



BURGESS
COMMERCIAL REAL ESTATE

BUILDING BUSINESS INVESTMENTS SINCE 1995

NEW BUILDING at AURORA CORPORATE CENTER
2601 Beverly Drive





Aurora Corporate Center

2601 Beverly Drive – 2.32 Acres

The last lot at Aurora Corporate Center, features a brand new 40,000 square foot building with units from 2,750* SF and up – pre-cast construction, overhead drive-in door, loading dock, great location, secure. ORI Zoning.

Aurora Corporate Center is located just minutes from the I-88 and Farnsworth interchange in Aurora just north of the Chicago Premium Outlet Mall. The campus-style business park is home to a diverse group of businesses and is surrounded by a wild-life sanctuary.

Benefits:

- Great location with Bilter Road visibility
- Suites from 2,750 SF – 40,000 SF
- Covered dock
- 1st and 2nd story windows
- Units for sale or lease
- Master planned business park
- Low commute times and easy access
- Overlooking pond
- Sky light in each unit
- Aurora Fiber Optic network

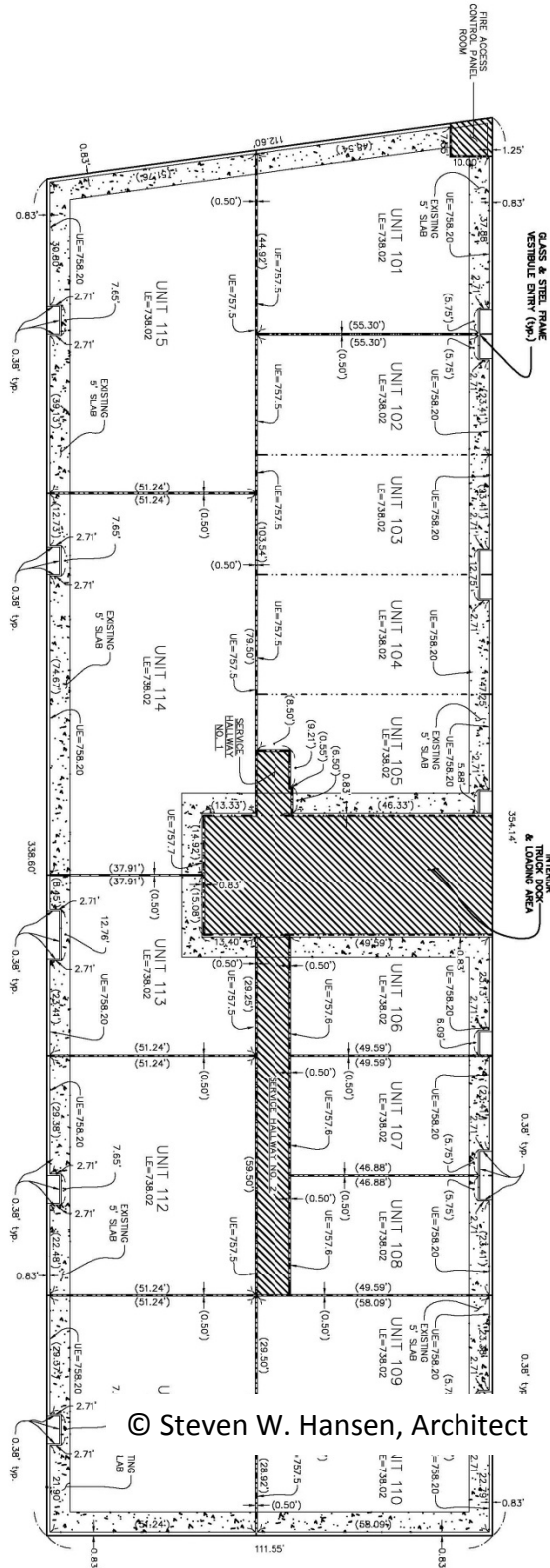
Available Space

Space	1 st floor Square Feet*	Optional mezzanine Adds 1,000 SF	Sales Rate	\$ per SF	Net Lease Rate with mez included	Monthly Mortgage Pmt.*
Unit 101-105	10600	15,600	\$1,181,900	\$74.52		\$6,218
Unit 106	1695	2695	\$217,900	\$80.88	\$2,010.00	\$1,146
Unit 107	1695	2695	\$217,900	\$80.88	\$2,010.00	\$1,146
Unit 108	1695	2695	\$217,900	\$80.88	\$2,010.00	\$1,146
Unit 109	1980	2980	\$247,900	\$83.18	\$2,222.23	\$1,304
Unit 110	1980	2980	\$247,900	\$83.18	\$2,222.23	\$1,304
Unit 111	3500	4500	\$407,900	\$90.56	\$3,356.43	\$2,146
Unit 112	3500	4500	\$407,900	\$90.56	\$3,356.43	\$2,146
Unit 113	2409	3409	\$292,900	\$85.93	\$2,542.53	\$1,541
Unit 114	5158	6158	\$581,900	\$94.44	\$4,592.64	\$3,062
Unit 115	4296	5296	\$491,000	\$92.73	\$3,949.93	\$2,583

*All units include a 1,000 SF mezzanine. If mezzanine is not required, deduct \$40,000 from the sales price and lease price will be for 1,000 less SF. Mortgage payment based on 10% down, 25 years at 5%.



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