



SUBURBAN
REAL ESTATE SERVICES

FLEX CONDO FOR SALE

Aurora Corporate Center
2600 Beverly Drive
Aurora, IL 60502



UNIT 109

UNIT 109 - 2600 BEVERLY DRIVE

PROPERTY OVERVIEW

Explore a unique opportunity to acquire a well designed workspace that effortlessly combines modern aesthetics with functionality. With its industrial-chic feel, the space offers a versatile environment ideal for businesses seeking a contemporary and dynamic work setting.

SIZE:	Ground-level Office: 2,130sf* Ground-level Warehouse: 750sf* Upper-level Office: 1,000sf* Upper-level Mezzanine: 820sf*
YEAR BUILT:	2004
PRIVATE OFFICES:	3
CONFERENCE ROOMS:	1
KITCHEN:	1.5
RESTROOMS:	4
OVERHEAD GARAGE DOOR:	12' wide x 14' tall
LOADING DOCK:	Shared
CLEAR HEIGHT:	22'
POWER:	400 Amps / 120 Volts
ZONING:	I-1
PARKING:	5 dedicated spaces to unit 78 total parking spaces for the building 8 reserved for handicapped

*All square footage and dimensions are approximate. Final rentable or usable area shall be determined by professional architect.

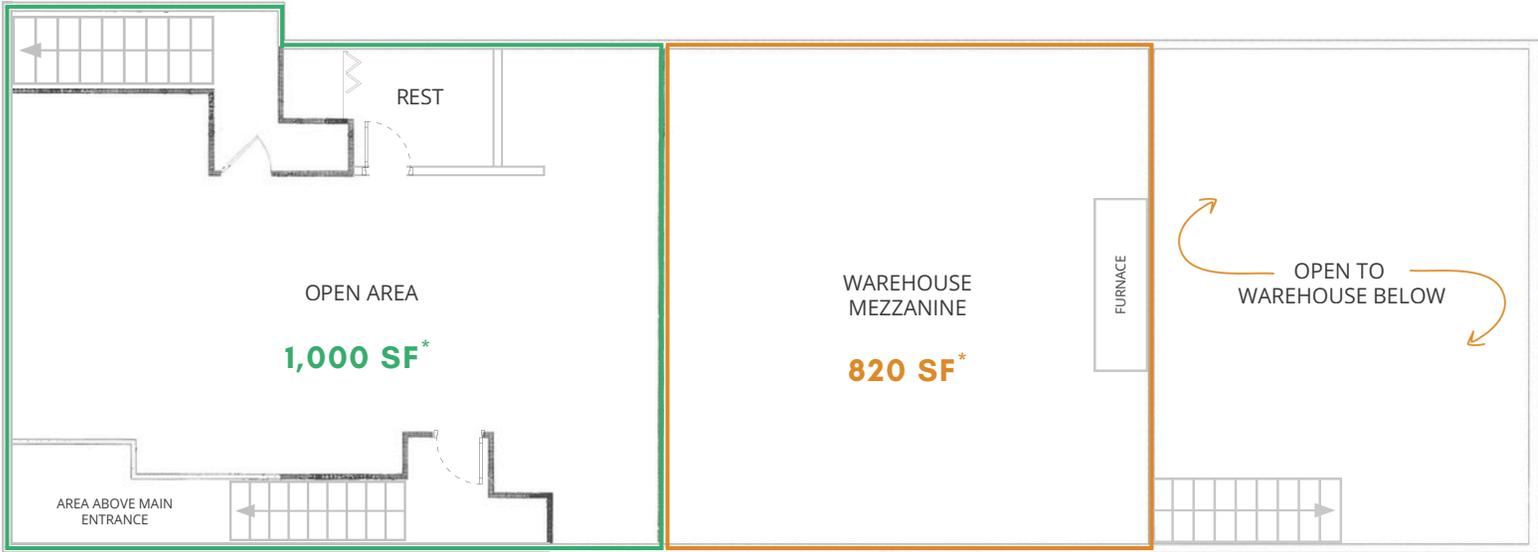
The ground floor square footage pursuant to Section 9 of the Declarations is 2,880.60 sf.

