

FOR  
LEASE

# Retail/Office For Lease

## 74-78 LaSalle Street

### Aurora, Illinois 60506

#### Property Information:

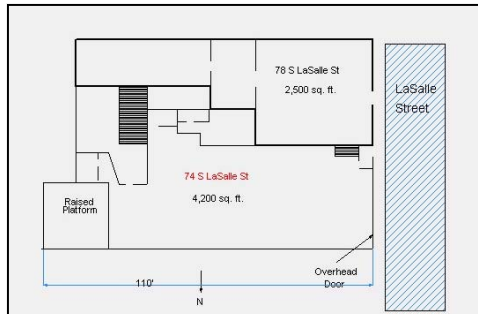
- From 1,600 to 4,200 sq. ft. office/retail
- Ample parking
- Gross lease
- Accessible to I-88, Route 25, Route 31
- Historic building
- Affordable rates
- 74 S LaSalle could include additional storage in basement
- First and second floor suites available
- Also available For Sale



#### Property Highlights:

Unique Office and Retail Space immediately available in the Aurora Downtown area, located minutes from I-88 and Farnsworth. Convenient to major interstate highways, O'Hare International and Rockford International Airports. 45 minutes to Chicago and within walking distance to Metra Aurora Train Station.

Possibilities include artist/photography studio loft, street retail, martial arts or dance studio, beauty parlor, nail or beautician school, and more. Suite 76 includes natural brick wall, front & rear entrances and kitchen.



#### Gross Lease Rate:

74: \$2,400 per month

76: \$1,600 per month

78: \$1,260 per month

For more information contact:

John Schutzius

Mobile: (630) 201-0814

Office: (630) 499-9860

E-Mail: [jrs@icricorp.com](mailto:jrs@icricorp.com)

[www.icricorp.com](http://www.icricorp.com)

Industrial  
Commercial  
Realty and  
Investment

# INDUSTRIAL COMMERCIAL REALTY AND INVESTMENT

Type of Property: Office/Retail

Pin: 15-22-383-006

Address: 74-78 S LaSalle Street

Total Building Size: 74-78: 20,952 (6,984 sq. ft. basement)

Sale Price: Negotiable

Available Space: 74 LaSalle: 4,200 sq. ft.  
76 LaSalle: 1,600 sq. ft.  
78 LaSalle: 2,560 sq. ft.

Lease Price: 74 LaSalle: \$2,400 per month  
76 LaSalle: \$1,600 per month  
78 LaSalle: \$1,260 per month

Rentable Square Ft. 74-78 LaSalle: 8,300 sq. ft.

Taxes: 74-78 LaSalle \$11,727.06

Lot Size: 74-78 LaSalle: 7,405.2 sq. ft.

Nearest Interstate: I-88

Zoning: DF: Downtown Fringe

Nearest Airport: Aurora Municipal

Present Use: 74-78: Retail & Office

Highway Access: Route 25 (Broadway)

Parking: 30 spaces

Security System: n/a

Built: 74-78: 1910

Roof Age: 7-10 y.o.

Construction: Masonry

Basement: Yes

Utilities to site:

Gas Tenant  
Electric Tenant  
Water Landlord  
Waste Tenant  
Sewer Landlord

Elevator: 74-78 LaSalle Street

Location: Kane County, Aurora, IL

Heat: Gas

Sprinkler: None

County: Kane

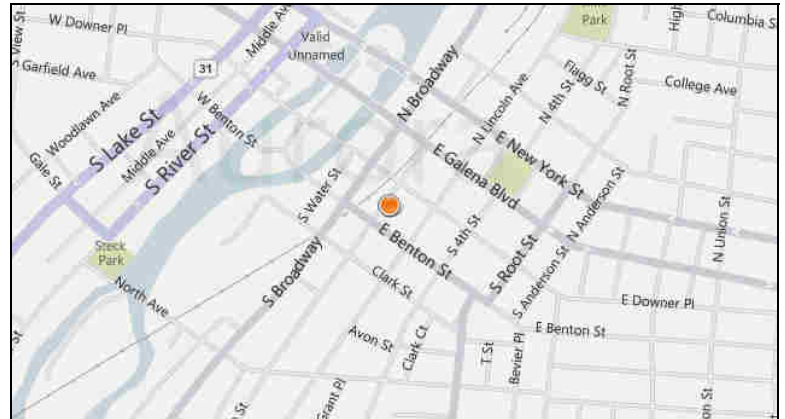
Township: Aurora

## Notes:

**74 S LaSalle:** New HVAC system; Drive-in Door; Fireproof Masonry construction. Unit has access to freight elevator

**76 S LaSalle:** Currently photography studio. Available July 1st. Exposed brick exterior wall gives a loft feel. Has bathroom, shower, kitchen, washer, dryer & 2 entrances; 12' ceiling. Additional 200 sq. ft. of storage available for \$200/month.

**78 S LaSalle:** Former Beauty Salon has water connections for beauty or nail salon, or spa. 50% of the basement is included as part of rental.



3561 St Annes Ct, Suite #100, Aurora, IL 60506  
(630) 499-9860 Fax (630) 499-9088

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. Property of Industrial Commercial Realty and Investment Corp 2011. All rights reserved.