

RANDALL ROAD OFFICE SUITES

75 S RANDALL ROAD
NORTH AURORA, IL 60542

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75 S Randall Road, North Aurora



OFFERING SUMMARY

Available SF:

Lease Rate:

Negotiable

Year Built:

2001

Building Size:

6,000 SF

Zoning:

B2

Market:

Chicago - far west

Submarket:

Kane County

PROPERTY OVERVIEW

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.

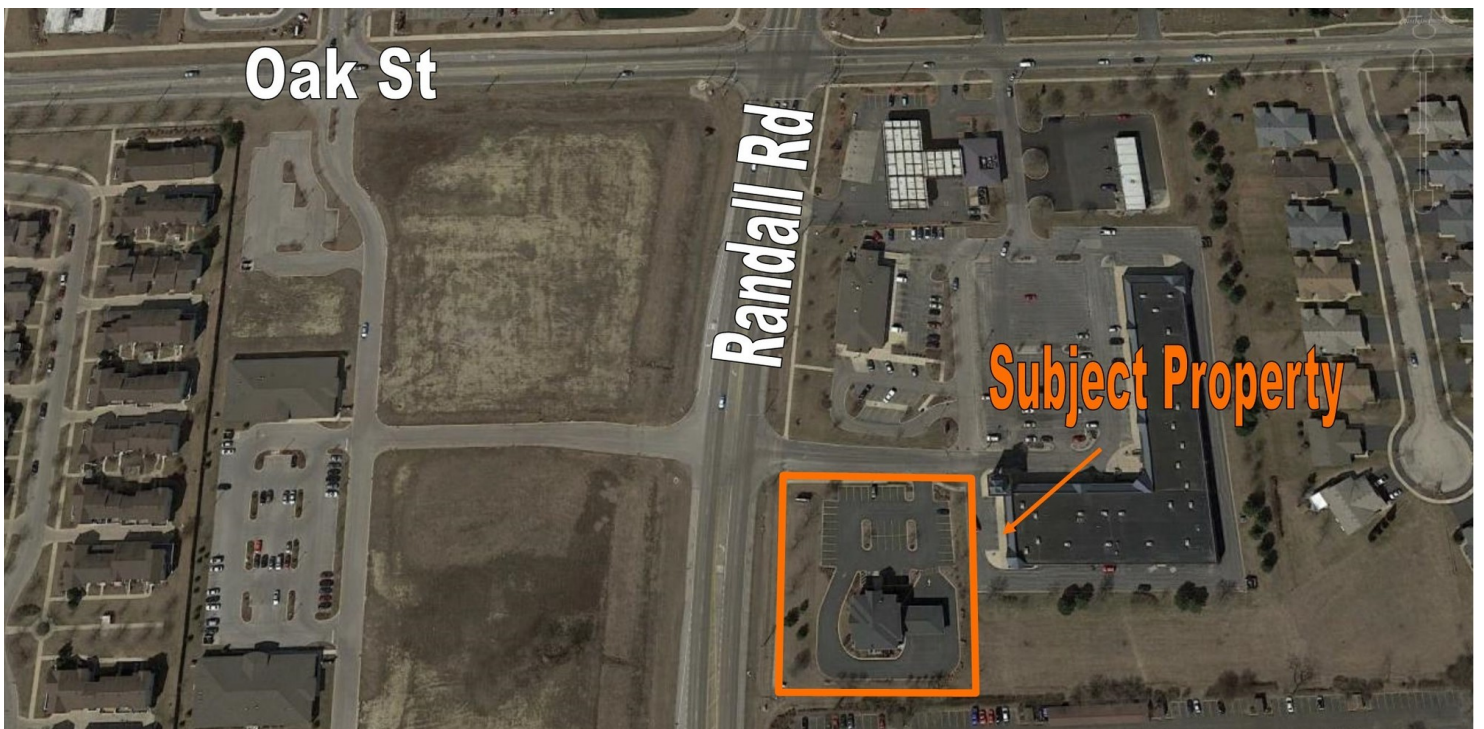
LOCATION OVERVIEW

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.

