




NOW LEASING

BLOOMHAVEN MEDICAL OFFICE

323 Weston Avenue, Aurora, IL

**48%
Leased**



Bardwell RESIDENCES 
630-892-5790 · 301 Weston Avenue · Aurora, IL 60505
Managed by Gardant Management Solutions - www.bardwellresidences.com
Senior Living, Reimagined



Welcome New Community Healthcare Center

****Only 24,000 +/- Square Feet Remaining****

Join the Bloomhaven Community

This innovative, one-of-a-kind campus provides quality residential living, healthcare and ancillary services to an underserved market. It consists of three interconnected pillars that include:

Bardwell Residences by Gardant featuring 99 independents, assisted and memory care senior living units.

Now Leasing

Weston Bridges offering a 53-unit, independent apartment community that provides a safe and secure residence for adults with cognitive and developmental disabilities with low support needs.

60% Leased

Healthcare Center featuring 50,300 (+/-) square feet of state-of-the-art, customizable medical space.

48% Leased



Bloomhaven Community Health Center

We are pleased to welcome an established community health center as the anchor tenant in the medical office building. The new tenant is slated to open in Mid-2024 and will occupy over 26,000 square feet. It will provide a wide range of healthcare services including:

- Immediate/Urgent Care
- OB/GYN
- Internal Medicine
- Family Medicine
- Pediatrics
- Geriatrics
- Psychiatry and counseling
- Nutrition counseling
- Pharmacy and laboratory services
- Podiatry
- Chiropractic Care



Bloomhaven Community Health Center Demand Drivers

- Healthcare services “hub” for an underserved market in southeast Aurora
- “Captive” market- supports the healthcare needs of School District #131 employees, the residents of Weston Bridges, Bardwell Residences senior living and the surrounding Bardwell community.
- Nearly 50,300 (+/-) square feet of state-of-the-art, customizable medical office space.
- Target uses include:
 - Dermatology
 - Audiology
 - Autism Therapy
 - Cardiology
 - Pulmonology
 - Dentistry/ Dental Specialists
 - Surgery Centers



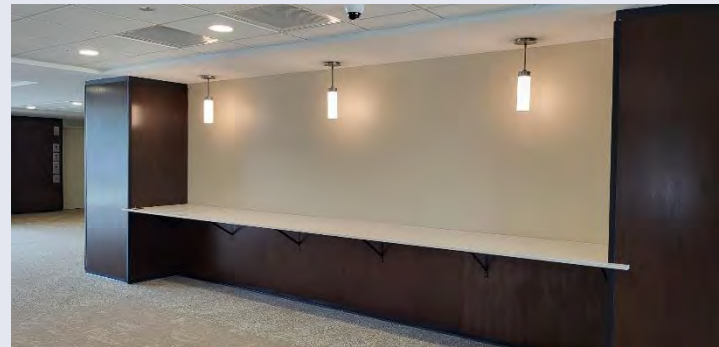
AN INNOVATIVE LIVING AND MEDICAL COMMUNITY

Medical Space Highlights

Working closely with MacRostie Historic Advisors, the nation's leading specialist in historic tax credits, Fox Valley Developers committed to maintaining many of the historic elements of the Community Healthcare Center while providing amenities and features that cater to a variety of medical uses. Key space attributes include:

- Rebuilt historic lobby and corridors
- Beautiful, park-like setting
- Custom build-out and tenant improvement packages
- Fitness Center
- Ample parking
- Up to 24,000 (+/-) SF remaining

