

For Lease

1975 W Downer Pl Ste 301, Aurora, IL 60506

2,200 SF Office Condominium For Lease In Aurora



Location Description

Located on Aurora's west side near the intersection of Orchard Rd and Galena Blvd. Approximately 2 miles south of the Orchard Road and I-88 interchange.

Property Highlights

- Surrounded by upscale businesses in the Downer Place Executive Center
- Vaulted ceiling with intricate, multi-layer crown moldings, sky lights, sunken cherry wood flooring and marble floors
- Stunning first impression Foyer Entry and Reception Area
- Storage room with attic access for additional storage
- Parking right outside the door and on side of building
- Beautiful, gated, private patio and lush common areas
- Located on Aurora's West Side near Orchard Rd and Galena Blvd
- Easy access to I-88, Restaurants, and Shopping

Offering Summary

Lease Rate: \$20.00 SF/yr (MG)

Available SF: 2,200 SF

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	4,778	22,386	57,535
Total Population	12,353	65,103	170,790
Average HH Income	\$101,328	\$97,746	\$104,917

Daniel T. Dolan

630.774.8523

dtdolan@dolanmurphy.com

J.D. Dolan

630.272.2134

jddolan@dolanmurphy.com

Dan J. Dolan

630.885.5785

djdolan@dolanmurphy.com

Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.



For Lease

1975 W Downer Pl Ste 301, Aurora, IL 60506

2,200 SF Office Condominium For Lease In Aurora



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

Daniel T. Dolan
630.774.8523
dtdolan@dolanmurphy.com

J.D. Dolan
630.272.2134
jddolan@dolanmurphy.com

Dan J. Dolan
630.885.5785
djdolan@dolanmurphy.com



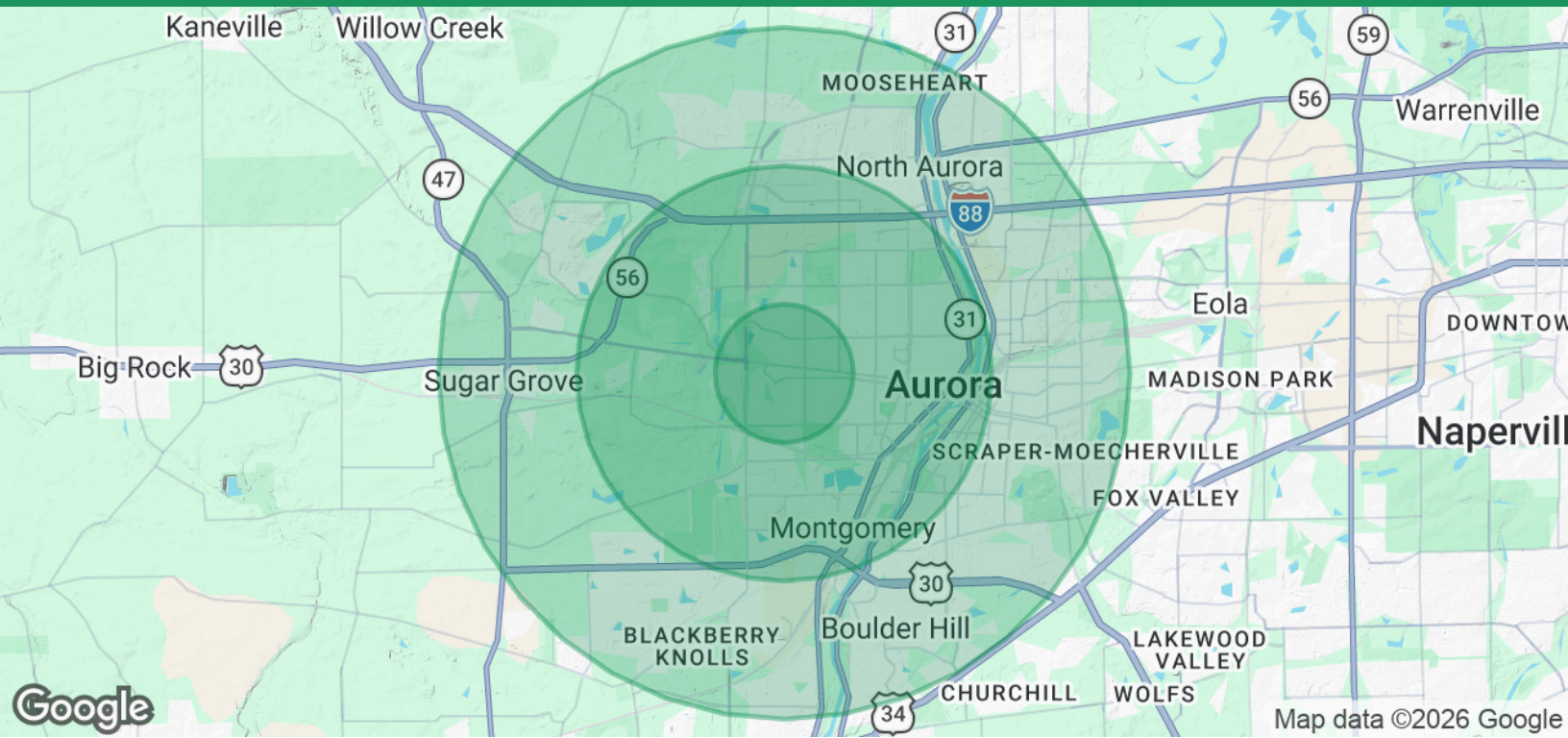
Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.

For Lease

1975 W Downer Pl Ste 301, Aurora, IL 60506

2,200 SF Office Condominium For Lease In Aurora



Population

	1 Mile	3 Miles	5 Miles
Total Population	12,353	65,103	170,790
Average Age	42	38	38
Average Age (Male)	41	37	37
Average Age (Female)	43	39	38

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,778	22,386	57,535
# of Persons per HH	2.6	2.9	3
Average HH Income	\$101,328	\$97,746	\$104,917
Average House Value	\$267,069	\$242,911	\$260,737

Demographics data derived from AlphaMap

Daniel T. Dolan

630.774.8523

dtdolan@dolanmurphy.com

J.D. Dolan

630.272.2134

jddolan@dolanmurphy.com

Dan J. Dolan

630.885.5785

djdolan@dolanmurphy.com



Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.