



Office For Lease

14,500 SF available



Office - Visible from I-88

2357 Sequoia Dr, Aurora, IL 60506

Kevin J. O'Donnell
Managing Broker
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OFFERING SUMMARY

Available SF: 14,500 SF

Lease Rate: \$11.00 SF/yr (NNN)

Estimated Tax & Operating: \$5.00 SF/yr

Lot Size: 5.05 Acres

Building Size: 50,000 SF

PROPERTY OVERVIEW

Move in condition, fully built out office near I-88/Orchard Interchange. Building signage possible. Perfect for corporate headquarters, education, or office use. Layout includes window-line offices, interior offices, conference rooms, cubes, etc.. Existing Steelcase furniture throughout including offices, cubes, and conference rooms.

PROPERTY HIGHLIGHTS

- Move in condition, with existing Steelcase furniture.
- Near I-88/Orchard Interchange, overlooking I-88 and pond.
- Building signage possible.
- Neighbors other thriving medical and professional groups.
- Abundant parking at 4.7/1,000SF.
- 10' Finished ceiling height; 14.5' unfinished ceiling height.
- Broker ownership interest.

for more information contact:

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	14,500 SF	Lease Rate:	\$11 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

102	Available	14,500 SF	NNN	\$11.00 SF/yr	Move in condition - ready for your paint colors. Exterior and interior offices, conference rooms, restrooms, kitchen, print area, storage, IT rooms. Steelcase furniture included.
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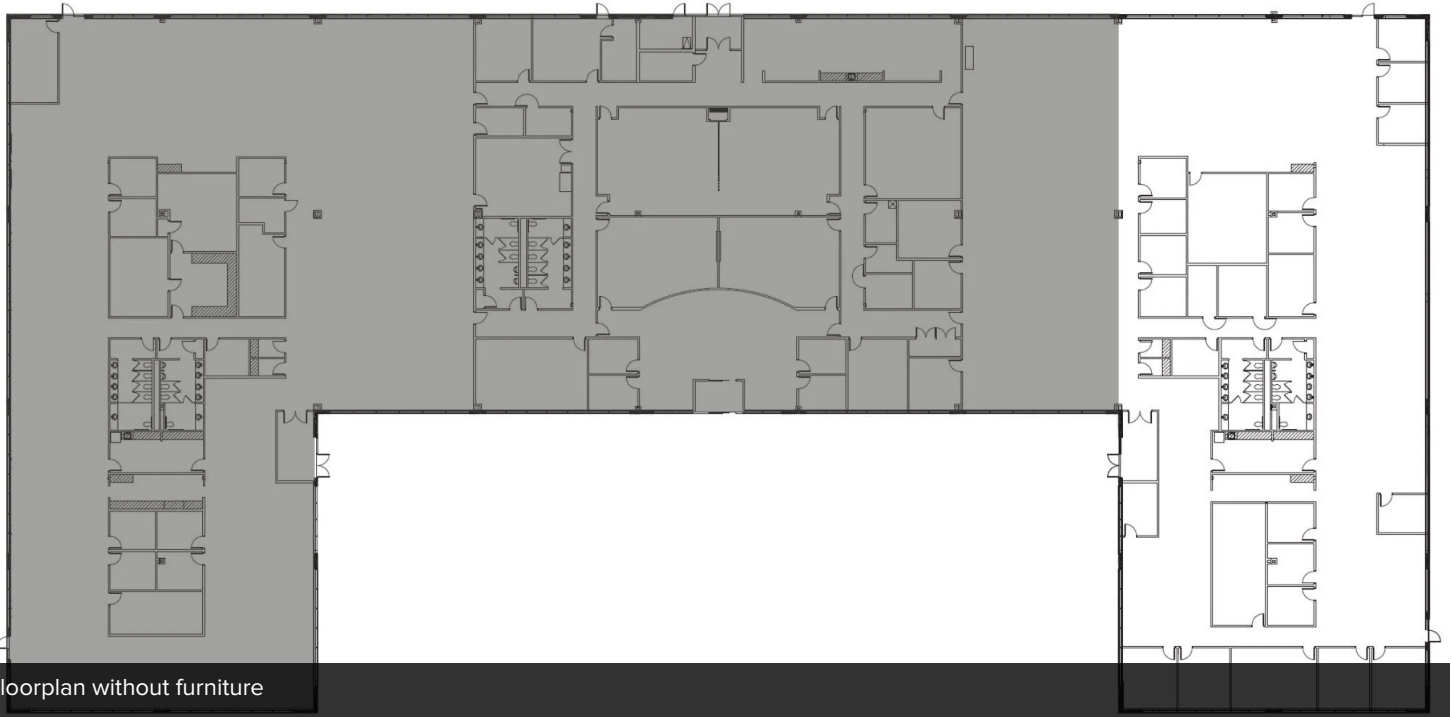
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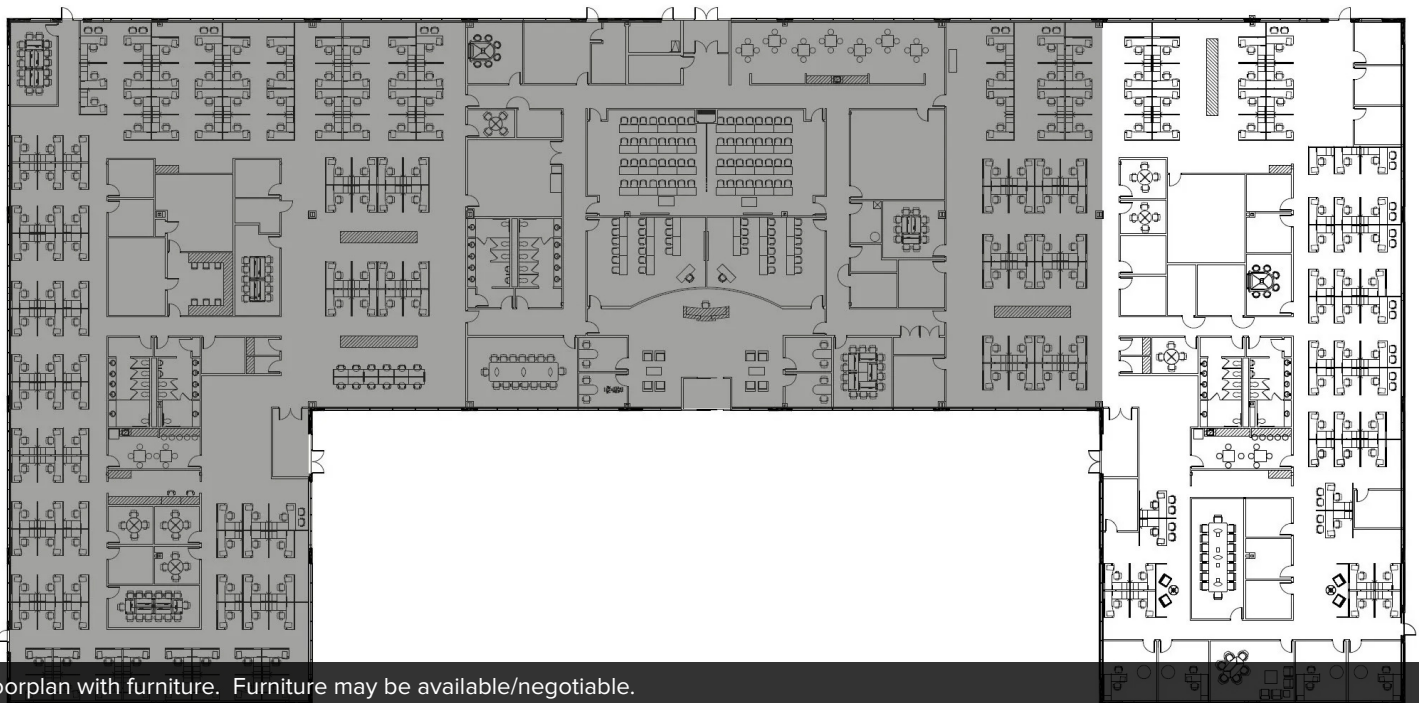
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Floorplan without furniture



Floorplan with furniture. Furniture may be available/negotiable.

