

For Lease

4,000 – 12,410 SF Medical Office Space For Lease

1975 Melissa Ln, Aurora, IL 60506



Property Description

62,347 SF Building located on 4.24 Acres. Approximately 41,437 SF leased by All Pets Wellness. Approximately 8,500 SF leased by Swim with Bill. Approximately 12,410 SF of vacant medical office space for lease, fully built out with exam rooms, offices, in-suite restrooms, reception, waiting, and open therapy area.

Property Highlights

- 12,410 SF of medical office is available for lease, divisible to 4,000 SF
- Dedicated medical entrance
- Approximately 214 parking spaces
- Tenant improvement dollars are available to customize medical space for your practice
- Located off 4 way interchange at I-88 and Orchard Road
- Owner will consider selling the building; subject to offer

Location Description

Approximately 2 miles (5 minutes away) from I-88 & Orchard Rd. intersection. The building has great visibility from the highway.

Offering Summary

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF (Divisible):	12,410 SF
Lot Size:	4.24 Acres
Building Size:	62,347 SF
Parcel:	14-12-225-003

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	308	17,961	40,888
Total Population	783	49,825	117,595
Average HH Income	\$126,228	\$124,406	\$123,948



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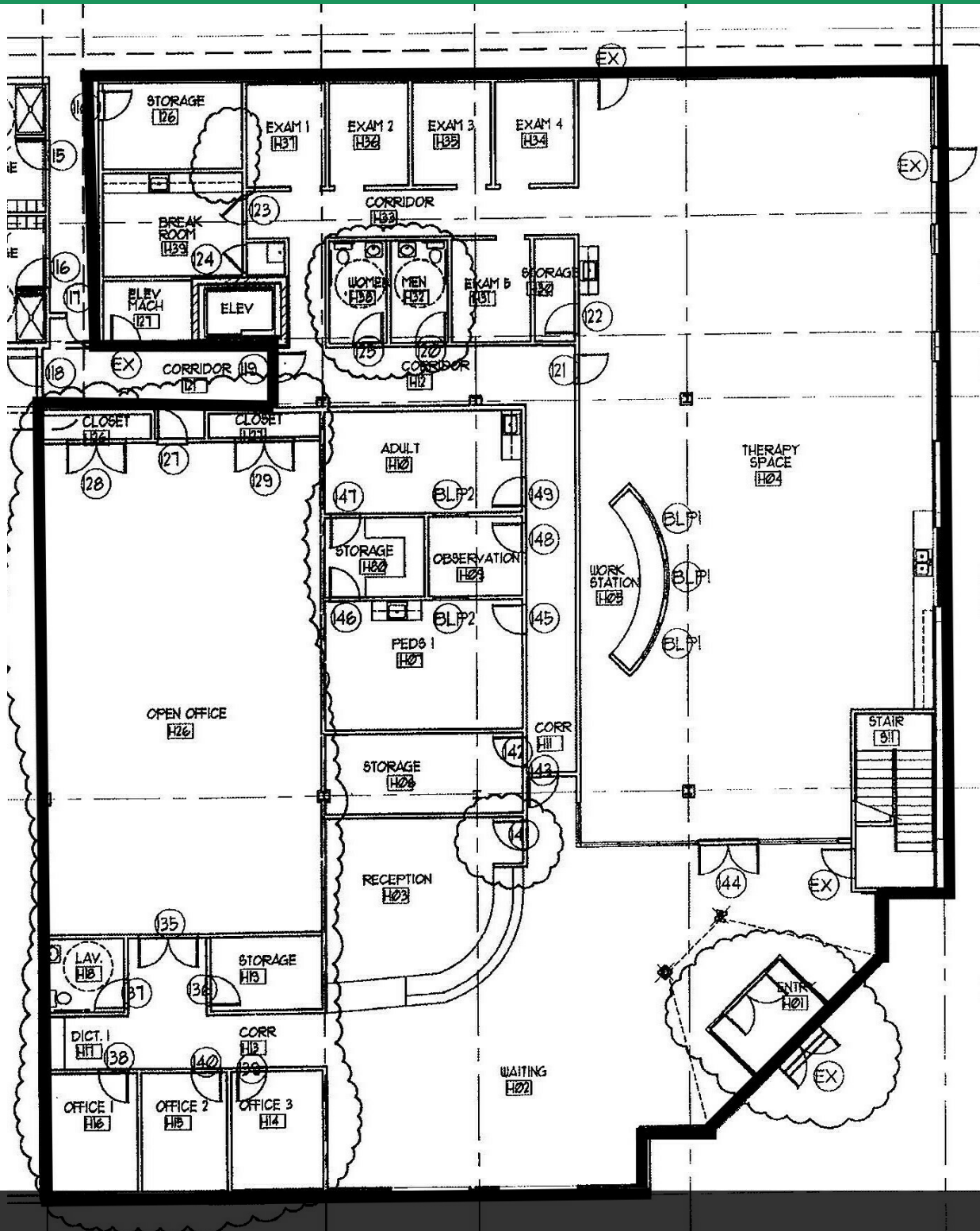
Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

