

Office Building For Lease



OF
CATON
COMMERCIAL
REAL ESTATE GROUP



OFFICE SUITES FOR LEASE IN FARNSWORTH COMMONS

1700 N FARNSWORTH AVE, AURORA, IL 60505



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SECOND-FLOOR OFFICE SUITES FOR LEASE



OFFERING SUMMARY

Available SF: 847 - 4,200 SF

Lease Rate: \$14.50 SF/yr (MG)

Building Size: 26,300 SF

PROPERTY OVERVIEW

Second-floor office suites for lease in Farnsworth Commons. Multiple options for office suites. Flexible floor plans make an ideal space for a small start-up. Common restrooms are on each floor. The building has an elevator. Pace Bus stop located in front of the building. Ample parking is available.

AVAILABLE SPACES

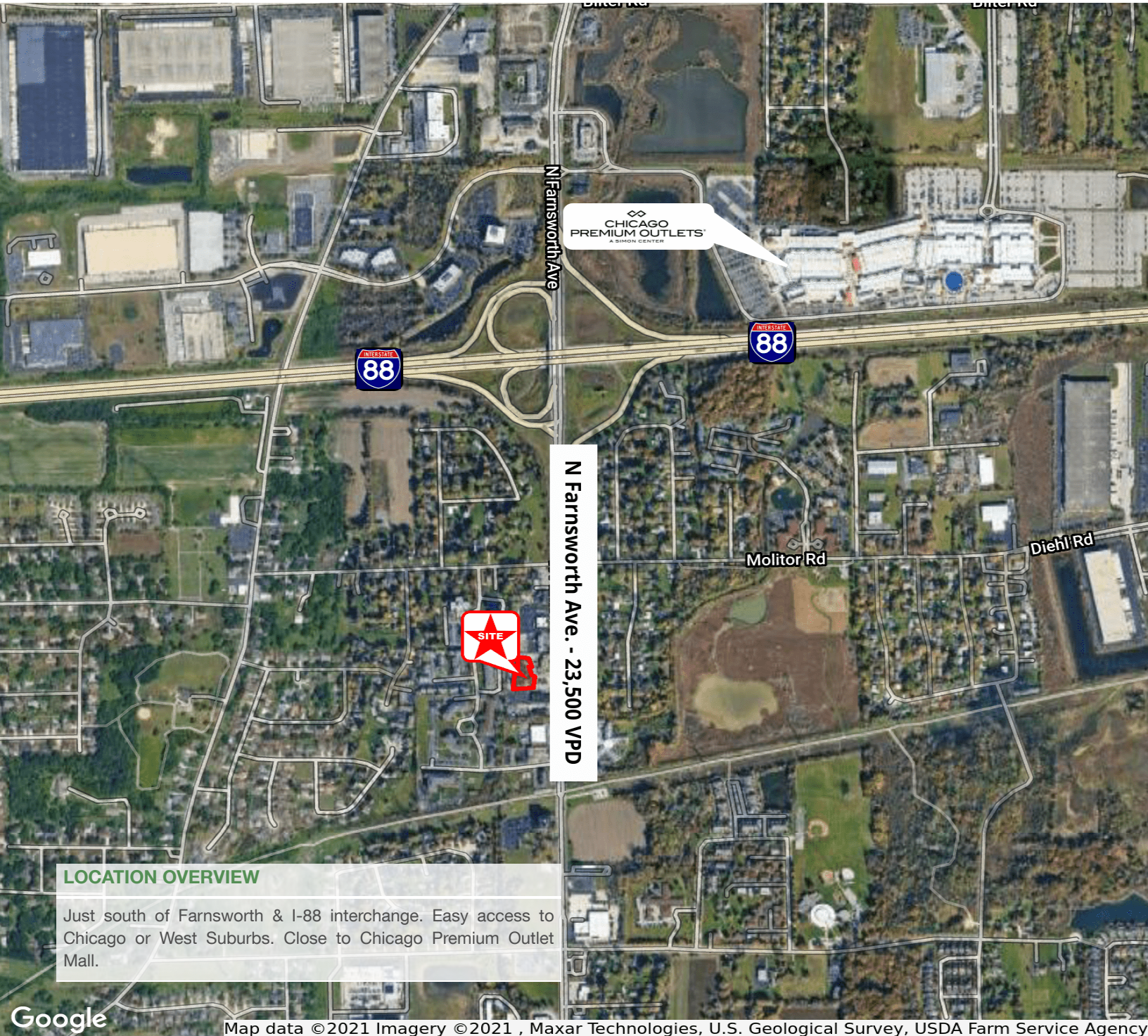
SPACE	LEASE RATE	SIZE (SF)
Suite 21	\$14.50 SF/yr	1,232 SF
Suite 23	\$14.50 SF/yr	847 SF
Suite 13	\$14.50 SF/yr	4,200 SF



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LOCATION OVERVIEW

Just south of Farnsworth & I-88 interchange. Easy access to Chicago or West Suburbs. Close to Chicago Premium Outlet Mall.

