

Office Building For Sale/Lease



407 W. GALENA

AURORA, IL 60506



OFFERING SUMMARY

| | |
|----------------|----------------|
| Sale Price: | \$459,000 |
| Lease Rate: | \$15/SF/yr MG |
| Pass-Thrus: | \$1.75/SF/yr |
| Available SF: | 911 - 4,608 SF |
| Lot Size: | 0.15 Acres |
| Building Size: | 5,400 SF |

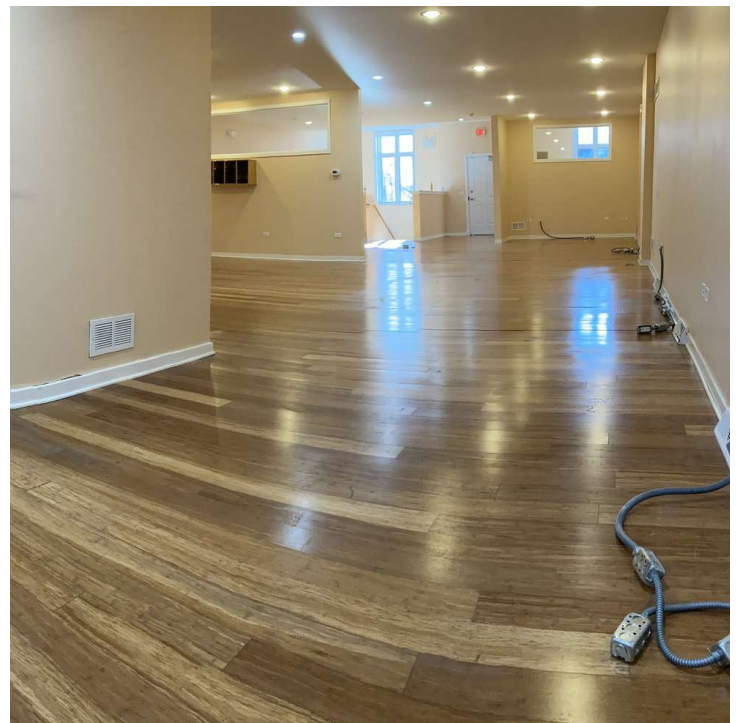
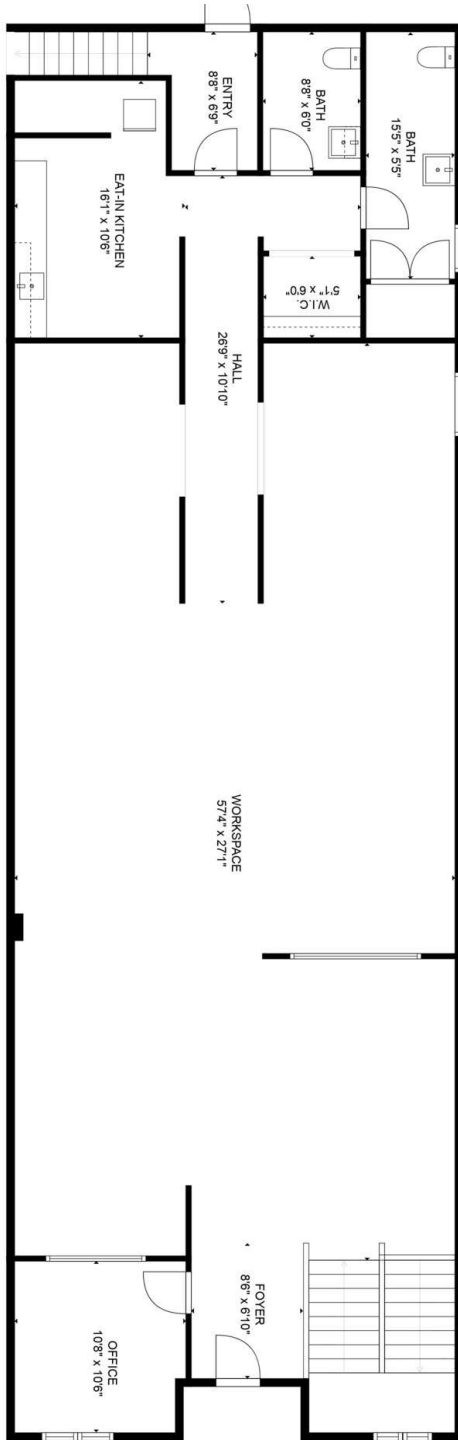
PROPERTY OVERVIEW

This turnkey property is an excellent opportunity for investors and business owners alike, offering a range of possibilities for a variety of uses. Whether it be a professional services firm, medical practice, or general office use. This building offers an impressive, comfortable and productive working environment.