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1st Floor

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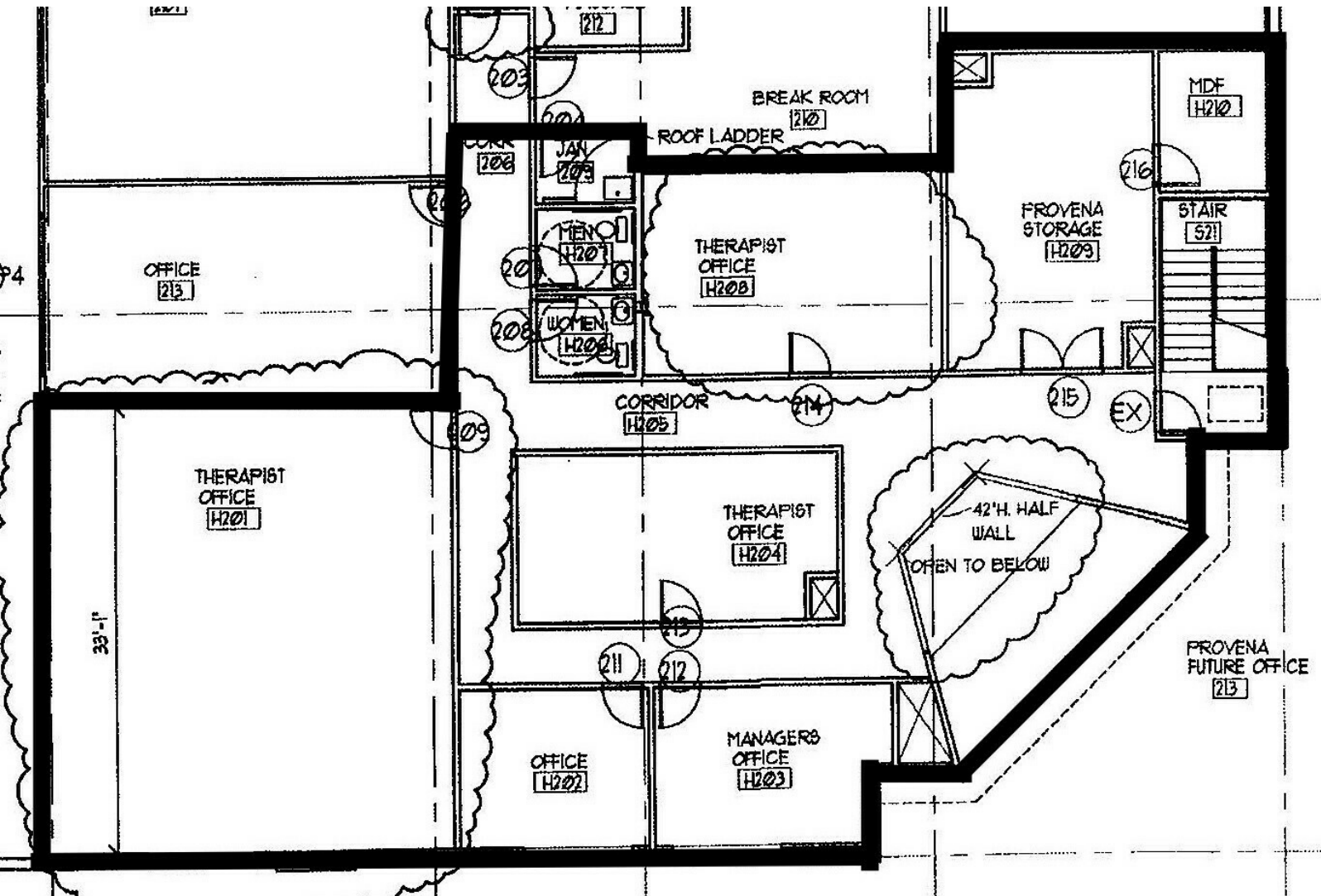
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2nd Floor

