

FOR SALE OR LEASE OFFICE SPACE



LOCATION:	1981 W. Downer Aurora, IL Unit 402
SPACE AVAILABLE:	3,430 s.f. (May divide)
SALE:	\$635,000 (\$185 psf)
LEASE RATE:	\$15.00 S.F. Net
AMENITIES:	<ul style="list-style-type: none">* Excellent professional office space builtout and ready to move in, in high profile office park* Stunning landscaping with pond & waterfall* Built-in cabinets, Direct TV available* Space includes offices, bathrooms, conference rooms, many extras* Located on Aurora's West side near Orchard Road & Galena Blvd.* 2 miles from I-88 - Orchard Road Interchange* Demographics stable and long-term growth excellent



For more information on this property contact:

Dolan & Murphy, Inc. 630-801-8800

Ryan J Dolan, Ext. 104

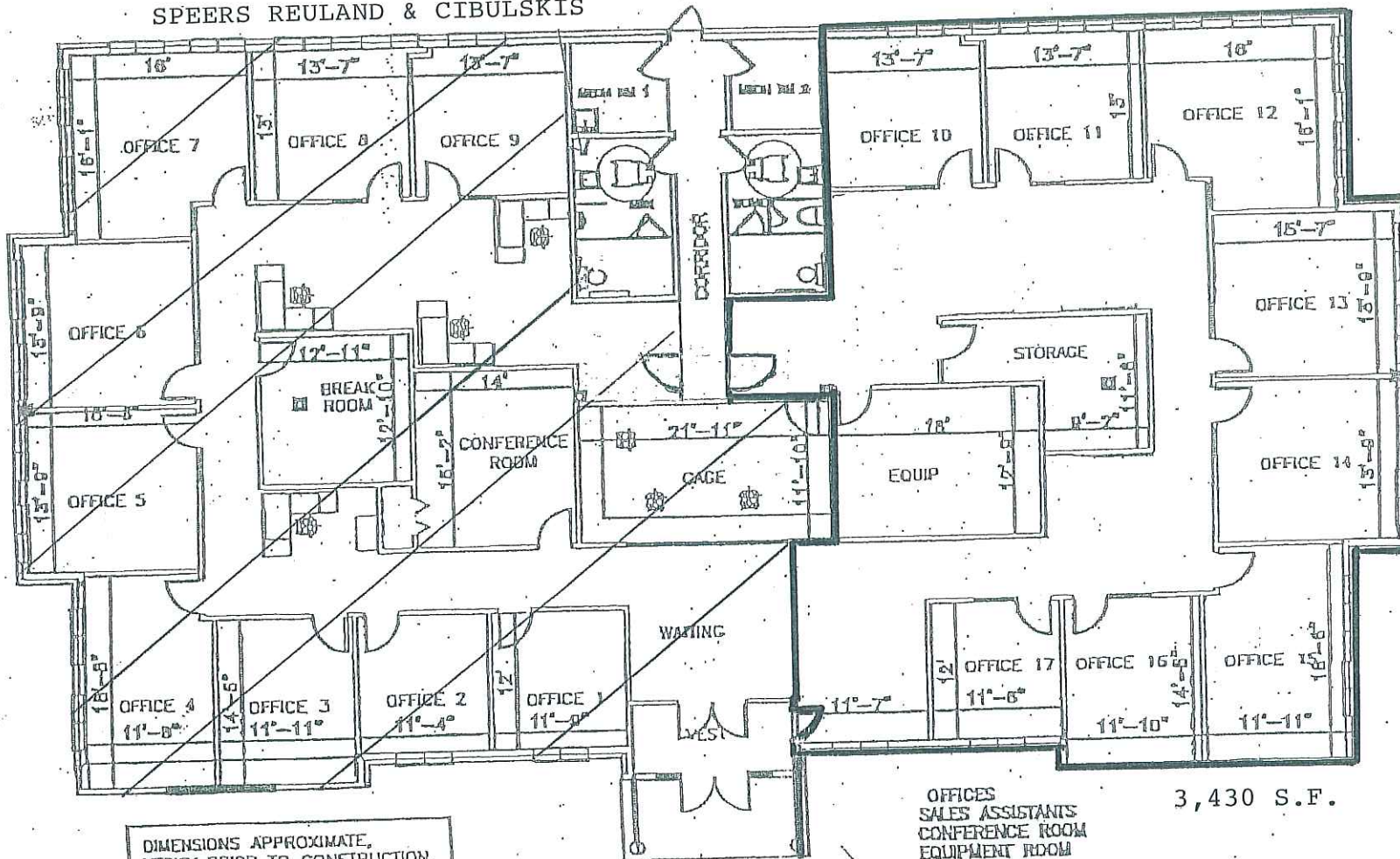
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SPEERS REULAND & CIBULSKIS



DIMENSIONS APPROXIMATE,
 VERIFY PRIOR TO CONSTRUCTION.

OFFICES
 SALES ASSISTANTS
 CONFERENCE ROOM
 EQUIPMENT ROOM
 BREAK ROOM
 STORAGE ROOM
 CAGE

3,430 S.F.

9/23/1

scale: NOT TO SCALE
 date: 7-14-11
 drawn by: [signature]
 revisor: [signature]

A.G. EDWARDS & SONS
 PRELIM PLAN
 AURORA, IL