Community Health Care Center
Historically Rehabbed Lobby and Corridors

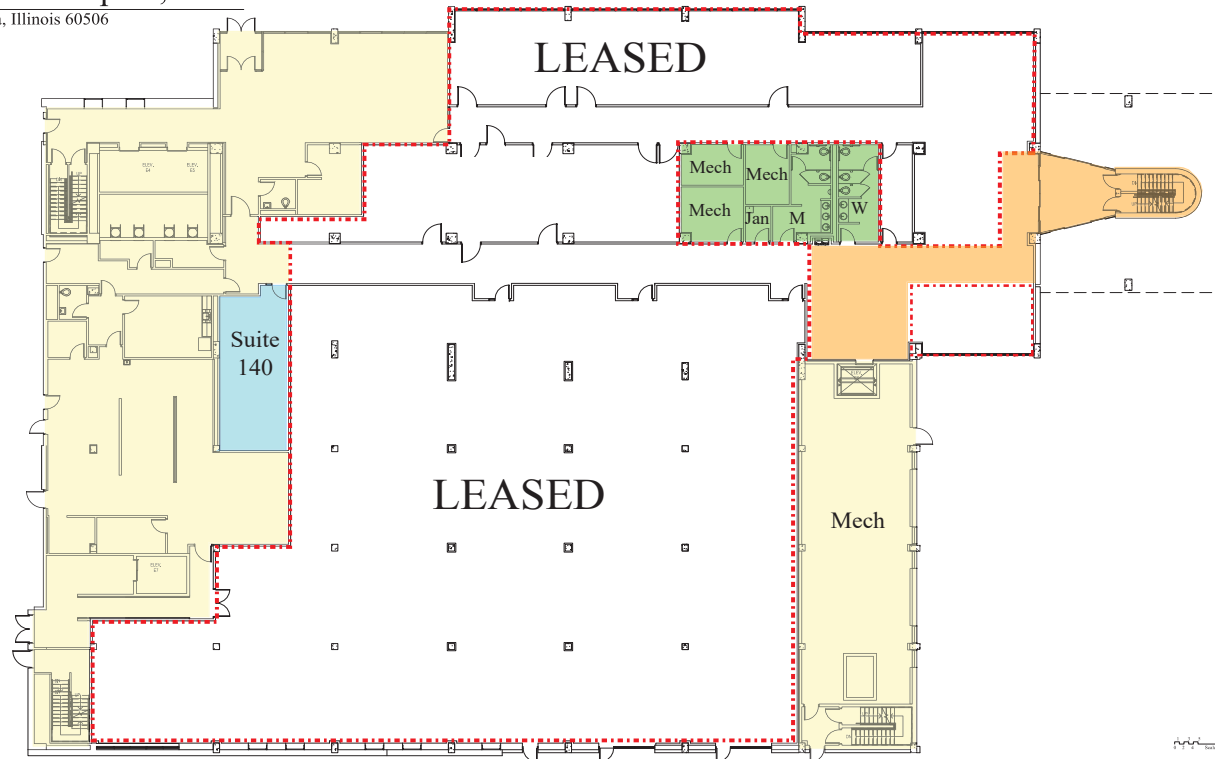


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SAMPLE FIRST FLOOR PLAN

Fox Valley Developers, LLC

346 Lake Street, Aurora, Illinois 60506



Master Rental Plan

502 S. Lincoln Avenue, Aurora, Illinois



inviroSpace, inc.