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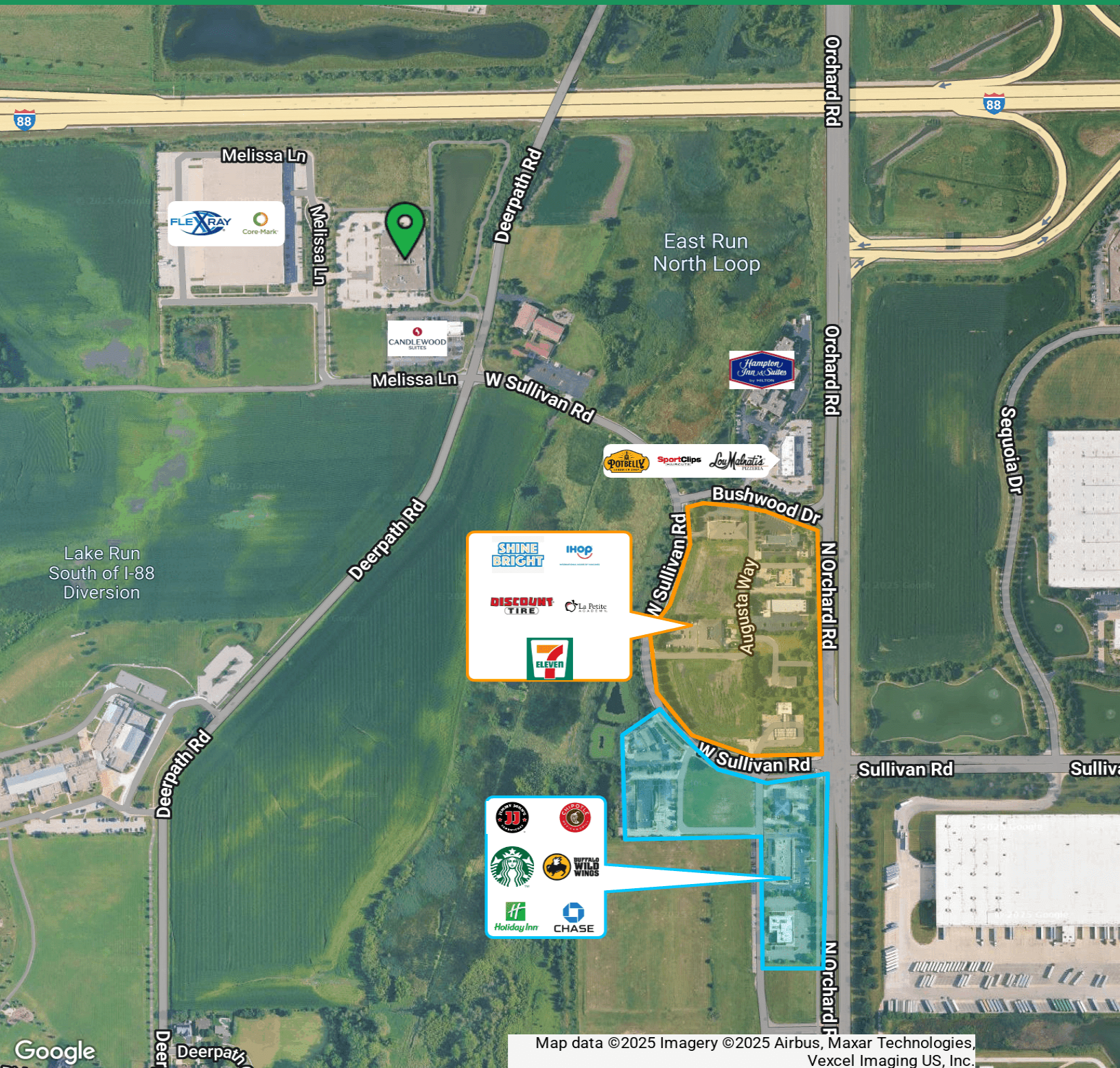
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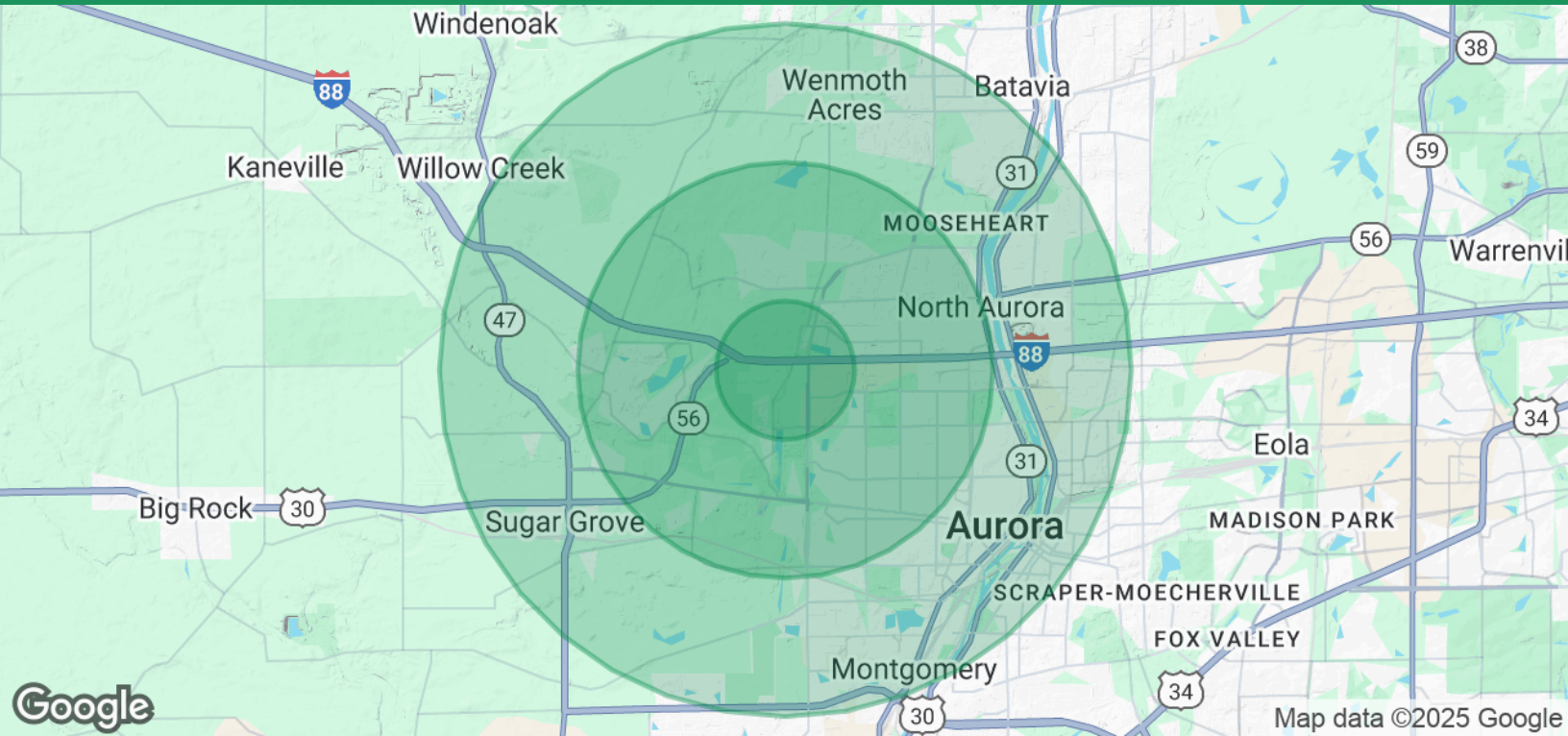
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Population	1 Mile	3 Miles	5 Miles
Total Population	783	49,825	117,595
Average Age	42	40	39
Average Age (Male)	41	39	38
Average Age (Female)	43	41	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	308	17,961	40,888
# of Persons per HH	2.5	2.8	2.9
Average HH Income	\$126,228	\$124,406	\$123,948
Average House Value	\$304,479	\$296,313	\$300,080

Demographics data derived from AlphaMap

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