

# AVAILABLE FOR LEASE



## 1 E. BENTON STREET, AURORA, ILLINOIS

- UNIQUE, RENOVATED HISTORICAL BUILDING PROMINENTLY LOCATED
- ROOFTOP DECK WITH VIEW OF THE RIVER
- 9,888 SF OFFICE AVAILABLE FOR LEASE
  - 6,000 SF on Main Level
  - 1,365 SF on 1st Floor
  - 2,523 SF on 3rd Floor



COMMERCIAL REAL ESTATE ADVISORS

REOLOGIE LLC | 34 SHOREWOOD DRIVE, GALENA, IL 61036

ELLEN M. STEINBRECHER

Managing Broker, Principal

312.203.8446 | [ellen@reologie.com](mailto:ellen@reologie.com)

SHONNAN L. KOZUCH

Director - Client Services

708.655.7717 | [shonnan@reologie.com](mailto:shonnan@reologie.com)

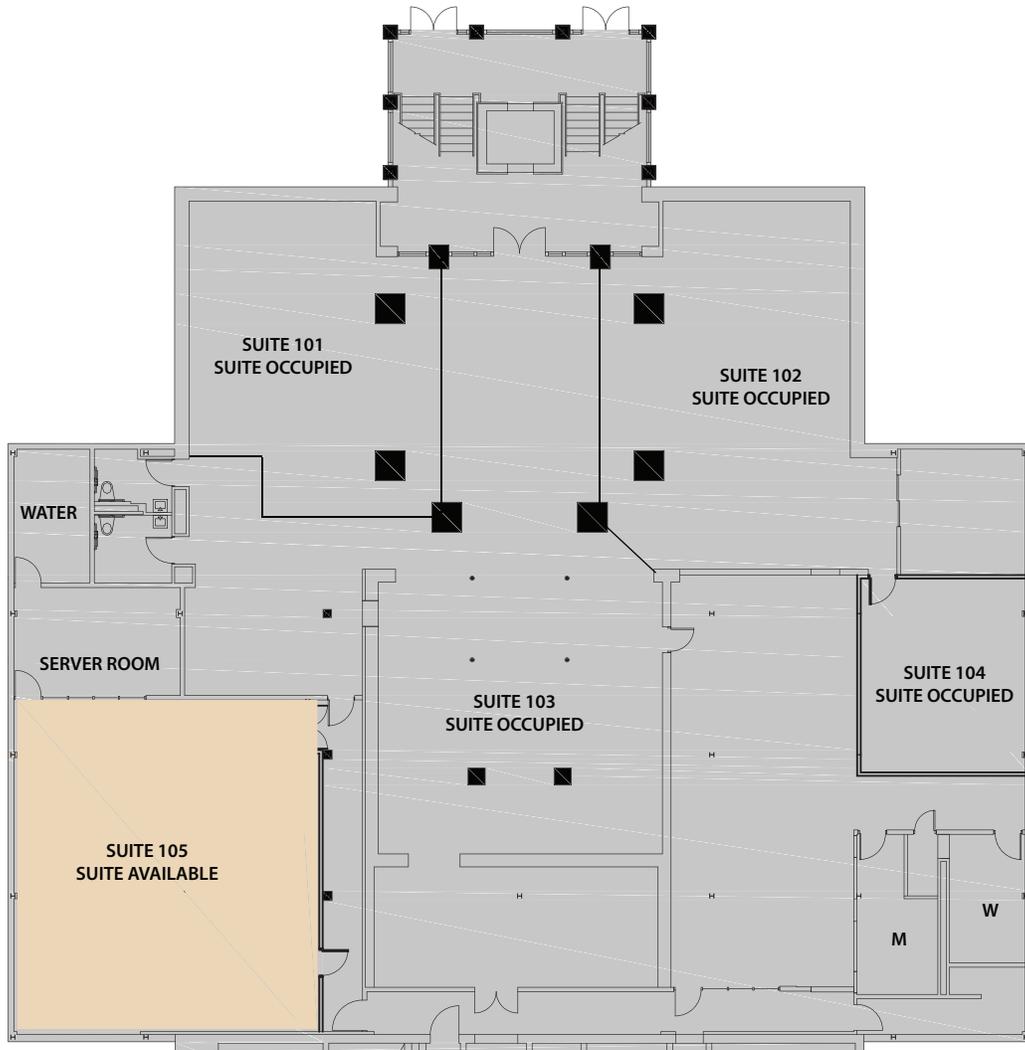
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## Building Specifications