PROPERTY HIGHLIGHTS

- 2nd Floor Office Suites
- 1,464 - 3,000 SF
- Class A Elevator Building
- Easy Access
- Ample Parking

Aerials

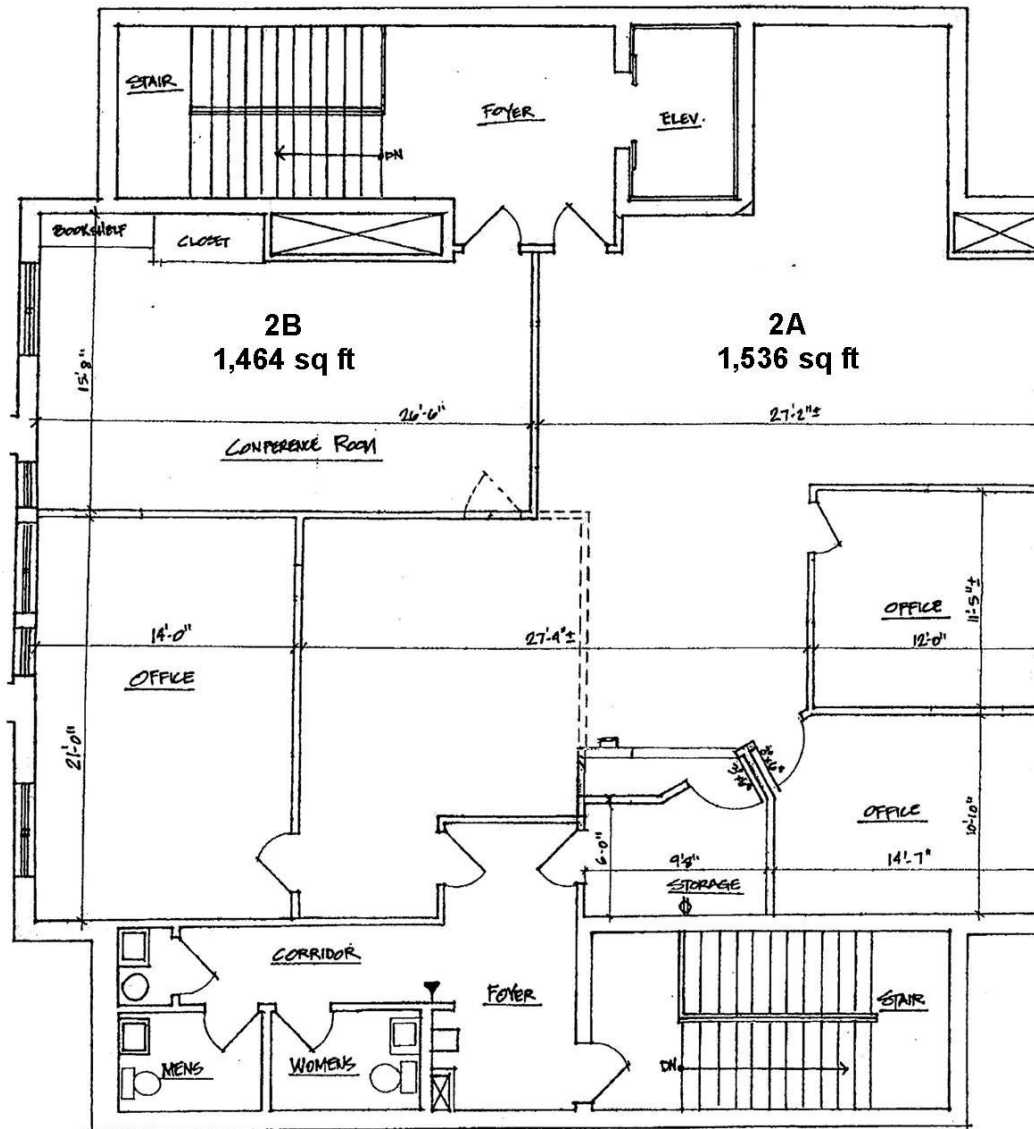


Available Spaces

LEASE RATE:	\$14.00 - \$15.00 / SF/YR	TOTAL SPACE:	-
LEASE TYPE:	-	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	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 SF	Negotiable	\$2,560/mo rent includes \$5.00/sf in pass thru costs.
2B	Office Building	\$15.00 SF/yr	NNN	1,464 SF	Negotiable	\$2,440/mo rent includes \$5.00/sf in pass thru costs.

