

FOR  
LEASE

# 31 W Downer Place

Aurora, Illinois 60506

## *Aurora Business Center*

### *Property Highlights*

- Historic, award-winning 4-story Office Building on the Fox River
- Conference room access, Utilities, office cleaning service included \*
- Gross Rent is very affordable
- Variety of offices are available



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



**Negotiable Rent: From  
\$315.00/mo**

### *Property Information*

Fully remodeled office building in the Downtown business district of Aurora is ideally located on 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. Site could also accommodate unique retail. Ground floor can be reconfigured to include windows overlooking the Fox River. This would be a wonderful location for an art studio, music shop with espresso bar, or other upscale destination.

Office can accommodate sole practitioner or multi-person office.

For more information contact:

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**Industrial  
Commercial  
Realty &  
Investment**

# INDUSTRIAL COMMERCIAL REALTY AND INVESTMENT

## PROPERTY FACT SHEET

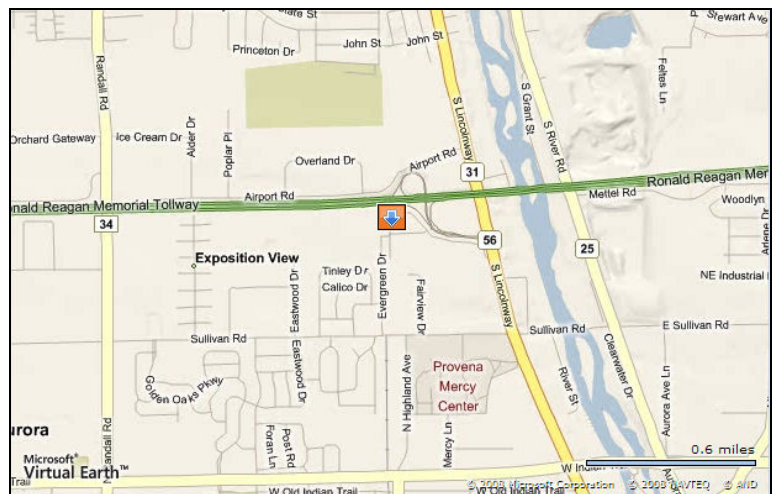
Type of Property: Office Pin: 15-22-306-017  
 Address: 31 W Downer Place, Aurora, IL 60506  
 Total Building Size: 23,120 sf (source: public records) Lease Type: Full Service

Available Space:	Suite #	Rentable Area (sq ft.)	Monthly Rental
	100	3131	\$3,652.83
	201	506	\$590.33
	203	354	\$413.00
	212	1012	\$1,180.67
	301	1179	\$1,375.50
	303	272	\$317.33
	303	272	\$317.33
	304	545	\$635.83
	305	704	\$821.33
	306	285	\$332.50
	307	291	\$339.50
	309	315	\$315.00
	402	922	\$1,075.67
	406	517	\$603.17
	409	1626	\$1,900.00
	Ground Floor	2103	\$2,453.50

Lot Square Ft: 8,232 Annual Increase: 5.0 %  
 Zoning: Downtown Core Possession: Immediate  
 Present Use: Office Suites Roof Age: 3 years  
 Bathrooms: Each floor Security System: Smart Card Entry after hours  
 Parking: City of Aurora Lots & Metered Nearest Interstate: I-88  
 Built: 1910 Nearest Airport: Aurora Municipal  
 Construction: 4 Story Masonry Highway Access: Route 31, Route 25

Utilities Onsite:  
 Gas Included in Rent  
 Electric Included in Rent  
 Water Included in Rent  
 Waste Included in Rent  
 Sewer Included in Rent

Taxes: Included in rent  
 CAM: Included in rent  
 Heat: GFA  
 HVAC: Yes  
 Sprinkler: None  
 Power: 110/220V  
 Elevator: Yes  
 Internet: AT&T DSL, T-1 Available  
 County: Kane  
 Township: Aurora  
 Location: Aurora



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Information contained herein is from sources deemed reliable. No warranty or representation is made as to the accuracy of the aforementioned information. Price subject to change and listing withdrawal without notice.