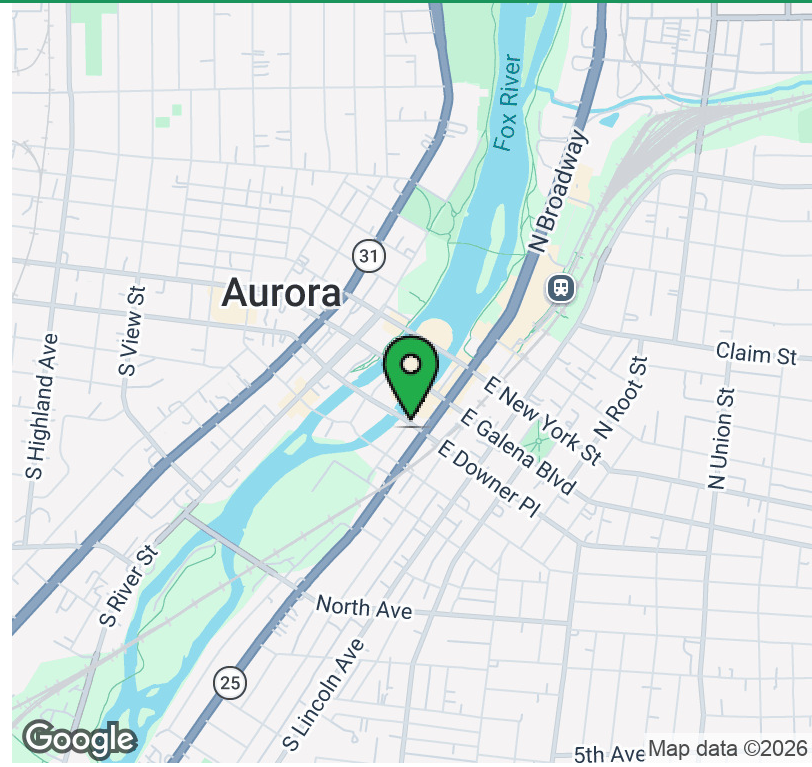


For Lease

69 E Downer Pl, Aurora, IL 60505

Office Suites For Lease In Downtown Aurora



Location Description

Located in the heart of Downtown Aurora

Property Highlights

- Two office suites located on the second floor
- Open floor plans
- Common restrooms
- Public parking nearby
- Tenant pay gas and electric

Offering Summary

Suite A :	+/- 700 SF
Suite A - Lease Rate:	\$1,050/month (MG)
Suite B:	+/- 300 SF
Suite B - Lease Rate:	\$650/month (MG)
Building Size:	4,800 SF
Zoning:	DC - Downtown Core

Demographics	1 Mile	3 Miles	5 Miles
Total Households	7,954	38,338	78,472
Total Population	25,593	116,120	230,202
Average HH Income	\$76,527	\$91,720	\$112,984