First Floor



RP-1.1

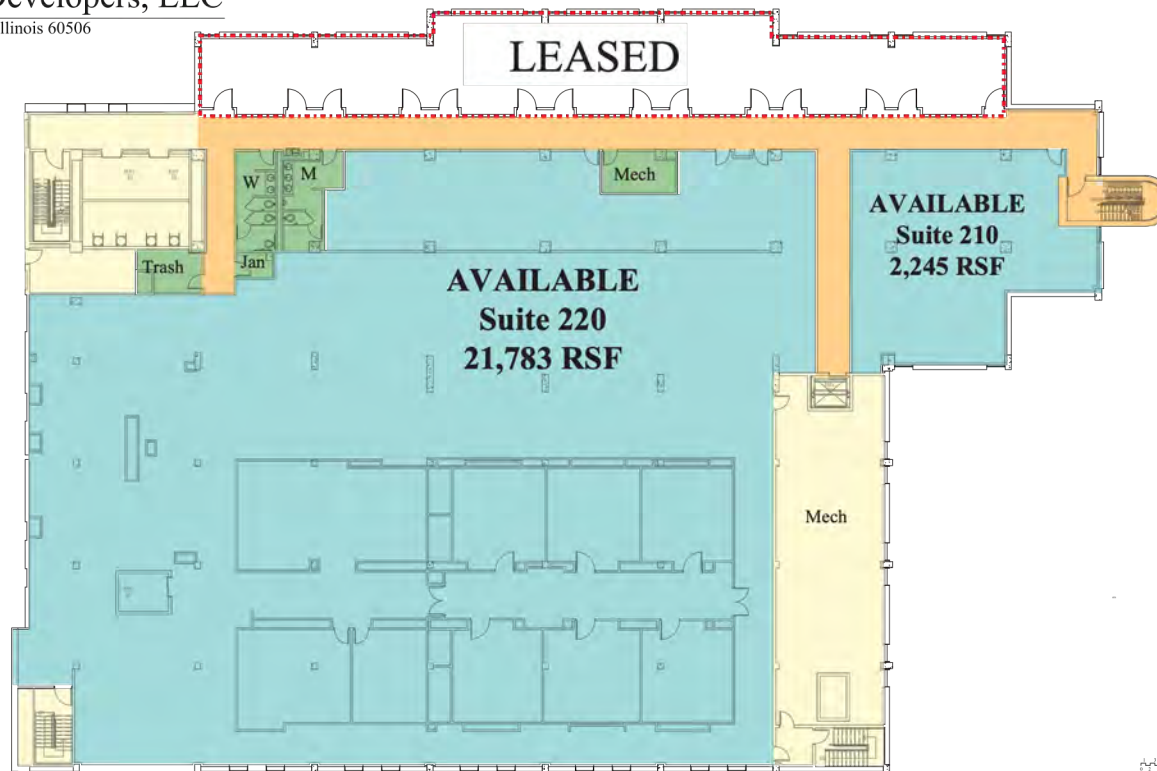


04/26/2023

SAMPLE SECOND FLOOR PLAN

Fox Valley Developers, LLC

346 Lake Street, Aurora, Illinois 60506



Master Rental Plan

502 S. Lincoln Avenue, Aurora, Illinois



inviroSpace, inc.

Second Floor



RP-1.1



04/26/2023



**WESTON
BRIDGES**

Independent. Together.



Fox Valley
Park District
Where You Belong

Bardwell
RESIDENCES
A Senior Living Community

**MEDICAL
CENTER**



EAST AURORA
SCHOOL DISTRICT 121

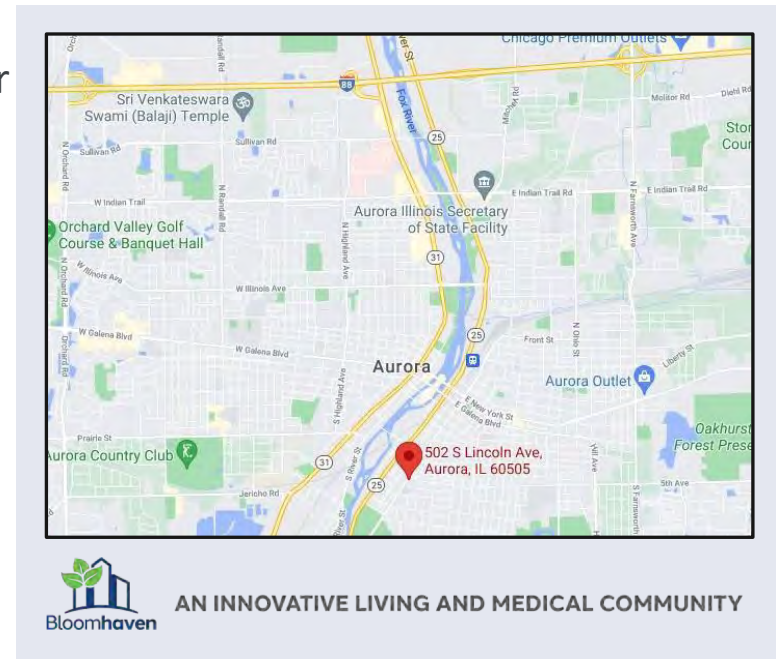
AURORA
ILLINOIS



LOCATION HIGHLIGHTS

The City of Aurora is accessible via five interchanges from the East/West Tollway (I-88). Corporate offices and commercial growth in Aurora continues to expand the City's boundaries, which currently stretch from Route 59 on the east side and beyond Orchard Road on the west side. Bloomhaven benefits from its convenient location:

- 3.8 miles from Rush Copley Medical Center
- 4.0 miles from Ascension Mercy Medical Center
- 4.0 miles from Interstate 88
- Close proximity to Pace Bus, Fox River, numerous city parks
- Near downtown Aurora with a wide variety of options to shop, eat, work, play, enjoy music, art and more
- Website Link: www.bloomhaven.com



CONTACT / BROKERS

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AGENCY DISCLOSURE

Mark Brodson, Ron Roberti and Trip McDonough (“Licensees”) of Resource Commercial Advisors are acting solely on behalf of the Developer of the real estate and any information given to the Licensees by the Lessee may be disclosed to the Developer.



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