

*OPPORTUNITY KNOCKS:
ADAPTABLE OPTIONS AT
HIGHLY VISIBLE PROPERTY*

2357 SEQUOIA DRIVE

AURORA, IL | 52,270 SF (DIVISIBLE)



FULL BUILDING FOR LEASE OR SALE



This Aurora, Illinois office building is a flexible proposition for organizations looking to lease space or purchase a property. 2357 Sequoia Drive could serve as a company's headquarters, or easily be configured to serve medical, education, sports and wellness, and test kitchen uses. The building has easy access to I-88 and is visible from the interstate, offering prime signage opportunities while connecting it to the rest of the Chicago metropolitan area.

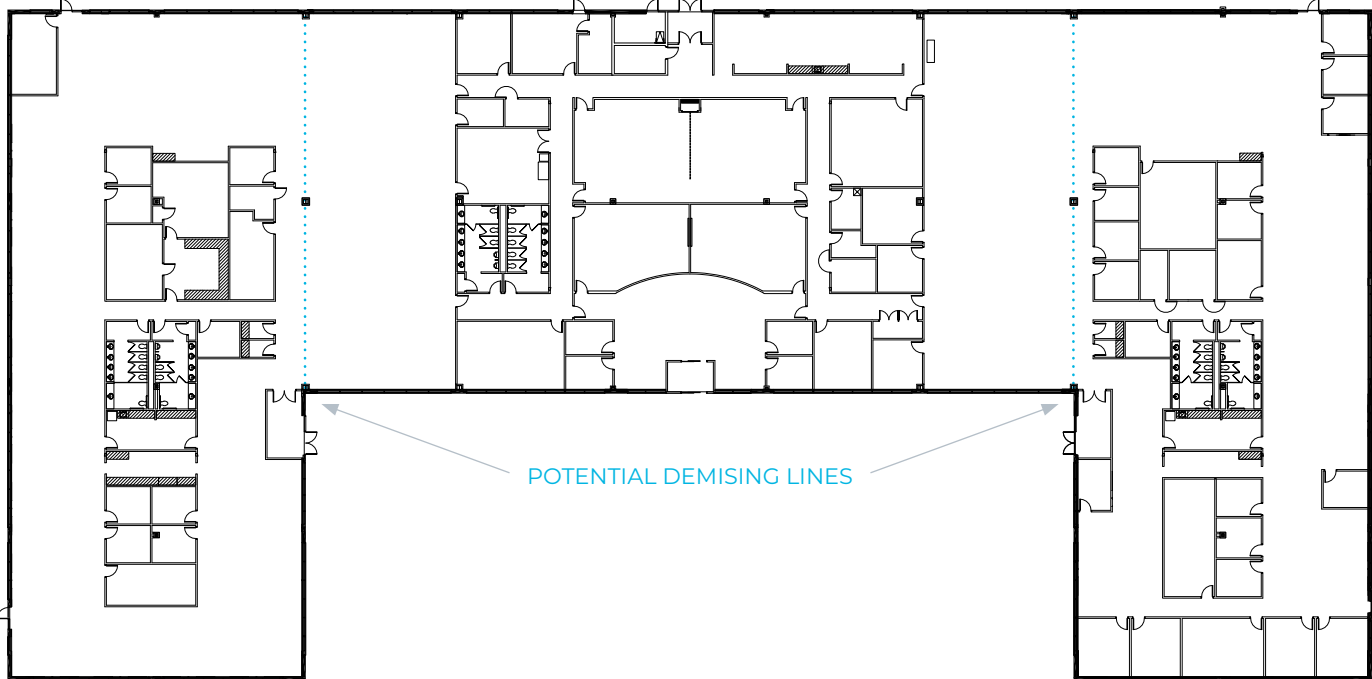
THE DETAILS

- Flexible Opportunities: corporate, medical, education or more
- 52,270 SF building
- Signage available
- Visible from I-88
- Divisible to approx. 14,500 SF
- Available 6/1/25