Floor Plans



75 S Randall Road
North Aurora

2nd Floor



75 S Randall Rd



Elevator Lobby



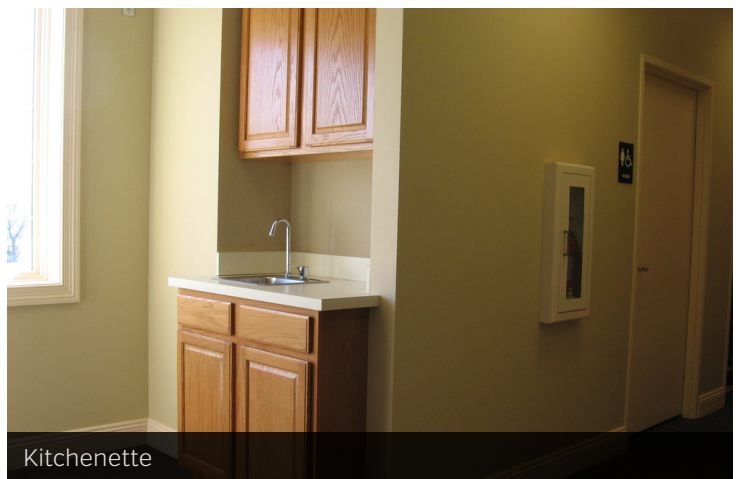