- 36,210 SF office building with approximately 9,888 SF available for lease
- 3 stories with elevator
- All new restrooms
- Lower level garage parking for 3-4 cars
- Roof top deck with view of river
- Unparalleled Fiber Ring - 5 sources of fiber at this location:
  - Onlight Aurora – public/private group with the city of Aurora. Handles 911 traffic in Aurora and Naperville. 2 separate connections, each double ended into 2 separate rings at 1 E Benton St.
  - AT&T – fiber connection we currently use as a primary. Central office located across the street.
  - MetroNet – future backup connection. Currently installing in the downtown Aurora area.
  - Comcast – available but not connected
  - Verizon – fiber at the door – not connected to building
- 58kw Solar Panels powering entire building provides 25% reduction to utility costs
- New Boiler 2019
- New Trane compressors 2020



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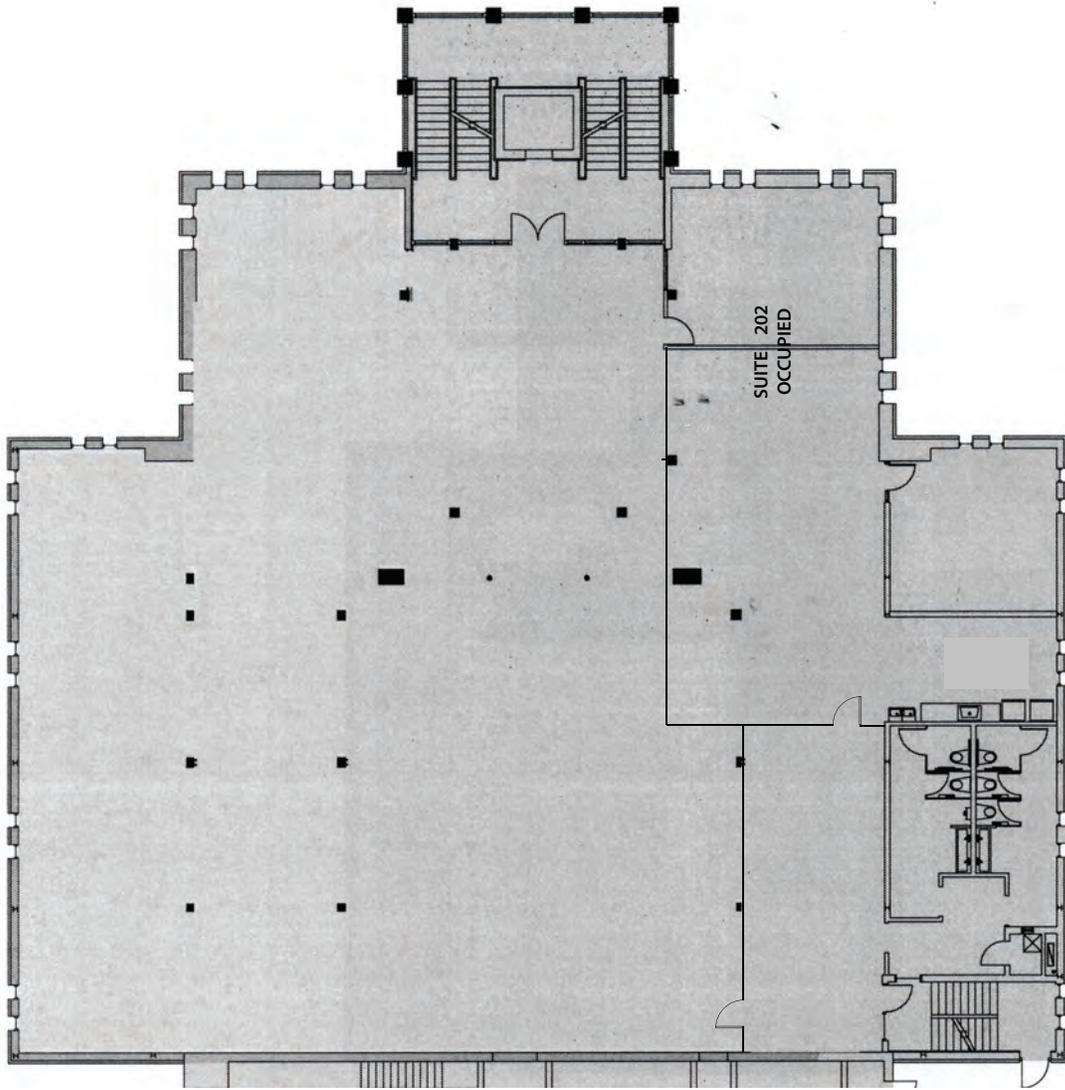


