

Office Building For Lease



OF
CATON
COMMERCIAL
REAL ESTATE GROUP



OFFICE SPACE FOR LEASE IN AURORA

1991 W DOWNER PLACE , AURORA, IL 60506



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OFFERING SUMMARY

Available SF:

Fully Leased

Lease Rate:

N/A

Lot Size:

0.27 Acres

PROPERTY OVERVIEW

Excellent professional office space built out and ready to move in, in a high profile office park

PROPERTY HIGHLIGHTS

- Stunning landscaping with pond and waterfall
- Space includes multiple private offices, kitchenette, conference room, reception area, waiting area, and common bathrooms

LOCATION OVERVIEW

Located on Aurora's west side near the intersection of Orchard Rd and Galena Blvd. Approximately 2 miles south of the Orchard Road and I-88 interchange.

DOLAN & MURPHY TEAM OF CATON COMMERCIAL REAL ESTATE // 765 ORCHARD AVE., AURORA, IL 60506 // CATONCOMMERCIAL.COM

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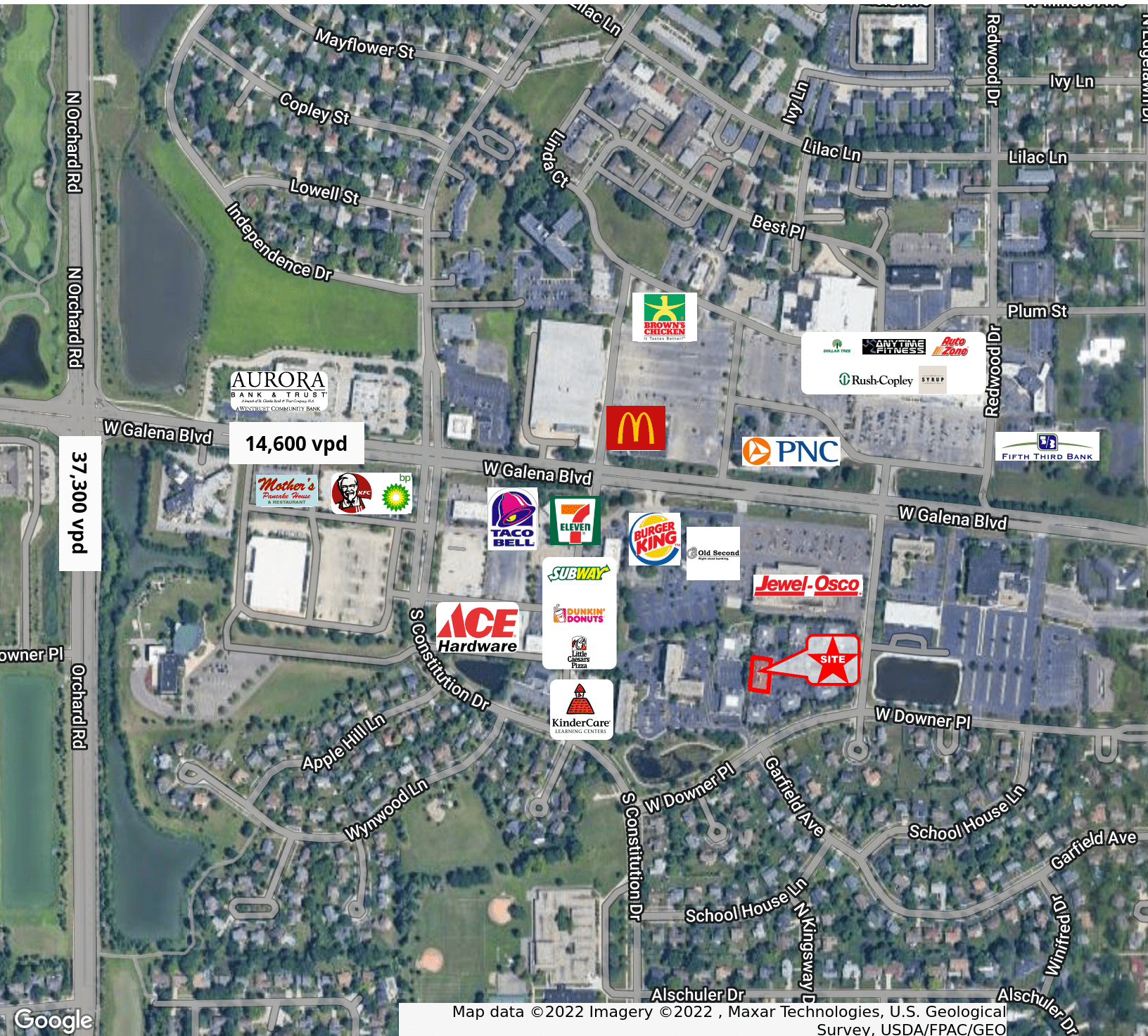
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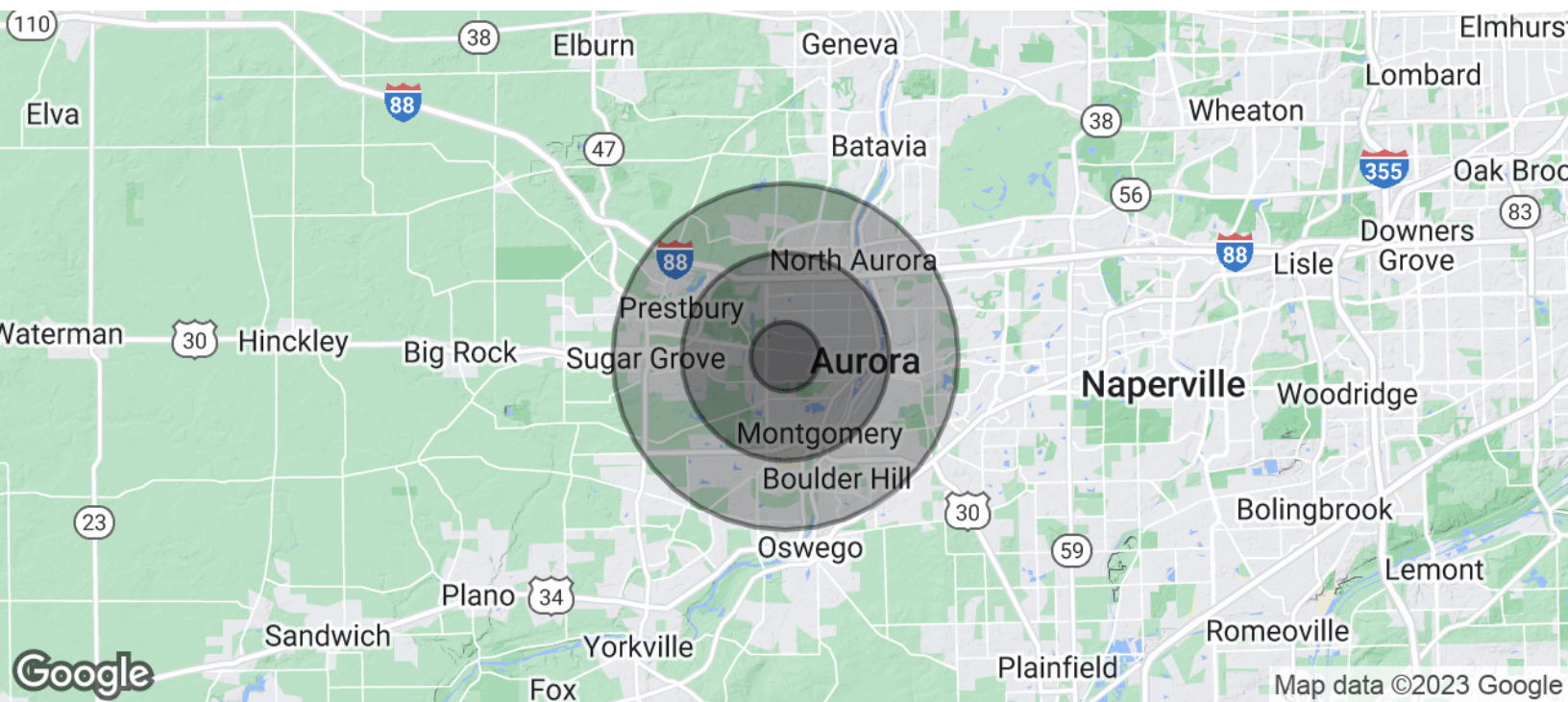


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OFFICE SPACE FOR LEASE IN AURORA



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,708	74,816	201,900
Average Age	39.4	34.7	34.5
Average Age (Male)	36.5	32.9	33.5
Average Age (Female)	41.6	37.0	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,260	26,486	68,297
# of Persons per HH	2.6	2.8	3.0
Average HH Income	\$75,672	\$80,883	\$84,886
Average House Value	\$178,878	\$175,458	\$189,618

* Demographic data derived from 2020 ACS - US Census

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