

21,476 SF

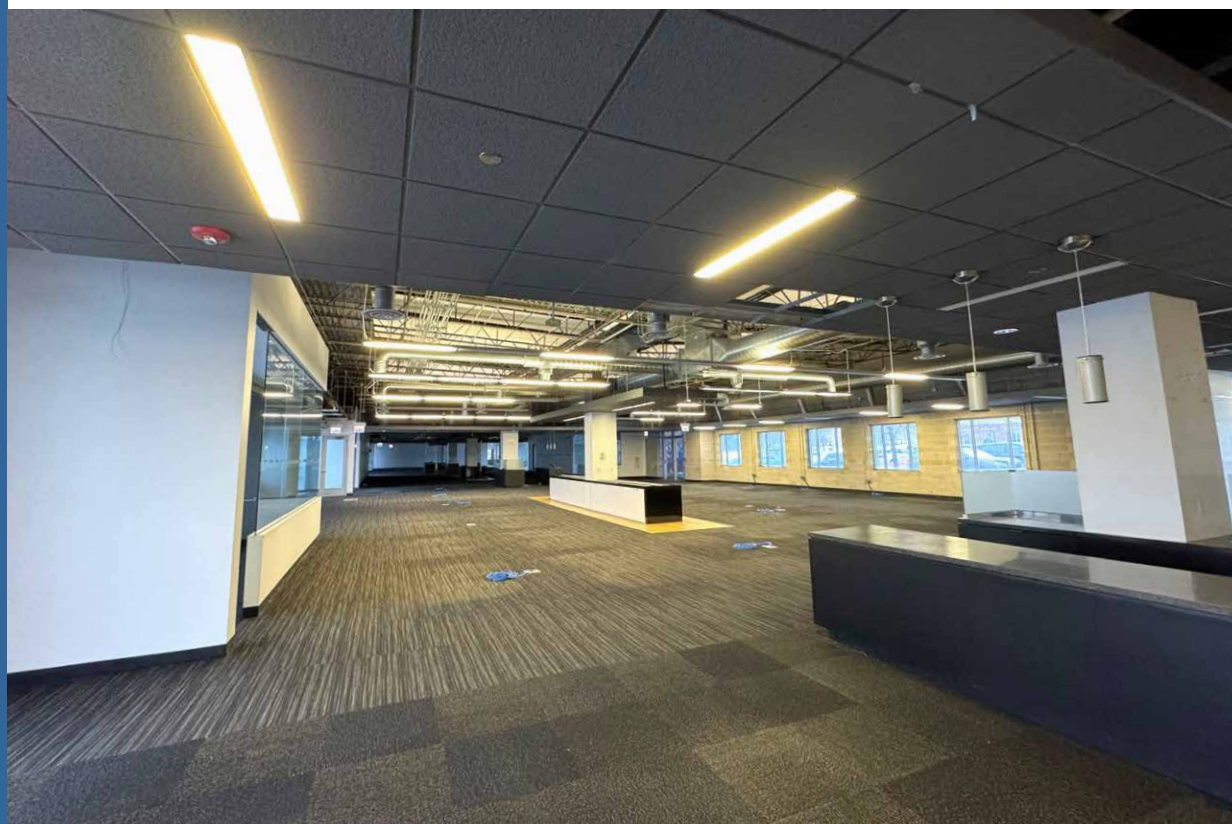
Office Space for Lease / Sale

with Exposed Ceilings and Tech Vibe

**Parkway Place at Meridian**

4222-4248 Meridian Parkway  
Aurora, IL

- » 21,476 SF Modern Office/Flex Building for Sale with 43% Leased
- » 5,000-12,183 SF Available for Lease in Meridian Business Park