**Lower Level**

**1 Suite: 1,365 SF**



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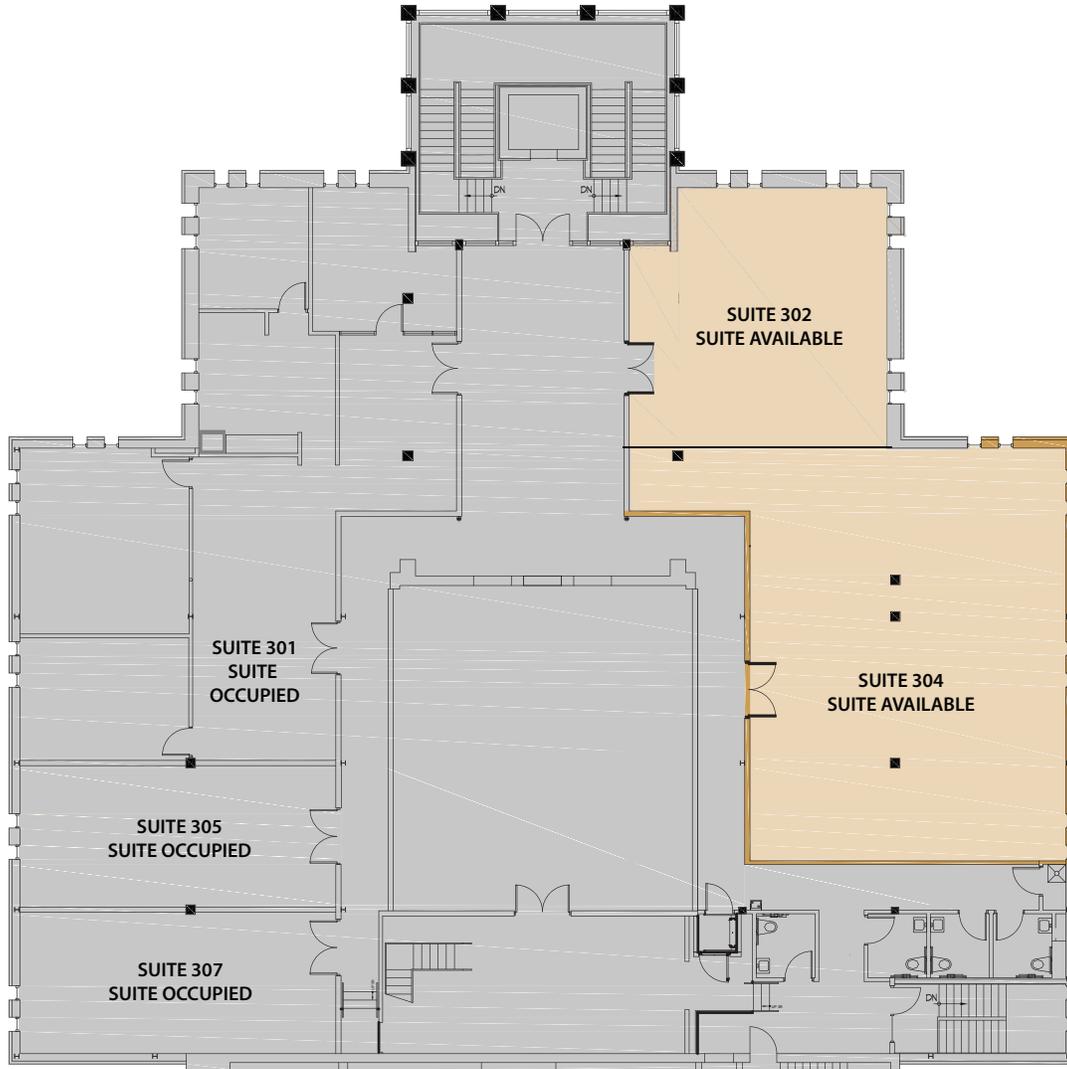