Admin Area



Executive Office



Private Office

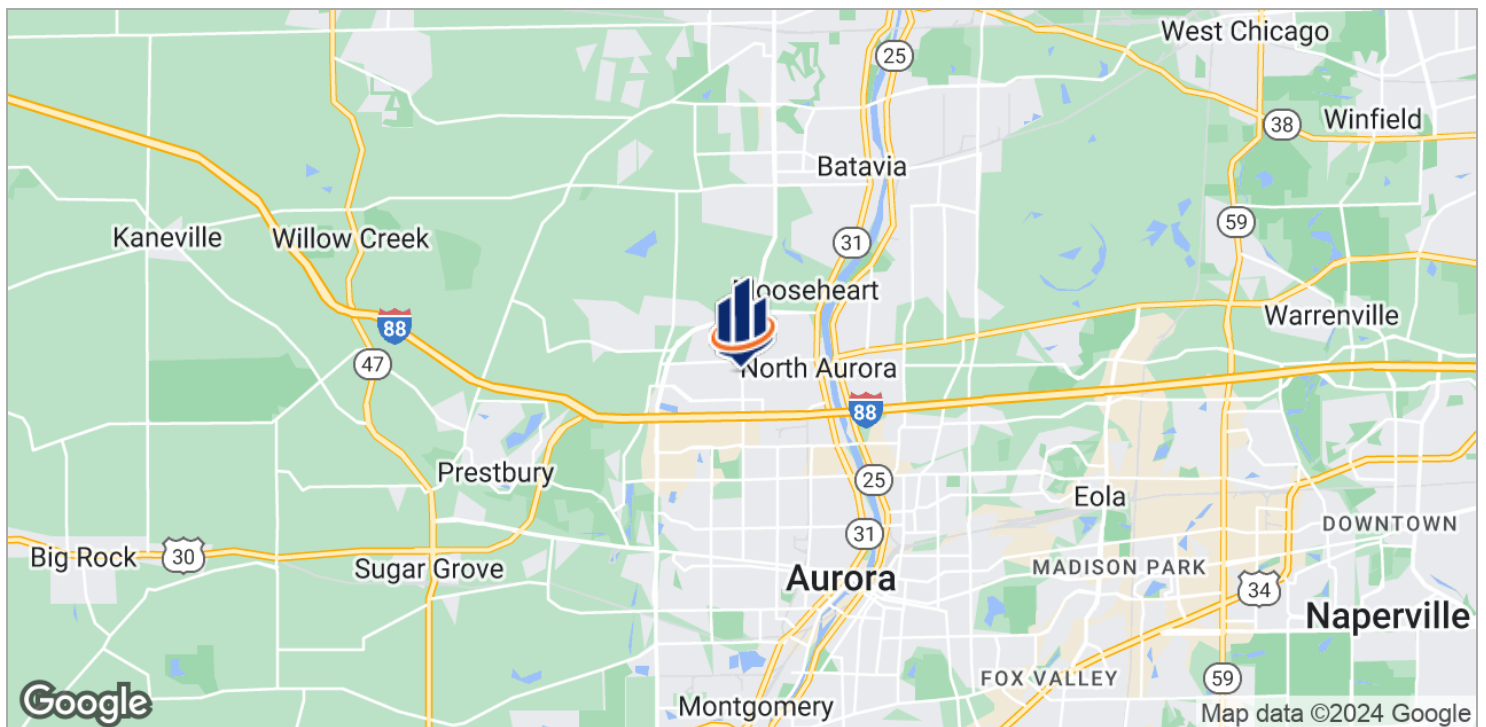
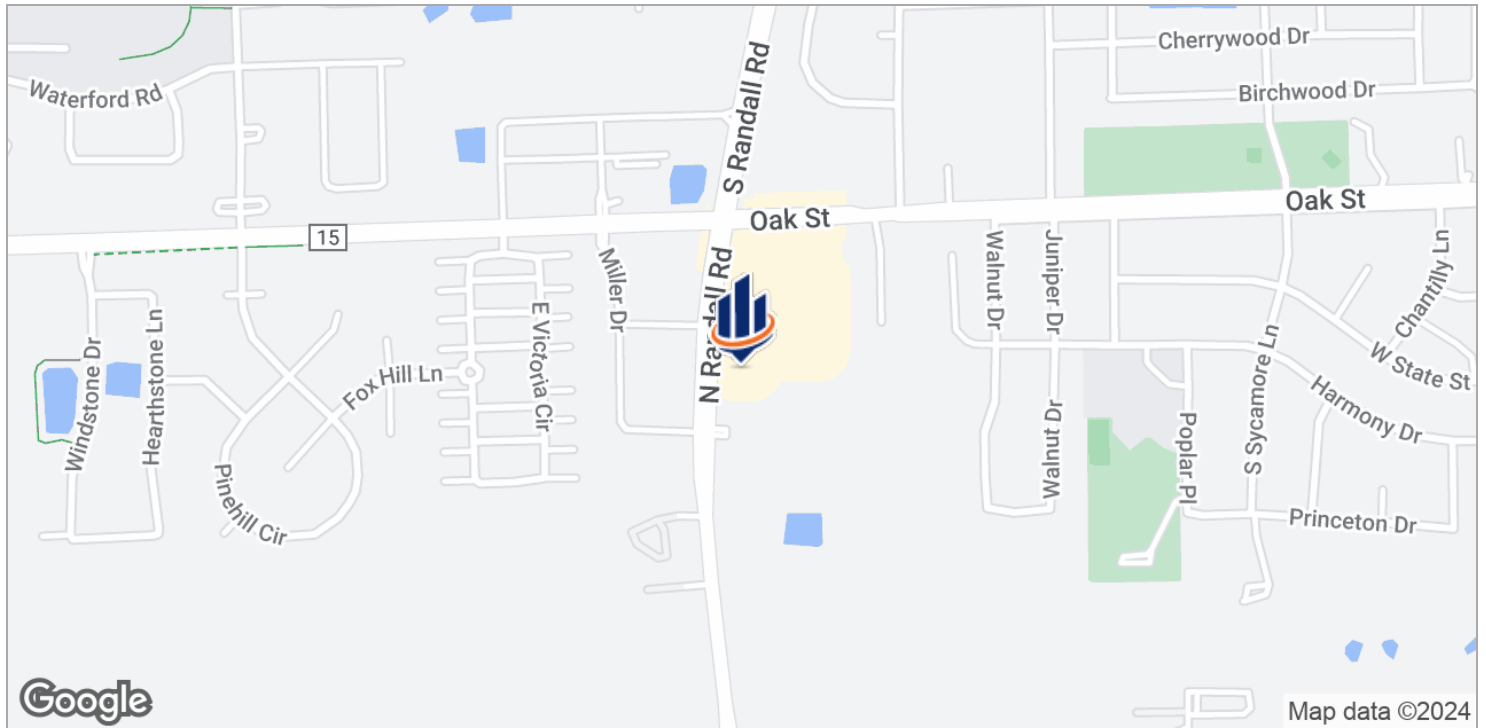


