

Executive Summary



LEASE OVERVIEW

AVAILABLE SF:

LEASE RATE: Negotiable

BUILDING SIZE: 6,000 SF

BUILDING CLASS: A

YEAR BUILT: 2001

ZONING: B2

MARKET: Chicago - Far West

SUB MARKET: Kane County

CROSS STREETS: Oak Street

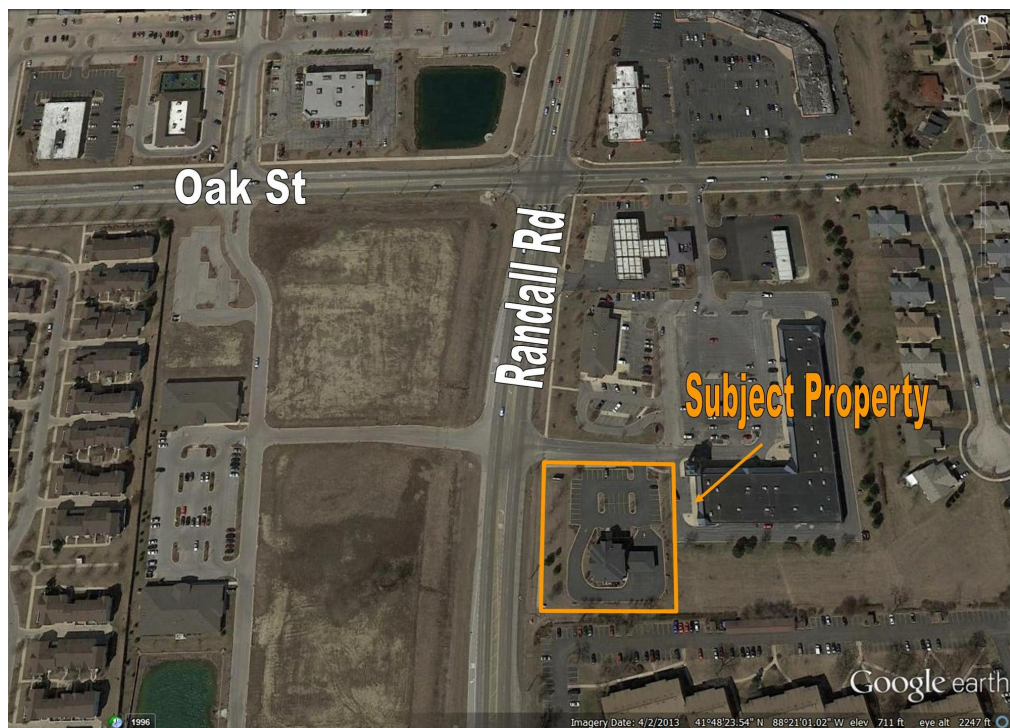
PROPERTY DESCRIPTION

1,464-3,000 sq ft professional office space in handsome landmark building. Second floor of First State Bank. Current build out includes three private offices, huge conference room, large administrative area, kitchenette, and storage. Elevator access. Rent includes \$5.00/sf in pass thru costs [CAM]. Landlord willing to write a gross lease.

LOCATION OVERVIEW

Located on Randall Rd at Oak St in out-lot of Clock Tower Plaza, near Speedway gas station. Excellent visibility, easy road access, and great parking.

