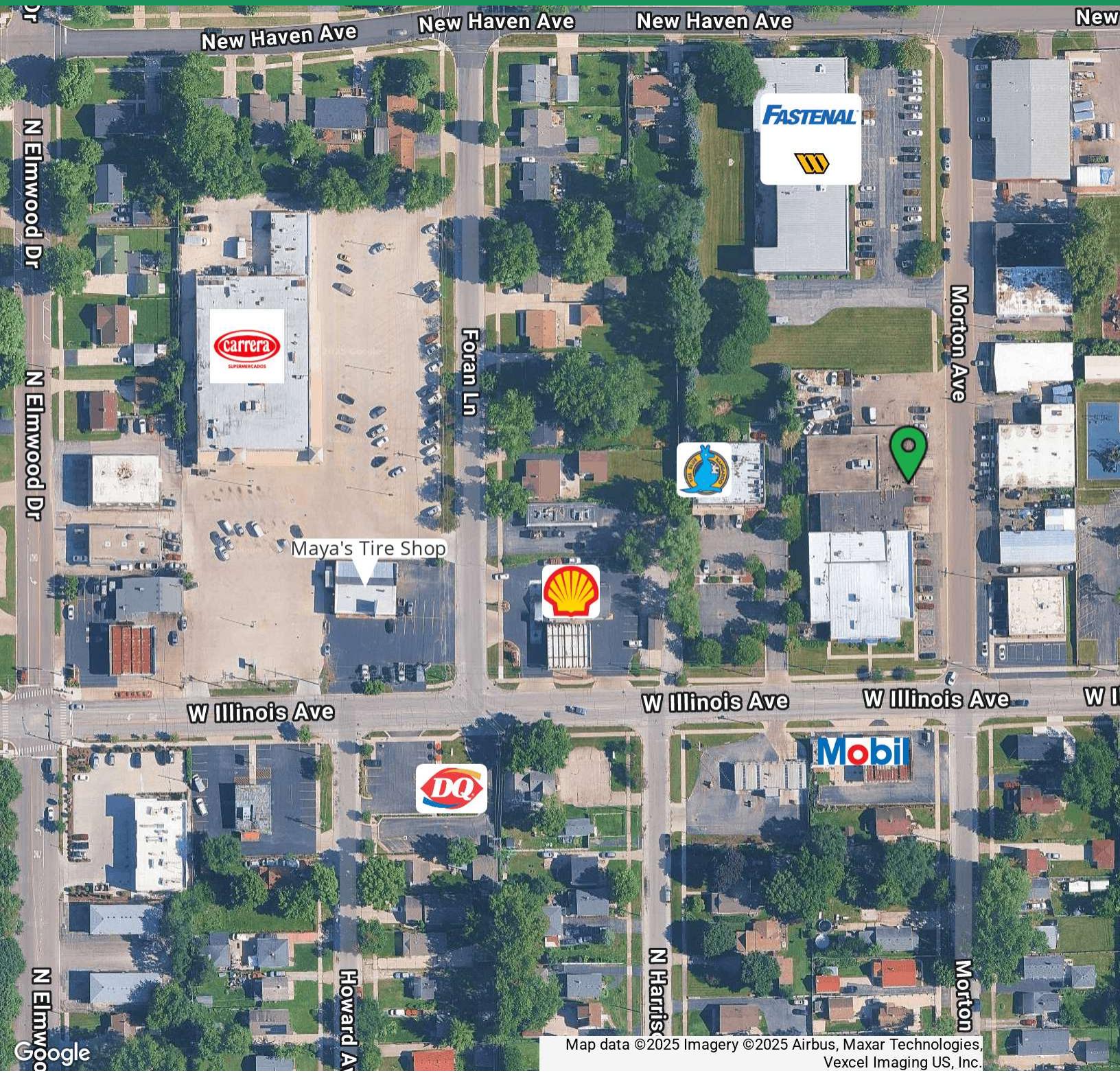
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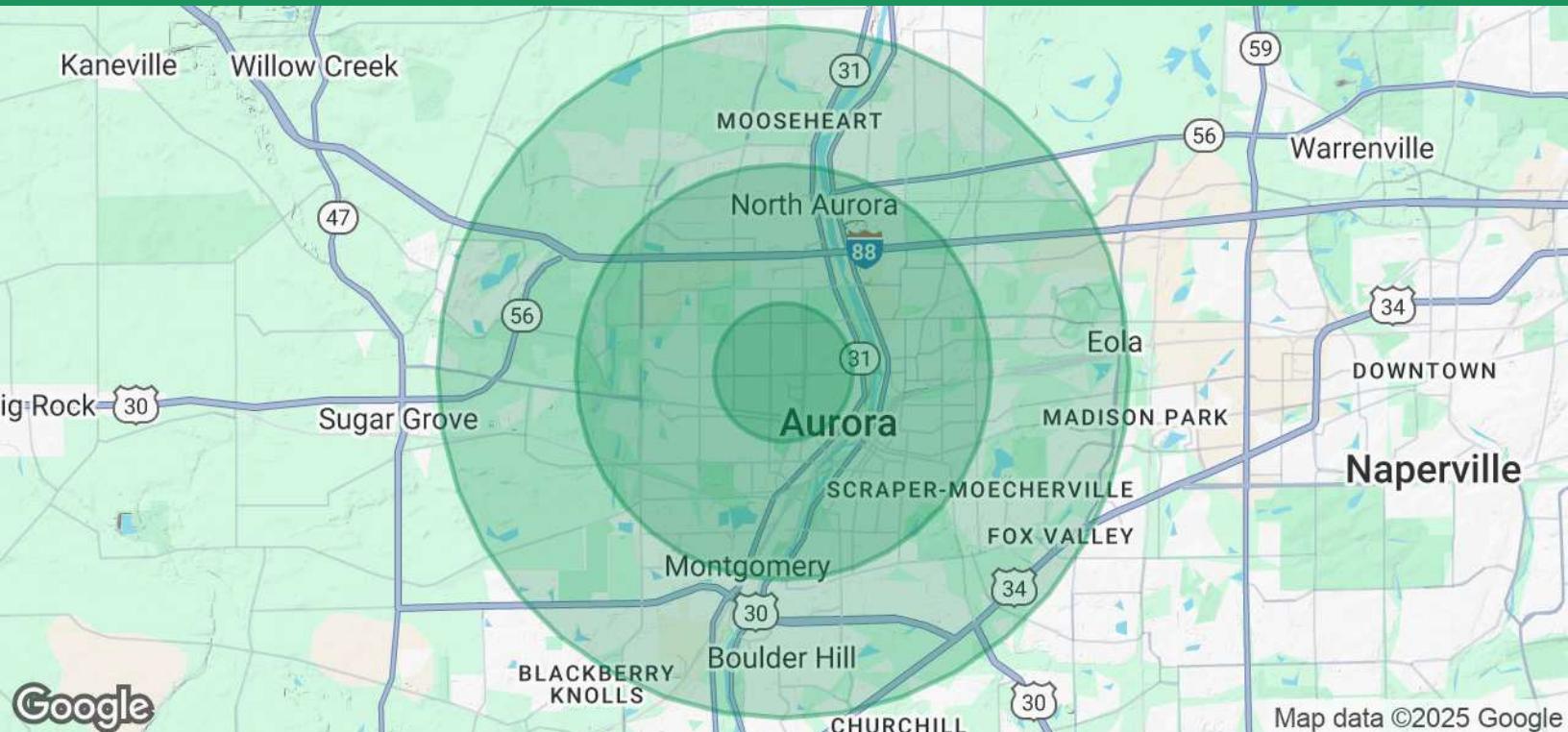
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710 Morton Avenue, Aurora, IL 60506



Population	1 Mile	3 Miles	5 Miles
Total Population	21,254	104,854	194,909
Average Age	36	37	38
Average Age (Male)	35	36	37
Average Age (Female)	36	38	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,838	34,857	66,558
# of Persons per HH	3.1	3	2.9
Average HH Income	\$87,265	\$91,373	\$112,258
Average House Value	\$220,137	\$222,036	\$275,631

Demographics data derived from AlphaMap

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