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ADDITIONAL
PHOTOS

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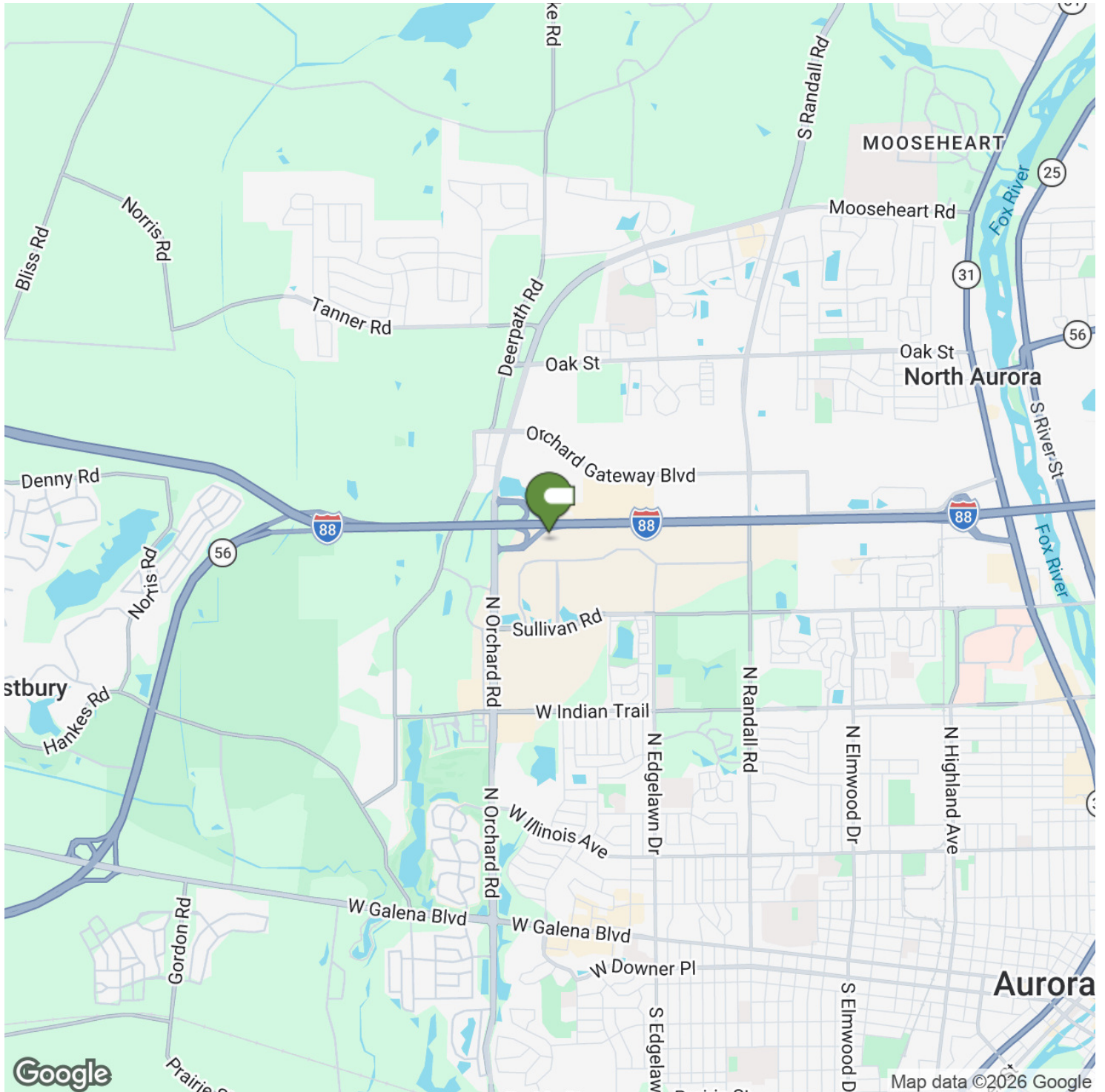
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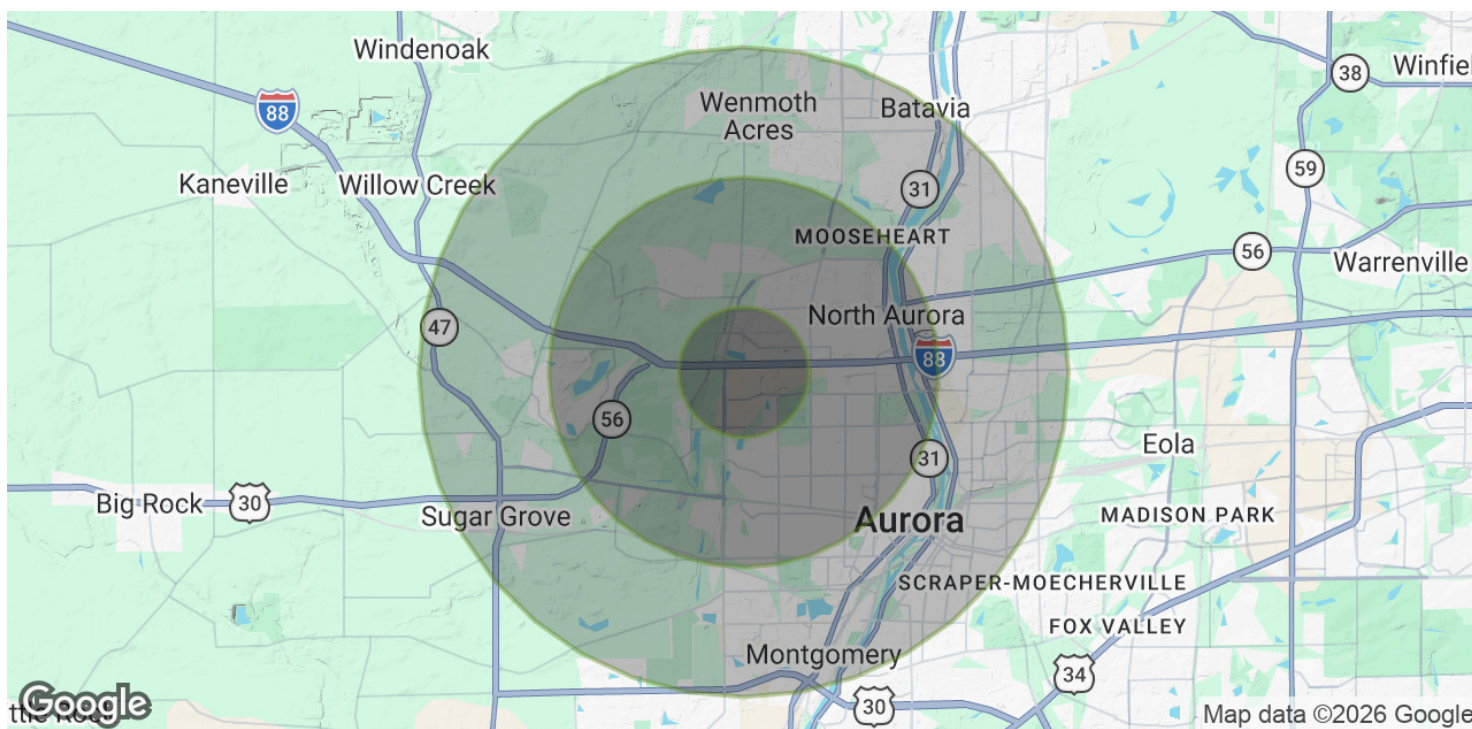
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,250	53,112	150,821
Average Age	33.8	39.3	37.4
Average Age (Male)	33.6	38.4	37.2
Average Age (Female)	34.1	41.0	38.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,603	19,364	52,170
# of Persons per HH	2.7	2.7	2.9
Average HH Income	\$121,010	\$117,558	\$115,397
Average House Value	\$248,724	\$286,445	\$295,863

2023 American Community Survey (ACS)

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