Kitchenette

Neighboring Properties

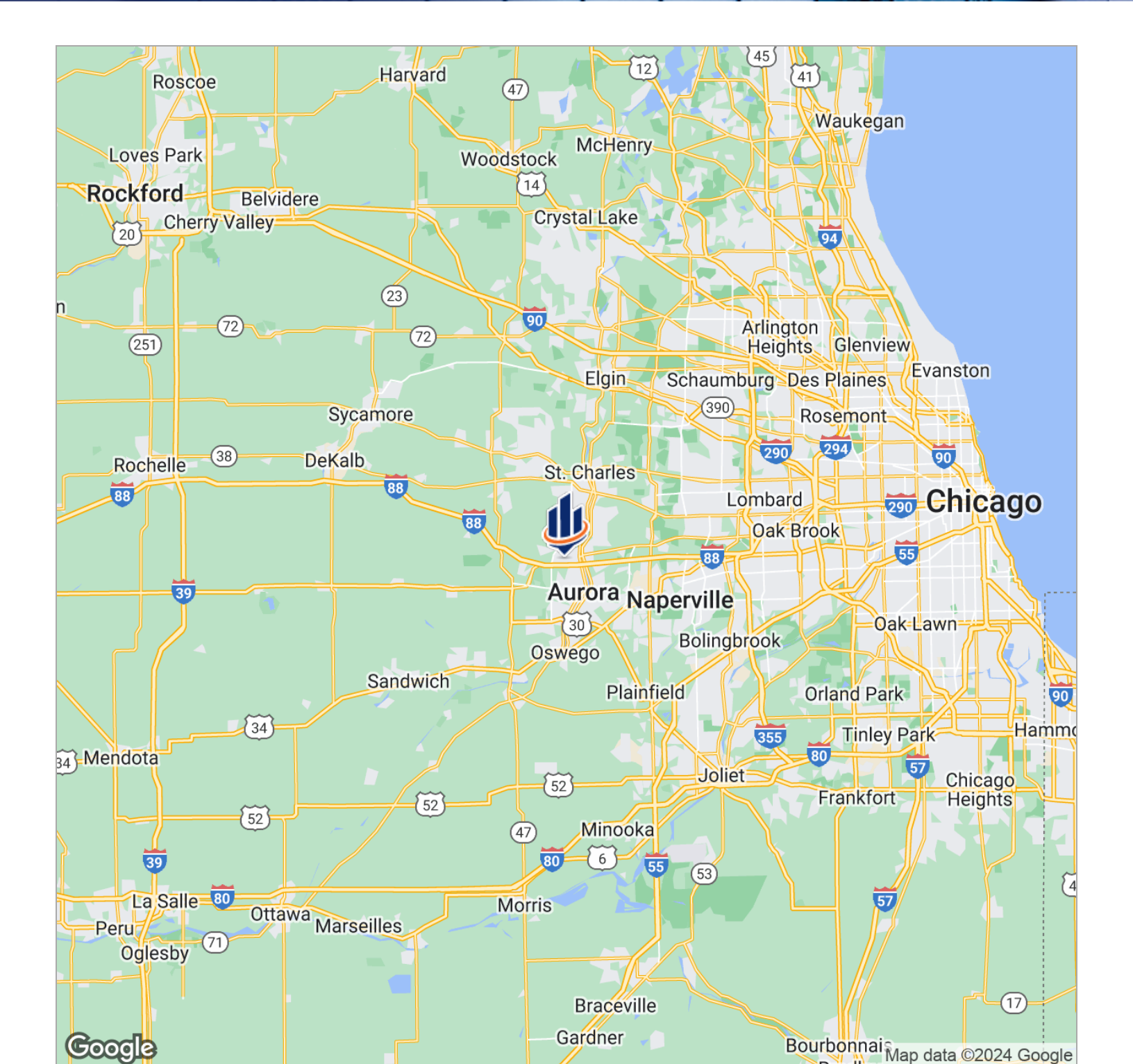


Location Maps

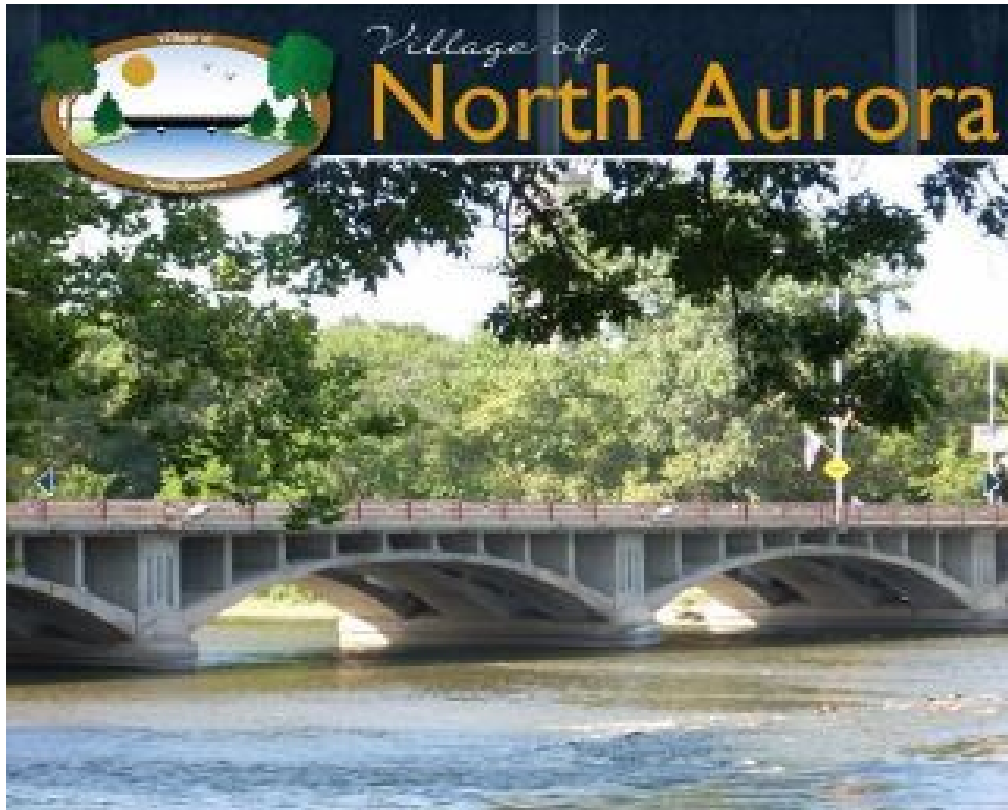




Regional Map



Village Info



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

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.

Kane County Info



HIGHLIGHTS

County seat is Geneva

Comprised of 16 townships

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

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

Pace Bus Routes

Extensive biking and hiking trail system

Interstates: I-88, I-90
US Highways: 20, 30, 34

Higher Education: Aurora University, Judson University, Elgin Community College, Waubesa Community College

KANE COUNTY, IL

2016 Population: Over 526,000

Land Area: 524 square miles

Notable feature is the Fox River. Largest cities are situated along the river - Aurora, Elgin, St Charles, Geneva, Batavia.

The 2030 Land Resource Management Plan divides the county into 3 areas: Urban Corridor - eastern portion, Critical Growth Corridor - middle portion, Agricultural Corridor - western portion.

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. Official efforts are being made to preserve & protect farmland.

Forest Preserves: Approximately 20,000 acres.