Main Level

6,000 SF

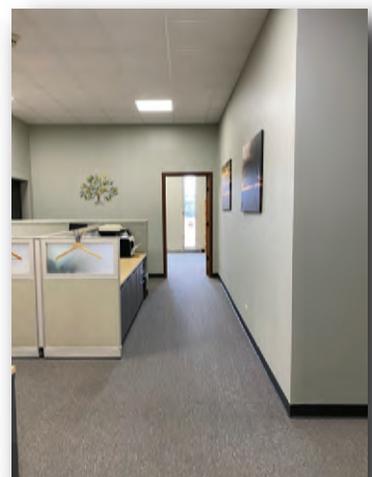


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Upper Level

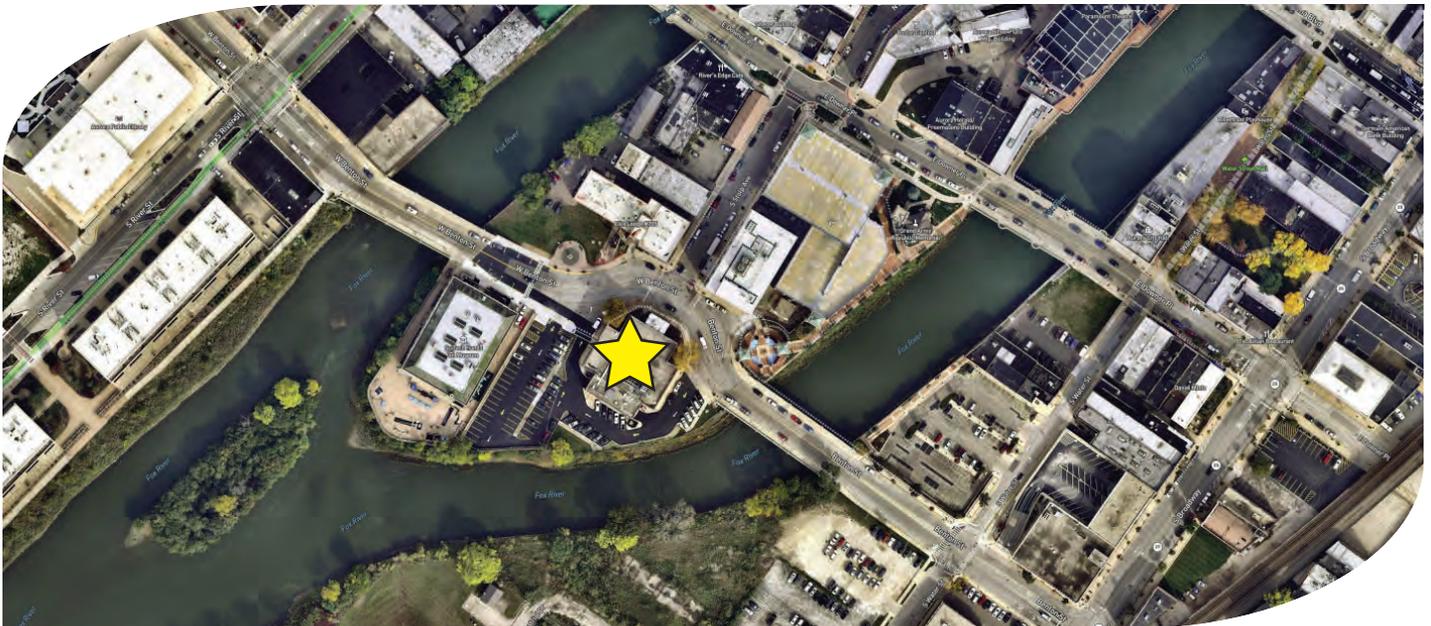
2 Suites: 2,523 SF



## Experience the New, Revitalized downtown Aurora

- New pedestrian bridge
- New developments:
  - Paramount School of Arts
- New apartment complexes:
  - Artesan Lofts (19 units)
  - Lofts on Broadway (20 units plus retail)
  - Keystone Building (33 units plus retail)
  - The Hobbs Building (31 units plus retail)

*Private rooftop deck with view of the river*



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*For additional information or to schedule a tour, please contact:*

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