



Office/Medical For Lease

15,000 - 50,000 SF available



Office/Medical - Visible from I-88

2357 Sequoia Dr, Aurora, IL 60506

Kevin J. O'Donnell
Managing Broker
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Office/Medical Building For Lease

2357 Sequoia Dr, Aurora, IL 60506

Office/Medical Property For Lease



OFFERING SUMMARY

Available SF: 15,000 - 50,000 SF

Lease Rate/PSF: Negotiable

Estimated Tax & Operating/PSF: \$3.17 R.E. Tax
\$5.00 Operating

Lot Size: 5.05 Acres

Building Size: 50,000 SF

PROPERTY HIGHLIGHTS

- Move in condition, fully built out office near I-88/Orchard Interchange.
- Building signage possible, divisible to 15,000sf, and can be converted to medical; Neighbors other thriving medical/hospital groups.
- Perfect for corporate headquarters, medical, education, or office uses.
- Tenant Improvement dollars available for conversion to another use.
- Abundant parking at 4.7/1,000SF, 10' Finished ceiling height; 14.5' unfinished ceiling height.
- Broker ownership interest.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	1,603	19,364	52,170
Total Population:	4,250	53,112	150,821
Average HH Income:	\$121,010	\$117,558	\$115,397



for more information contact:

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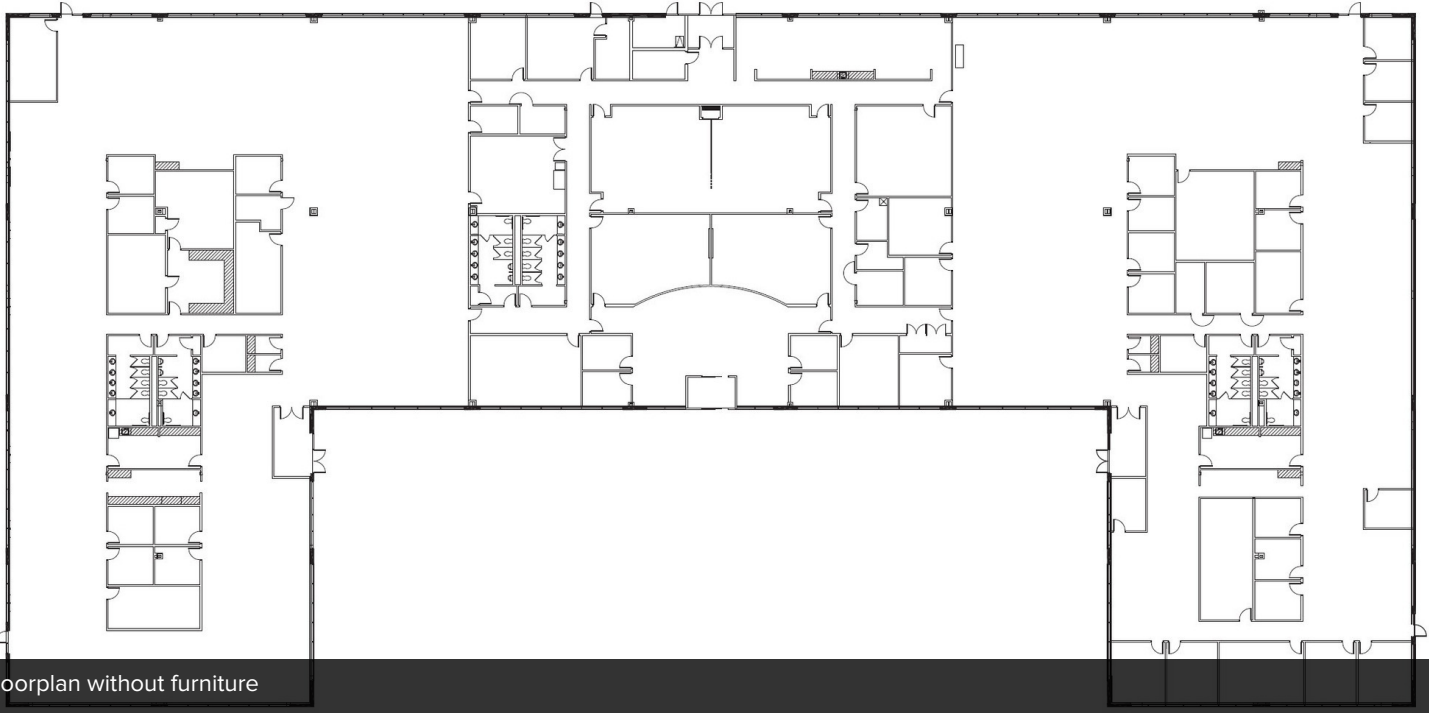
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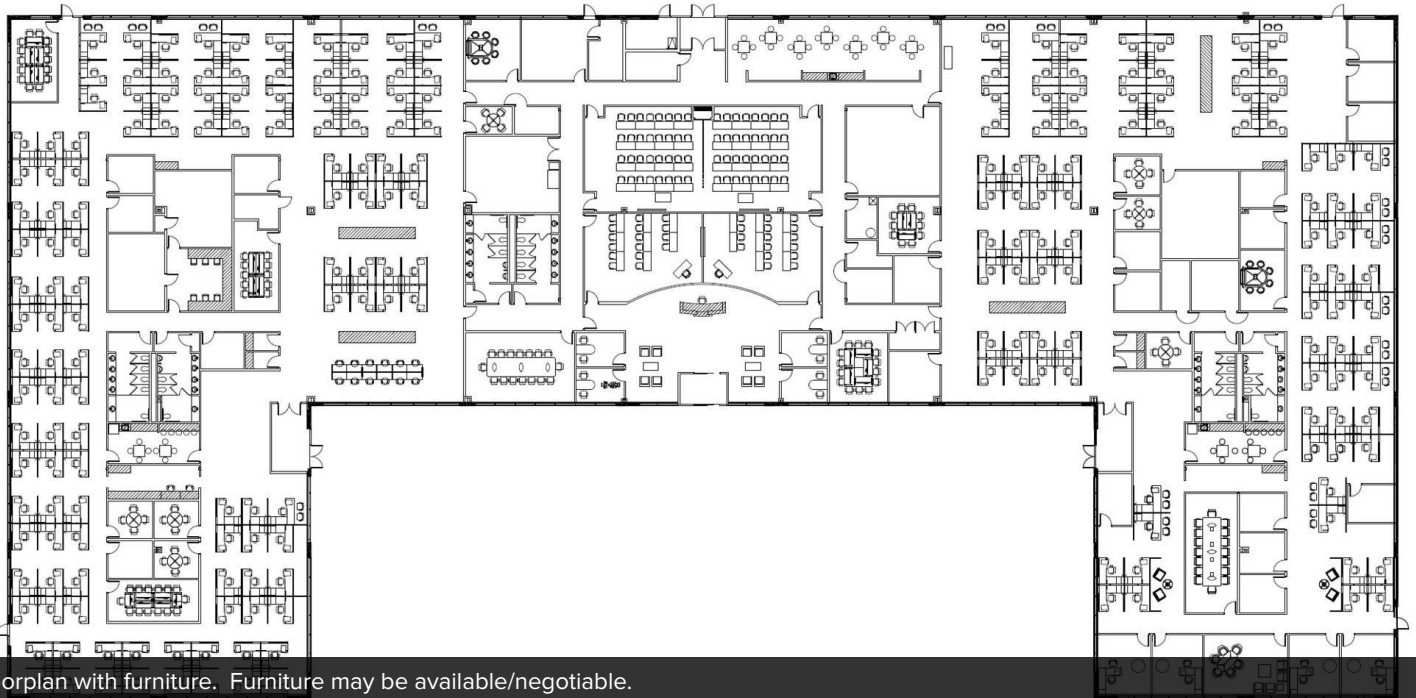
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Floorplan without furniture



Floorplan with furniture. Furniture may be available/negotiable.