Information contained herein is subject to verification, modification, and withdrawal without notice.

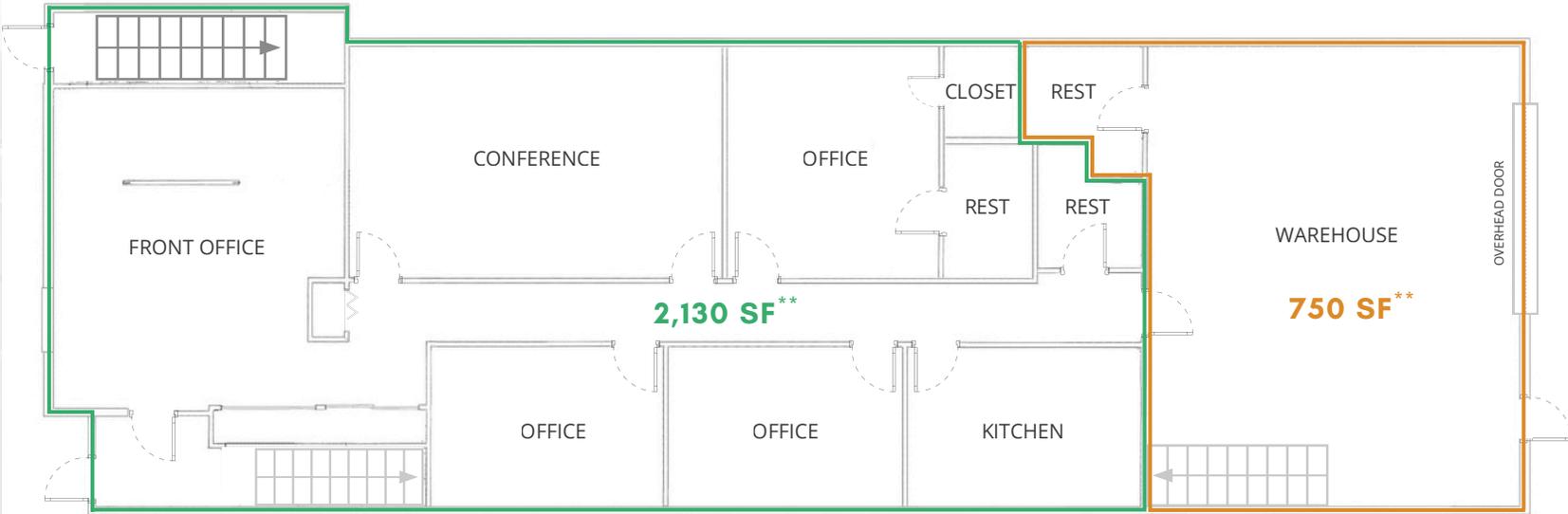


UNIT 109 | FLOOR PLAN

UPPER LEVEL



GROUND LEVEL



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AURORA CORPORATE CENTER

LOCATION HIGHLIGHTS

Strategically located within the well-maintained Aurora Corporate Center, this campus-style business park sits just north of the I-88/Farnsworth interchange. The property offers immediate interstate access and is minutes from the Chicago Premium Outlet Mall, restaurants, and key business services.

Surrounded by a scenic wildlife sanctuary and a diverse mix of businesses, the setting combines strong accessibility with an attractive, professional environment.

The area is set to see significant new investment with a \$360 million land-based casino and hotel development planned just north of the property, expected to open in 2026 and further enhance the corridor's appeal.



24-Hour Access



Sprinklered



Ample Parking



Immediate I-88 Interstate Access



Hollywood Casino opening 2026



Chicago Premium Outlets Amenities





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OFFER SUMMARY

SALE PRICE: \$504,478

REAL ESTATE TAXES:
(2024 paid 2025) \$9,930.56 Annual
Parcel: 15-01-127-014

ASSOCIATION FEES*:
(2025) \$4,856.88 Annual

Association fees are due monthly (\$404.74) and include roof, parking lot, building insurance, exterior paint, snow removal and lawn care.

Owner responsible for janitorial, internet and telephone.

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CONTACT

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AURORA CORPORATE CENTER