

FOR  
LEASE

30 S Stolp Ave  
Aurora, Illinois 60506

## Keystone Building

### Property Highlights

- Unique elevator building overlooking Millennium Park on the Fox River.
- Onsite management
- All utilities except electricity and phone/data is included
- Gross Rent is very affordable
- Variety of offices are available from 320 sq. ft. to 2,700 sq. ft.
- Street level retail/office space also available



\* Tenant is responsible for telephone and data services. Shared T-1 available for a cost.



### Property Information

Vintage office building in the Downtown business district of Aurora is ideally located with a view of the Fox River, minutes from I-88, the Metra Commuter Rail system, entertainment venues such as Hollywood Casino, Walter Payton's Roundhouse and the Paramount Theater.

Office space is immediately available. Street level units also accommodate retail. Offices can accommodate sole practitioner or multi-person office.

**Negotiable Rent: From  
\$290.00/mo Gross**

For more information contact:

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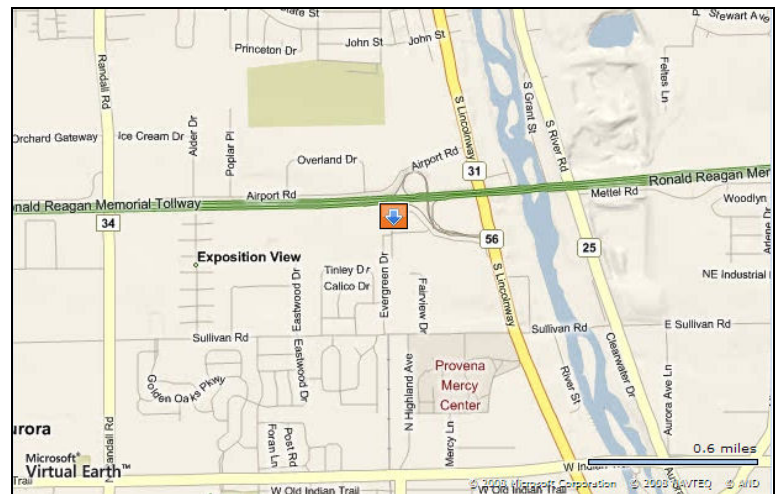
Industrial  
Commercial  
Realty &  
Investment

# INDUSTRIAL COMMERCIAL REALTY AND INVESTMENT

## PROPERTY FACT SHEET

Type of Property:	Office	Pin:	15-22-334-002
Address:	30 S Stolp Ave, Aurora, IL 60506		
Total Building Size:	44,588 sf (source: public records)	Lease Type:	Gross
Available Spaces:	24 S Stolp: 1,145 sq. ft. 26 S Stolp: 1,179 sq. ft. 32 S Stolp: 1,522 sq. ft. Ste. 200-201: 1,170 sq. ft. Ste. 207: 2,681 sq. ft. Ste. 212: 1,260 sq. ft. Ste. 308: 320 sq. ft. Ste. 309: 2,700 sq. ft. Ste. 410: 650 sq. ft. Ste. 412: 650 sq. ft. Ste. 414: 650 sq. ft.	Lease Price:	\$1,049.58 \$1,225.18 \$1,325.41 \$975.00 \$2,249.81 \$850.50 \$290.13 \$1,800.00 \$600.17 \$600.17 \$650.00
Lot Square Ft:	12,620	Annual Increase:	5.0 %
Zoning:	Downtown Core	Possession:	Immediate
Present Use:	Office Suites	Roof Age:	
Bathrooms:	Each floor	Security System:	Lobby locks on weekdays at 5:30 pm. No alarm system
Parking:	City of Aurora Lots & Metered	Nearest Interstate:	I-88
Built:	1923	Nearest Airport:	Aurora Municipal
Construction:	4 Story Masonry	Highway Access:	Route 31, Route 25

Utilities Onsite:	Gas Included in Rent Electric Tenant is responsible Water Included in Rent Waste Included in Rent Sewer Included in Rent
Taxes:	Included in rent
CAM:	Included in rent
HVAC:	Window Units
Sprinkler:	None
Power:	110/220V
Elevator:	Yes
Internet:	AT&T DS
County:	Kane
Township:	Aurora
Location:	Aurora



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