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ADDITIONAL
PHOTOS

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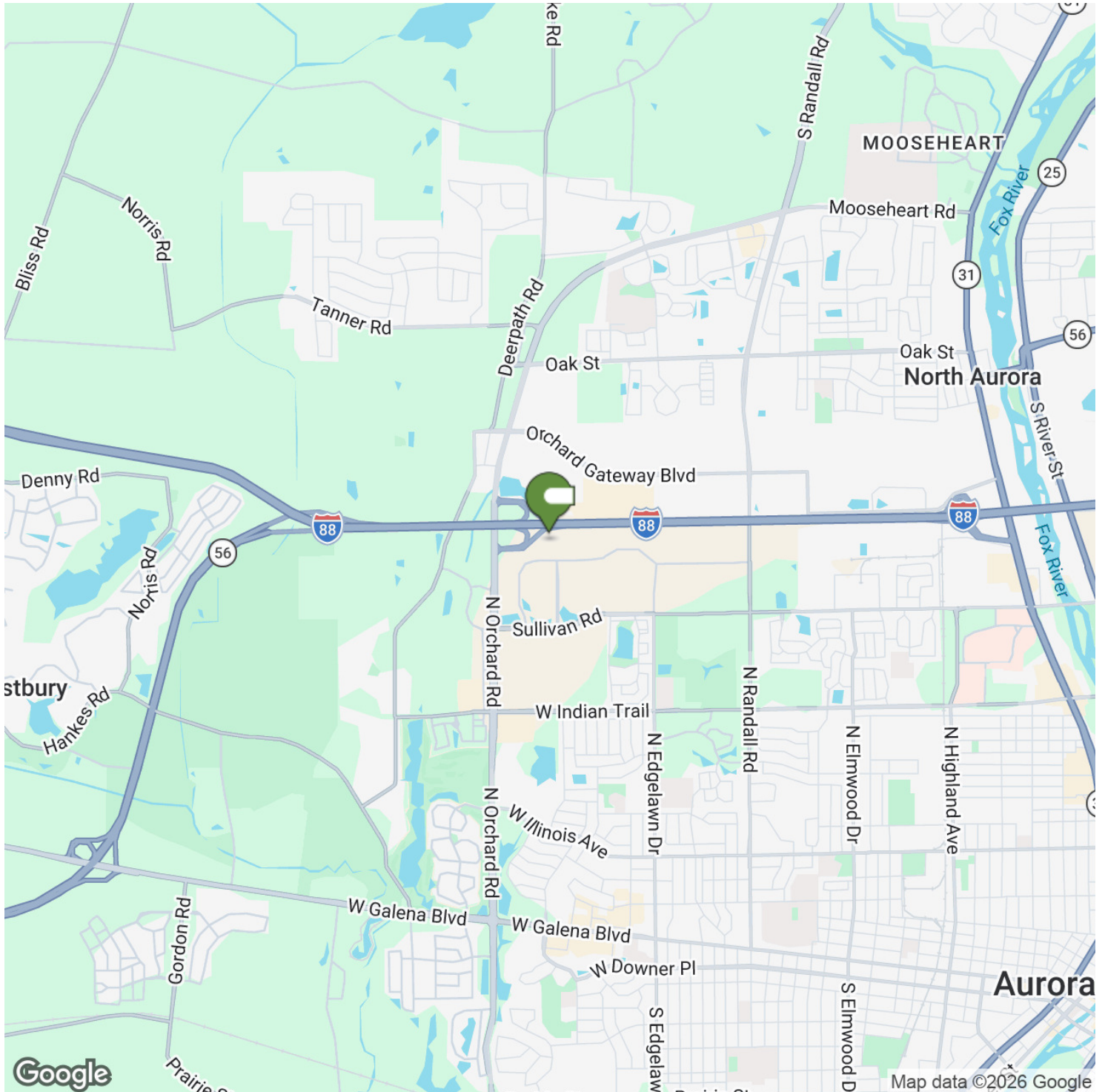
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