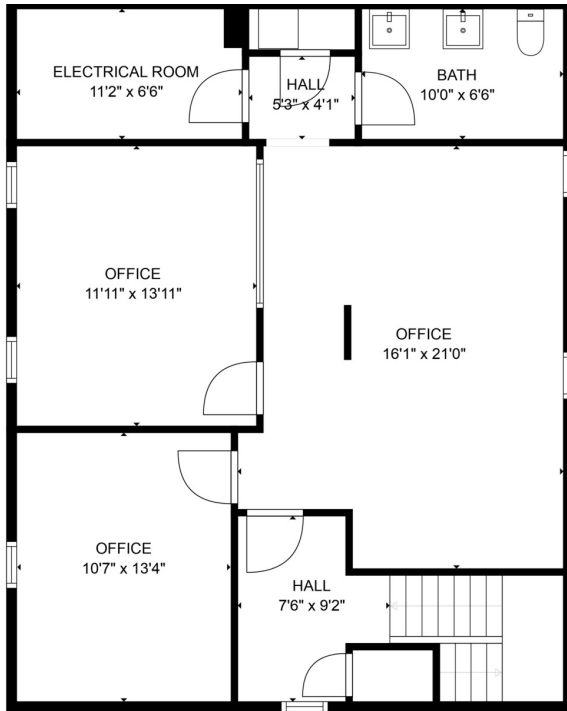
PROPERTY HIGHLIGHTS

- Exceptional investment or owner/user opportunity in a prime Aurora location
- Free-standing brick office building. Contemporary and professional layout
- Multiple private offices, a general office, reception area, 2 conference rooms, ADA lavatories, kitchenette/break rooms
- Meticulously maintained property features high-efficiency zoned heating and A/C
- Private parking on location
- Energy efficient renovations include LED lighting and fully wired data connections throughout
- Dual ISP service to the building, ensuring 24/7 uninterrupted internet connection

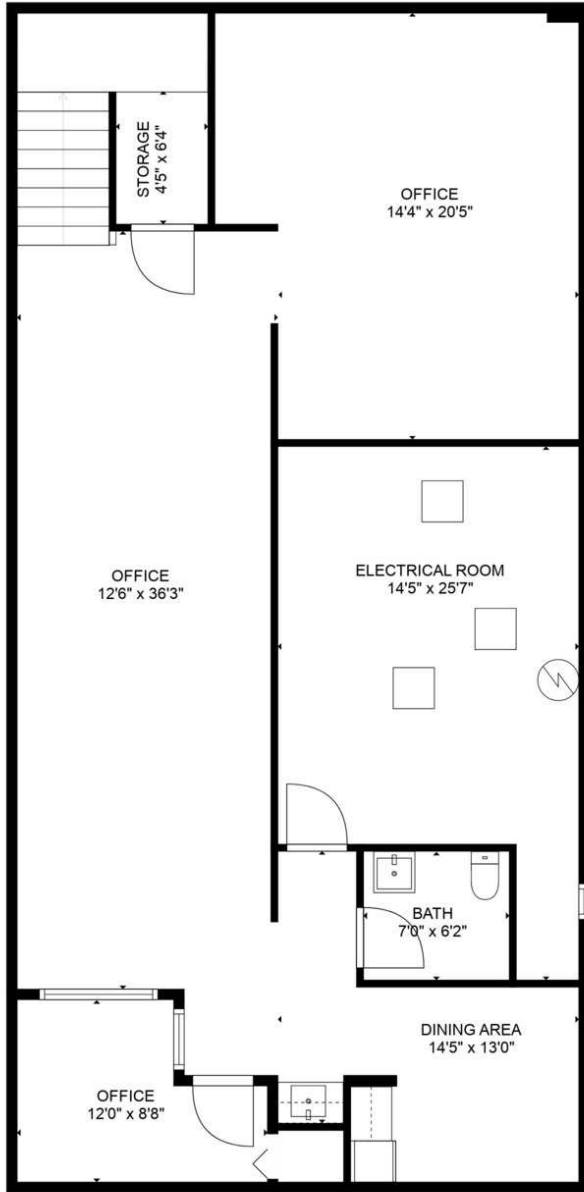
FIRST FLOOR - 2,464 SF



SECOND FLOOR - 911 SF



LOWER LEVEL - 1,233 SF



Estimated areas

GLA FLOOR 1: 1233 sq. ft, excluded 354 sq. ft
Total GLA 1233 sq. ft, total scanned area 1587 sq. ft