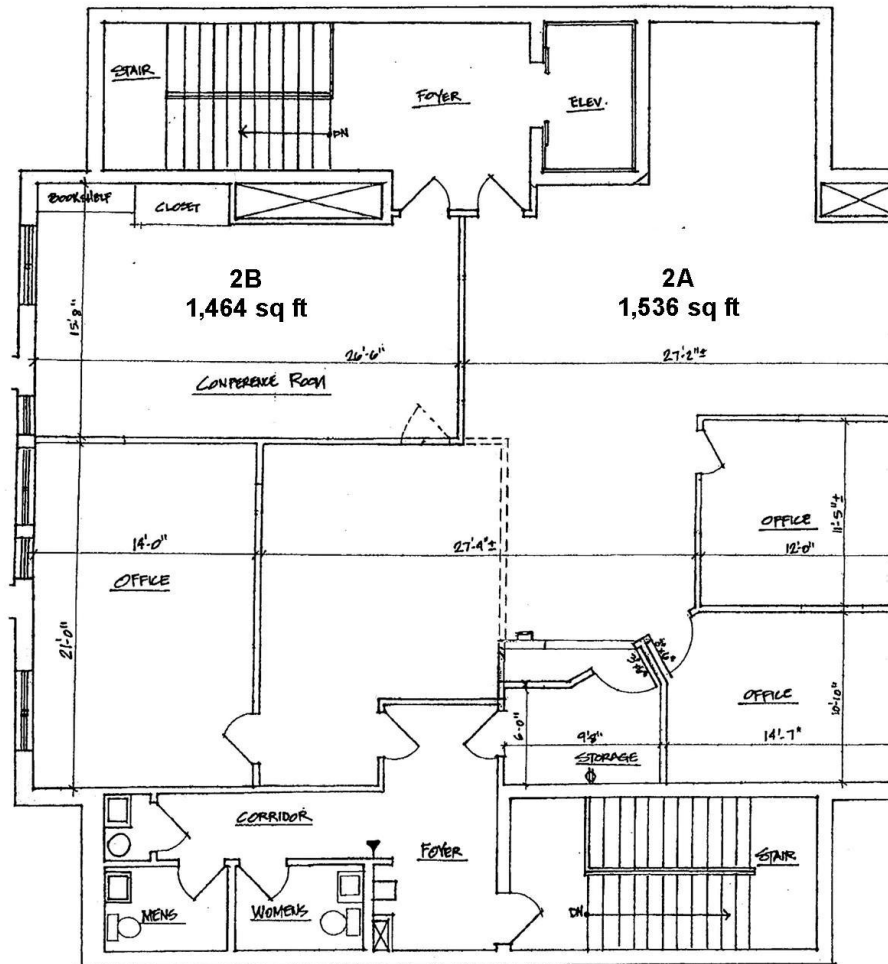
Aerials



Available Spaces

Lease Rate:		NEGOTIABLE		Total Space		
Lease Type:				Lease Term:		
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
2	Office Building	\$14.00 SF/YR	NNN	3,000 SF	Negotiable	\$4,750/mo rent includes \$5.00/sq ft in pass thru costs. Entire second floor. Divisible as two suites.
2A	Office Building	\$15.00 SF/YR	NNN	1,536 - 3,000 SF	Negotiable	\$2,560/mo rent includes \$5.00/sf in pass thru costs.
2B	Office Building	\$15.00 SF/YR	NNN	1,464 - 3,000 SF	Negotiable	\$2,440/mo rent includes \$5.00/sf in pass thru costs.

Floor Plan



75 S Randall Road
North Aurora

2nd Floor

Interior Photos

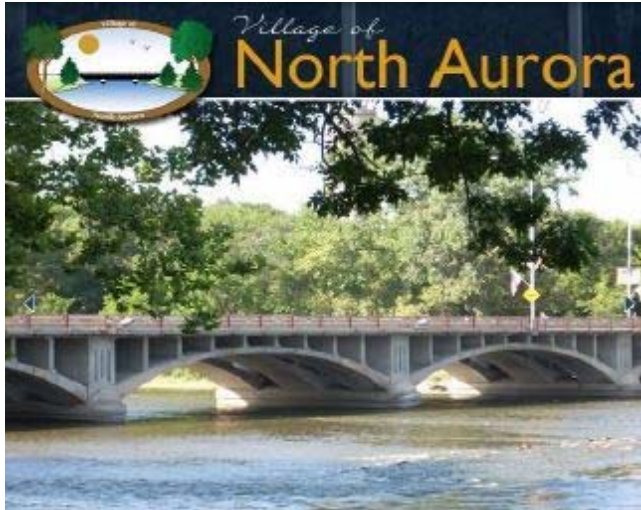


Neighboring Properties





Village Information



North Aurora, IL

North Aurora is 40+ miles west of Chicago in Kane County.

The village is intersected by the Fox River, enhancing its beauty and providing recreational opportunities. It has many parks, a nature center and bike trails along the Fox River.

The City of Batavia is to the north, Aurora to the south.

North Aurora is the home of Mooseheart, a residential childcare facility located on a 1,000 acre campus.

Major retailers in North Aurora include Woodman's Food Market and the North Aurora Auto Mall.

Village Highlights

Interstates: I-88, I-90, I-39, I-355

State Highways:
IL 25, IL 31, IL 56

Airports:
O'Hare, Midway, DuPage, Aurora Municipal

Rail:
Geneva Metra Station, Aurora Metra Station



County Information



Kane County

Population 2013: 523,643 - 94% urban, 6% rural

Land Area: 524 square miles

Most notable natural feature is the Fox River. The largest cities are situated along the river - Aurora, Elgin, St Charles, Geneva, Batavia

The 2030 Land Resource Management Plan divides the county into three areas:

Urban Corridor - eastern portion of county

Critical Growth Corridor - middle portion of county

Agricultural/Rural Corridor - western portion of county

The county seat is Geneva.

Comprised of 16 townships

Thriving commercial base. Farming has long been a way of life and an important economic activity in Kane County. Some farmland has been converted to accommodate increased growth. However, official efforts are being made to preserve and protect farmland.

The Forest Preserve District serves to preserve and protect the natural heritage of Kane County. 2012 - approximately 19,932 acres.

Extensive biking and hiking trail system

Accessible Airports:

O'Hare - Chicago

Midway - Chicago

DuPage - West Chicago

Aurora Municipal - Sugar Grove

Rail: Metra stops in Elgin, Aurora, Geneva, LaFox, Elburn

Pace Bus Routes

Interstates: I-88, I-90

US Highways: 20, 30, 34

Higher Education:

Aurora University

Judson University

Elgin Community College

Waubonsee Community College



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Location Maps