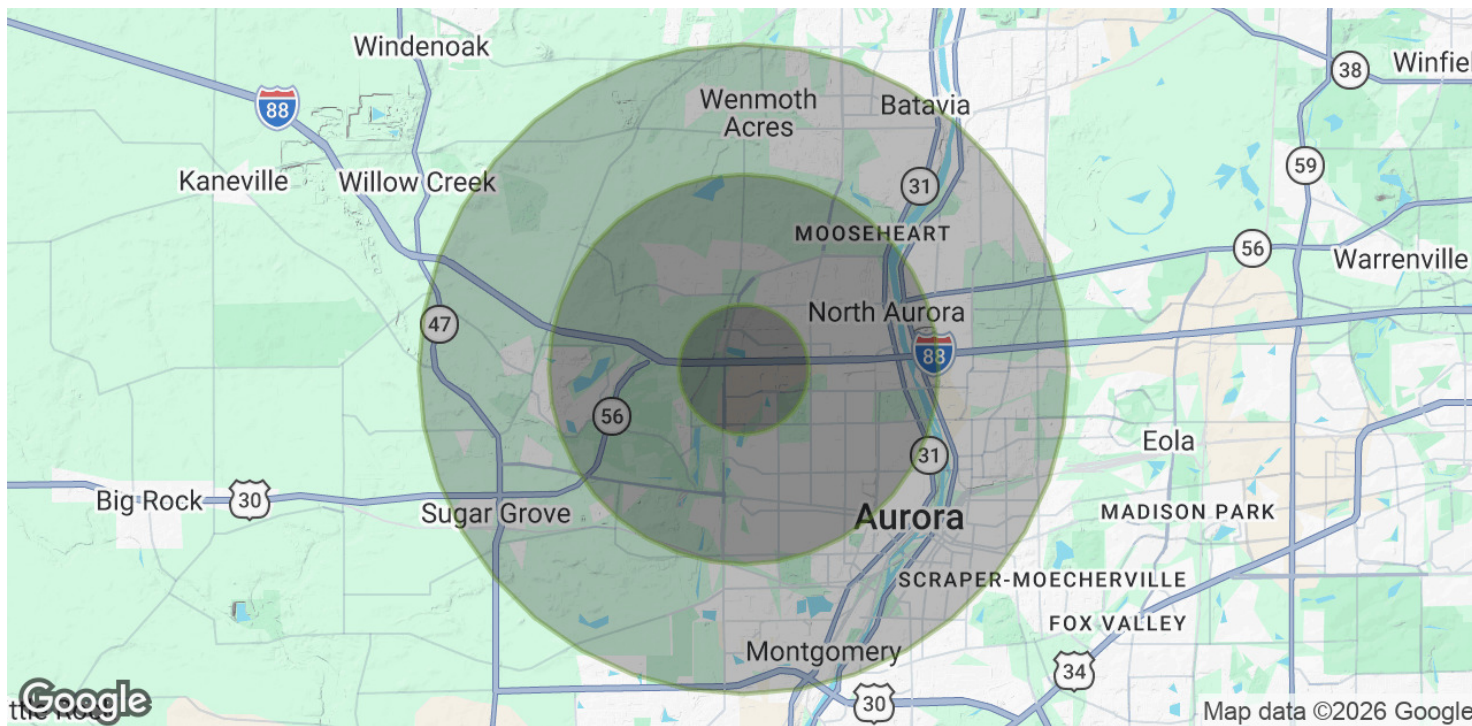
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POPULATION

	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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