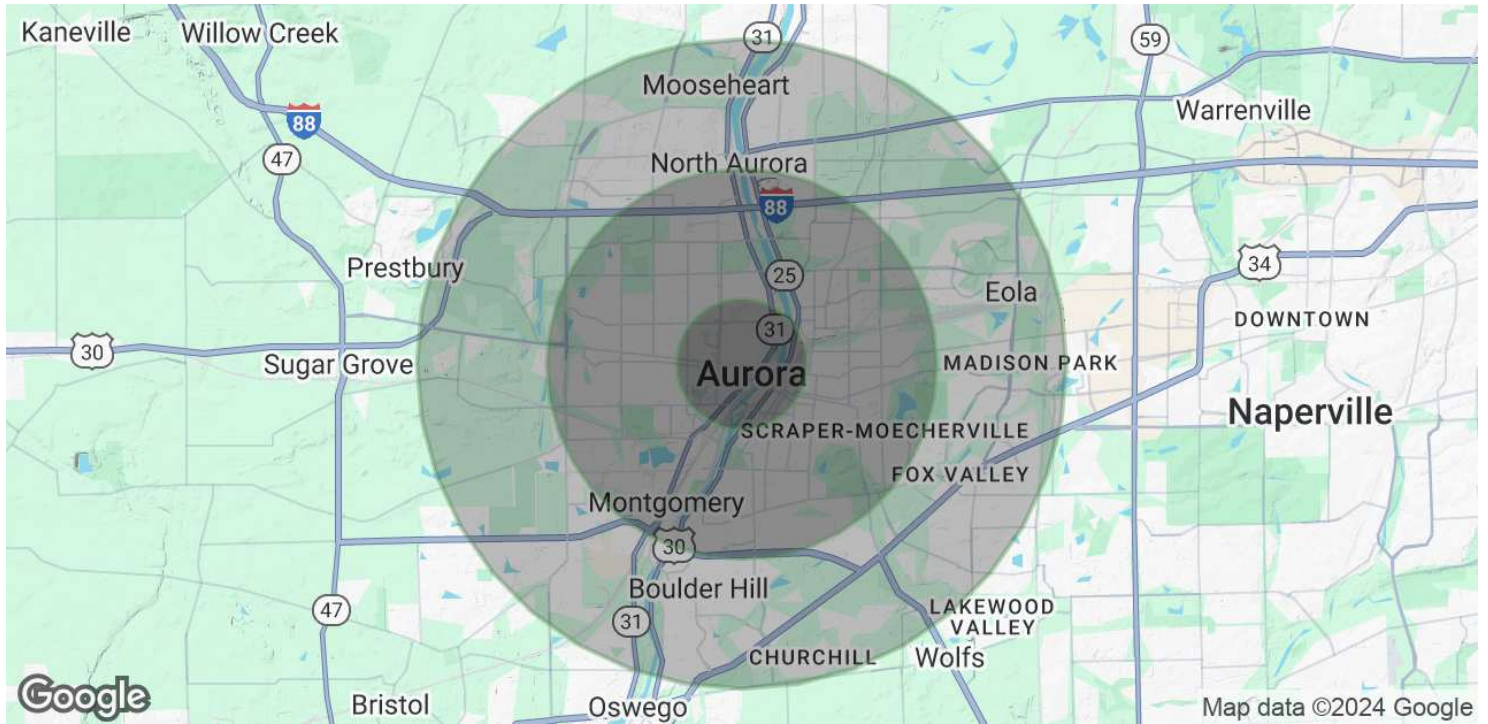
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



LOCATION OVERVIEW

Ideal location just blocks from downtown Aurora with a plethora of dining and entertainment options including Paramount Theatre, Hollywood Casino, Amy Morton's Stolp Island Social, Craft Urban, Society 57, Tredwell Coffee, Ballydoyle, Wyckwood House and more. Less than a mile from the Metra train station, Two Brothers Roundhouse and Riveredge Concert Center.

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 20,624 | 133,671 | 245,929 |
| Average Age | 30.9 | 33.5 | 35.0 |
| Average Age (Male) | 31.2 | 32.6 | 34.0 |
| Average Age (Female) | 32.6 | 34.7 | 36.1 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|---------------|----------------|----------------|
| Total Households | 7,008 | 44,826 | 84,379 |
| # of Persons per HH | 2.9 | 3.0 | 2.9 |
| Average HH Income | \$71,235 | \$71,763 | \$89,939 |
| Average House Value | \$142,516 | \$160,273 | \$200,593 |

2020 American Community Survey (ACS)