

21,500 SF

Office Space For Lease/Sale
with Exposed Ceilings and Tech Vibe

Parkway Place at Meridian
4222-4248 Meridian Pkwy
Aurora, IL

New to Market: 21,500 SF modern office build out
divisible to 5,000 SF in Meridian Business Park



OFFERING SUMMARY

LEASE RATE	\$13.50 SF/yr (NNN)
AVAILABLE SF	1,588 SF - 21,476 SF
YEAR BUILT	2008
PARKING	4.0/1,000 SF
BUILDING SIZE	45,763 SF
SUBMARKET	WESTERN EAST WEST CORRIDOR
ASKING PRICE	\$3,221,400 (\$150 PSF)

Route 59 Metra



4222-4248 Meridian Pkwy
Aurora, IL 60504

RT 59



PROPERTY HIGHLIGHTS

- › Direct entrance into suite
- › Tenant controlled HVAC
- › Ample parking
- › Monument Signage Available
- › Numerous restaurants in close proximity
- › Blocks from Route 59 Metra Station