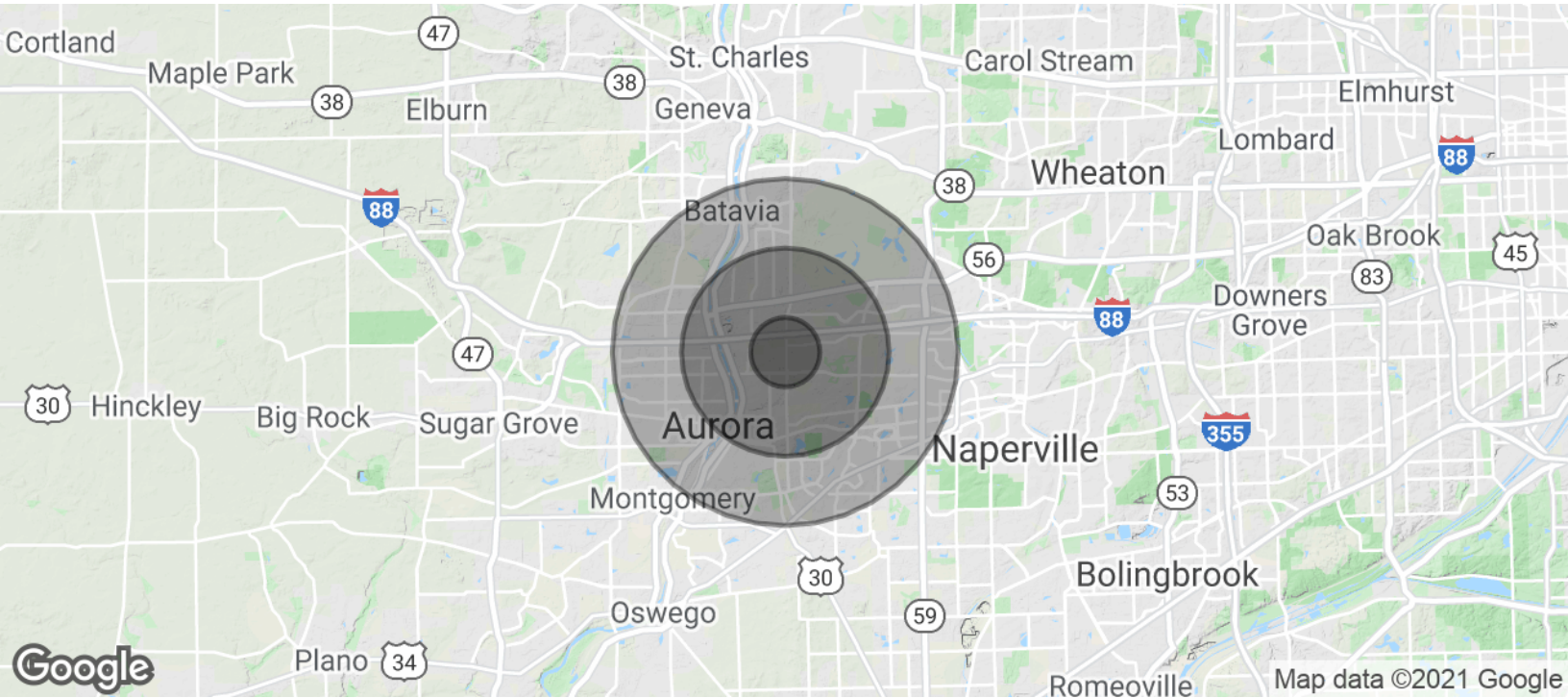
DOLAN & MURPHY TEAM OF CATON COMMERCIAL REAL ESTATE // 765 ORCHARD AVENUE, AURORA, IL 60506 // CATONCOMMERCIAL.COM

DAN J. DOLAN
630.801.8800 X105
DJ.DOLANMURPHYTEAM@CATONCOMMERCIAL.COM



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SECOND-FLOOR OFFICE SUITES FOR LEASE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,043	90,042	253,877
Average age	34.6	31.3	31.6
Average age (Male)	34.5	31.3	31.3
Average age (Female)	35.6	31.1	31.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,620	28,332	84,364
# of persons per HH	2.7	3.2	3.0
Average HH income	\$64,597	\$73,408	\$74,637
Average house value	\$177,601	\$265,988	\$261,877

* Demographic data derived from 2010 US Census