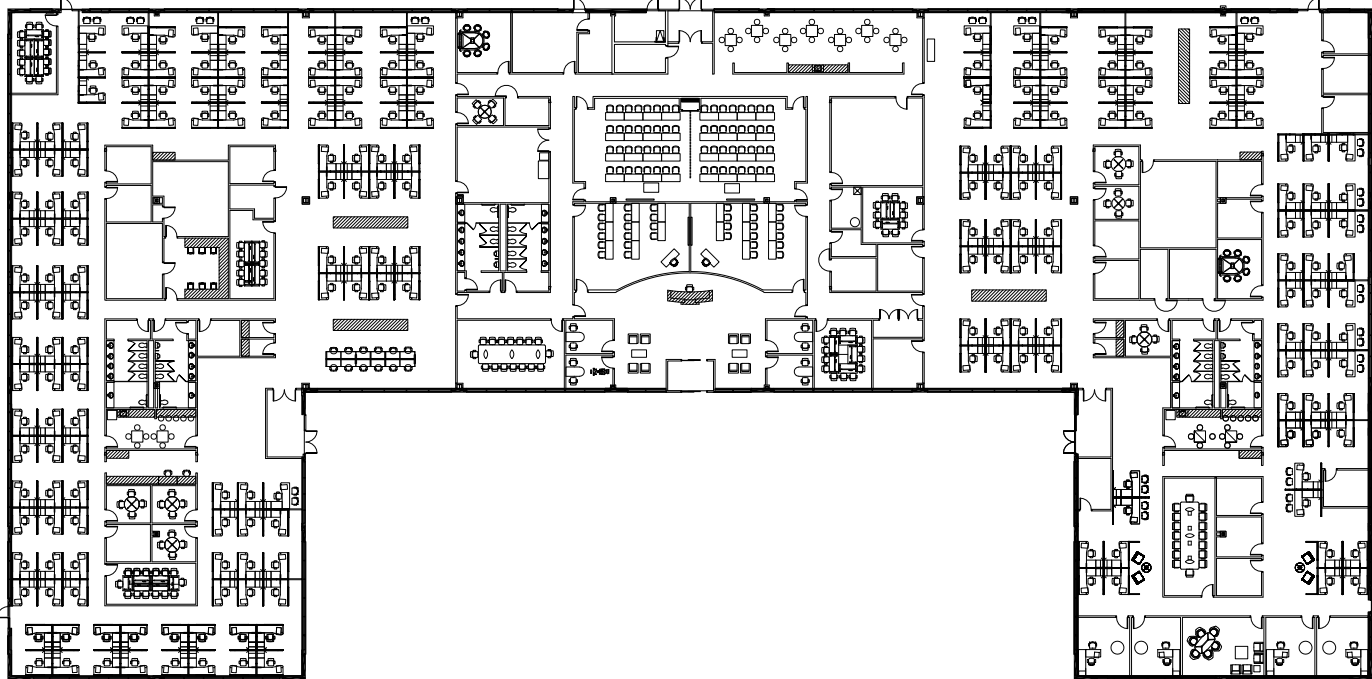


FLOOR PLAN

52,270 SF | *DIVISIBLE TO APPROX. 14,500*



FURNITURE CONCEPT PLAN



LOCATION



Signage visible from I-88

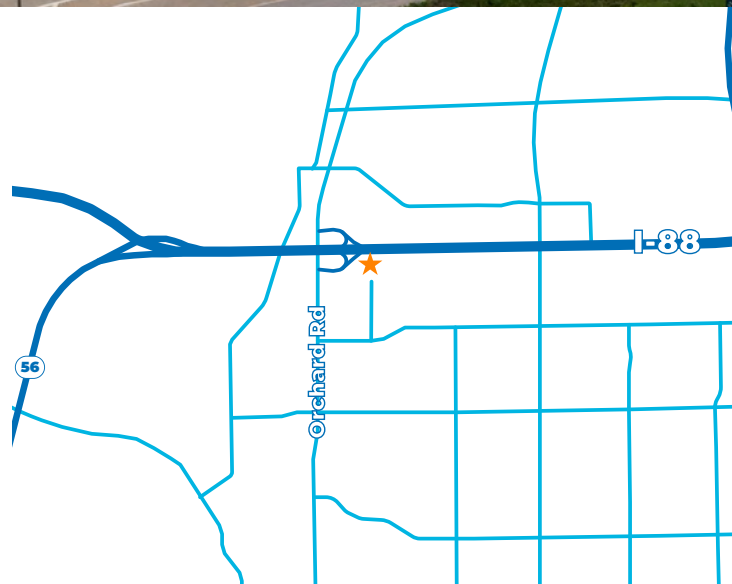
I-88
(65,500)

Conveniently located at I-88 & Orchard Rd

2357 Sequoia Drive is near several flourishing retail and business locales. This includes the Illinois Technology and Research Corridor, which spans across several areas along I-88, and includes significant office locations for many Fortune 1000 companies, including Hyundai, MetLife, and the Oberweis headquarters.

There's also the Aurora Orchard Road Corridor, a stretch that caters to robust retail, small businesses, and big box stores like Home Depot and Target. And nearby mall Chicago Premium Outlets gives locals access to over 160 stores, including Nike, Kate Spade New York, and Ralph Lauren. 2357

Sequoia Drive is also near Orchard Valley Golf Course, several hotels, and popular locales like Hardware Sustainable Gastropub and Brewery. The balance of corporations and recreational spots makes it easy to see why so many companies choose to plant offices in Aurora.





2357

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