Dan J. Dolan

630.885.5785

djdolan@dolanmurphy.com

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

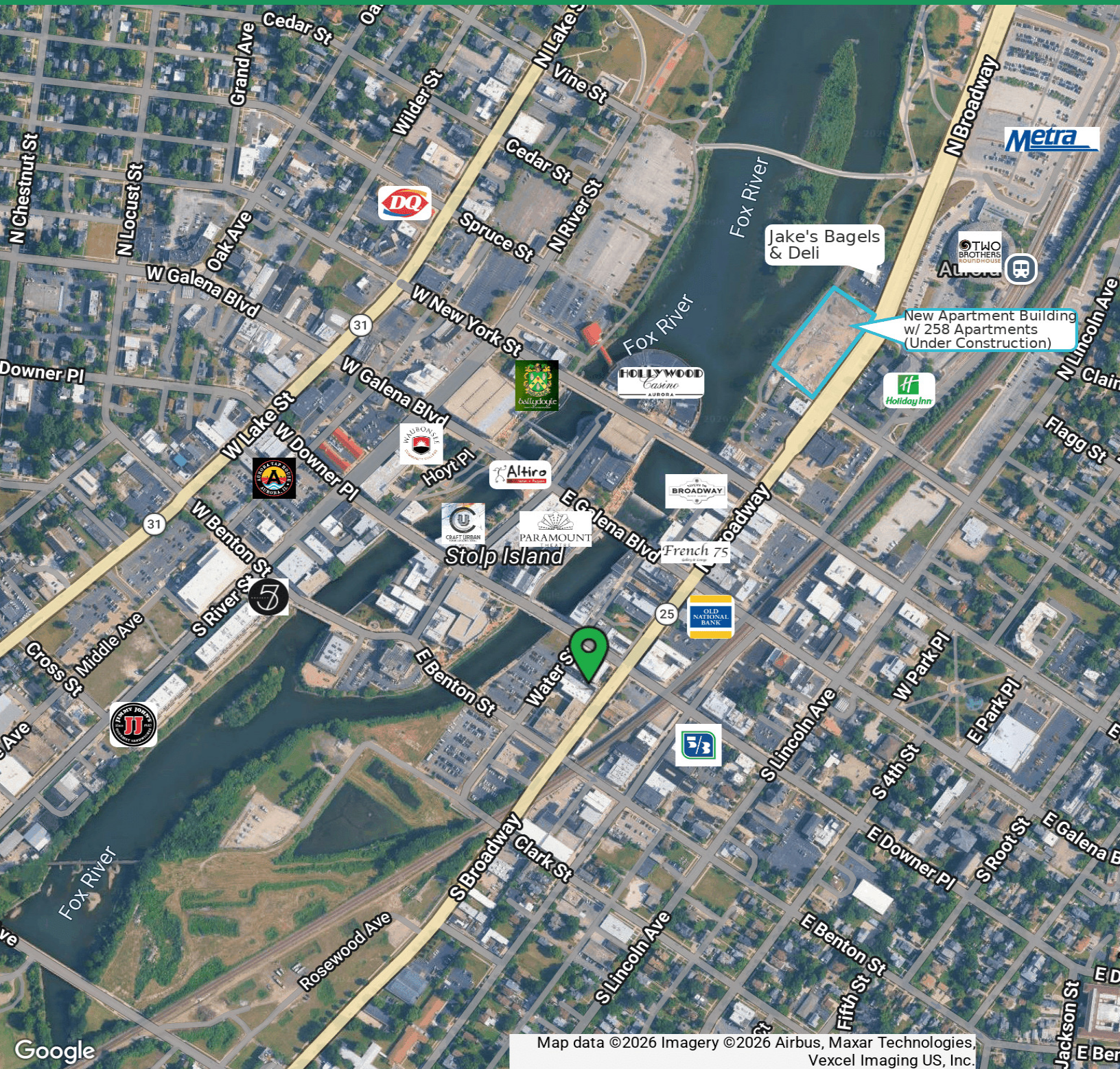
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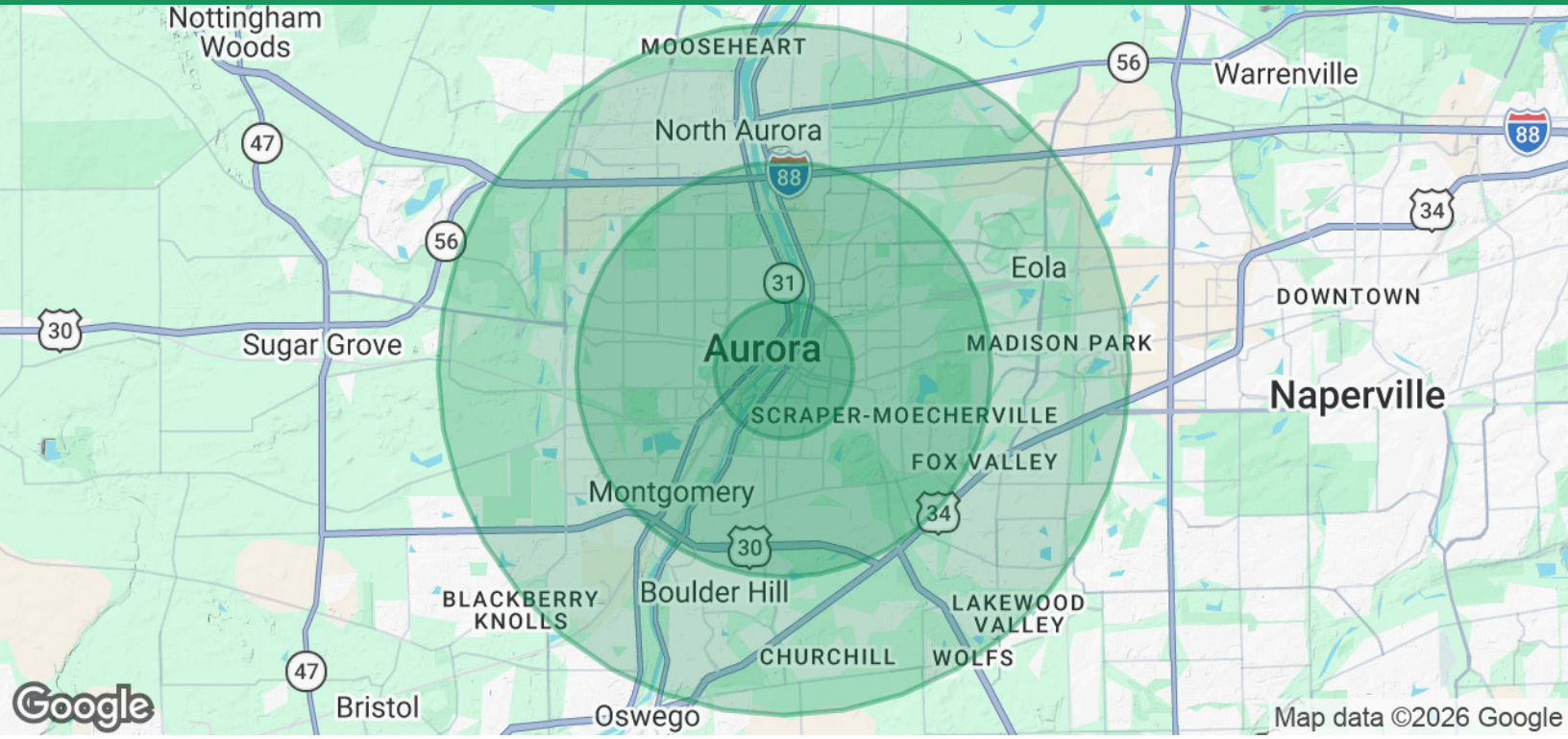
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For Lease

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Office Suites For Lease In Downtown Aurora



Population

	1 Mile	3 Miles	5 Miles
Total Population	25,593	116,120	230,202
Average Age	35	37	37
Average Age (Male)	34	36	36
Average Age (Female)	35	37	38

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	7,954	38,338	78,472
# of Persons per HH	3.2	3	2.9
Average HH Income	\$76,527	\$91,720	\$112,984
Average House Value	\$192,029	\$226,507	\$282,294

Demographics data derived from AlphaMap

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