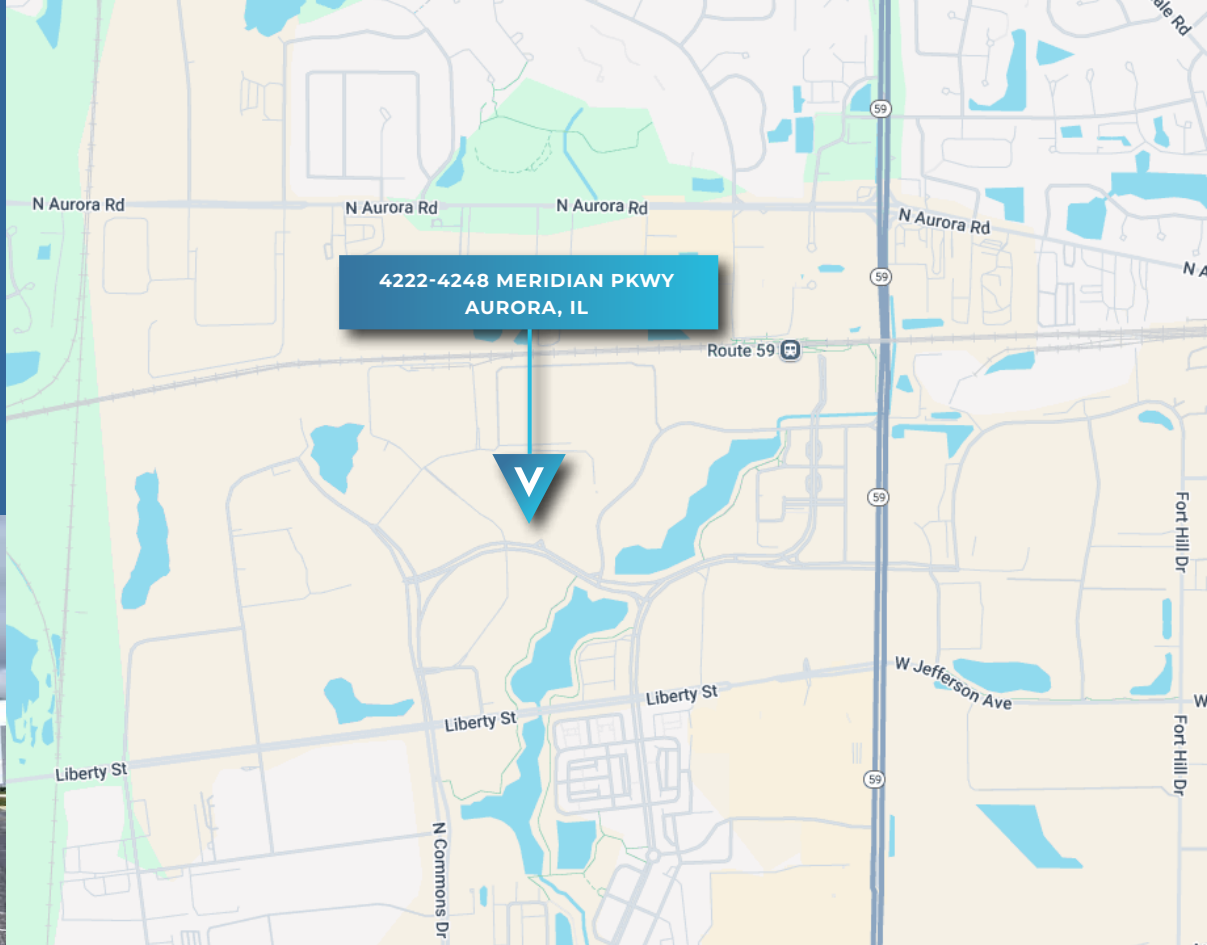


## PROPERTY SUMMARY

LEASE RATE	\$12.50 SF/YR (NNN)
AVAILABLE SF	5,000 SF - 12,183 SF
YEAR BUILT	2008
PARKING RATIO	4.0 / 1,000 SF
BUILDING SIZE	45,763 SF
SUBMARKET	WESTERN EAST WEST CORRIDOR
ASKING PRICE	\$3,221,400 (\$150 PSF)

## PROPERTY HIGHLIGHTS

- ▶ High Visibility on Route 31
- ▶ Water Included in Rental Rate
- ▶ Professionally Managed by JB Real Estate Management
- ▶ In-Suite Restroom
- ▶ Property Taxes \$76,026



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