

Office Building For Sale & Lease



# OFFICE BUILDING FOR SALE & LEASE

101 OVERLAND DR. , NORTH AURORA, IL 60542



## OFFICE BUILDING FOR SALE & LEASE



### OFFERING SUMMARY

Available SF: 20,000 SF

Sale Price: \$3,650,000

Lease Rate: \$14.00 SF/yr (NNN)

Pass Thrus: \$4.60/SF

Lot Size: 3.3 Acres

Zoning: ORI - Office, Research,  
Light Industrial

### PROPERTY OVERVIEW

Stand-alone office building for sale/lease in North Aurora

### PROPERTY HIGHLIGHTS

- Over 200 parking spaces
- Ideal for call center
- Open floor plan with 24 private offices, a conference room, and two lunch rooms
- Pace Bus stop in front of building
- 725 Amps electrical power

### LOCATION OVERVIEW

Located just north of the I-88 and Route 31 interchange



101 OVERLAND DR. , NORTH AURORA, IL 60542

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DOLAN & MURPHY TEAM OF CATON COMMERCIAL REAL ESTATE // 140 S. RIVER ST., SUITE 114, AURORA, IL 60506 // CATONCOMMERCIAL.COM

BRIAN DOLAN  
630.801.8800 X102  
BK.DOLANMURPHYTEAM@CATONCOMMERCIAL.COM

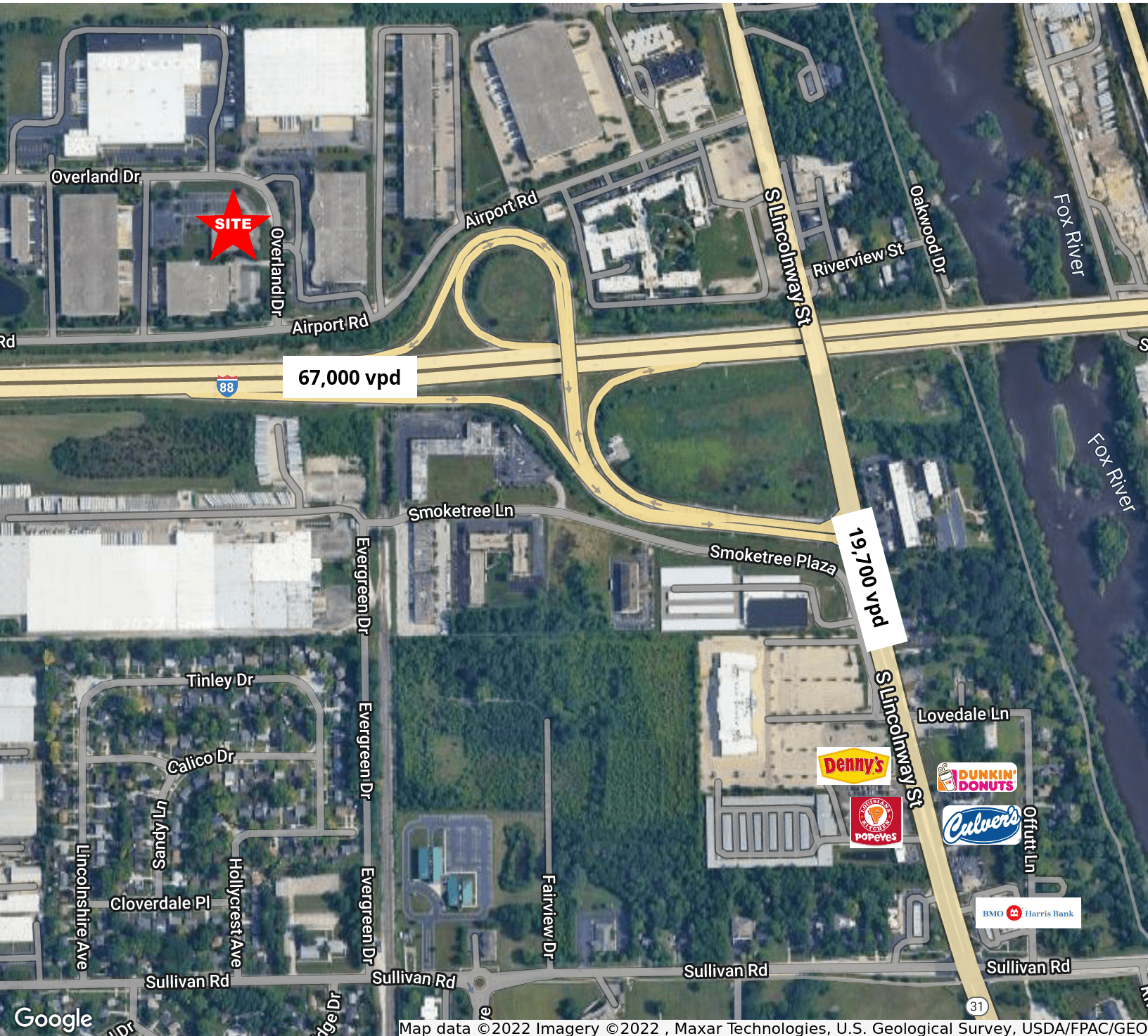
DAN J. DOLAN  
630.801.8800 X105  
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OF  
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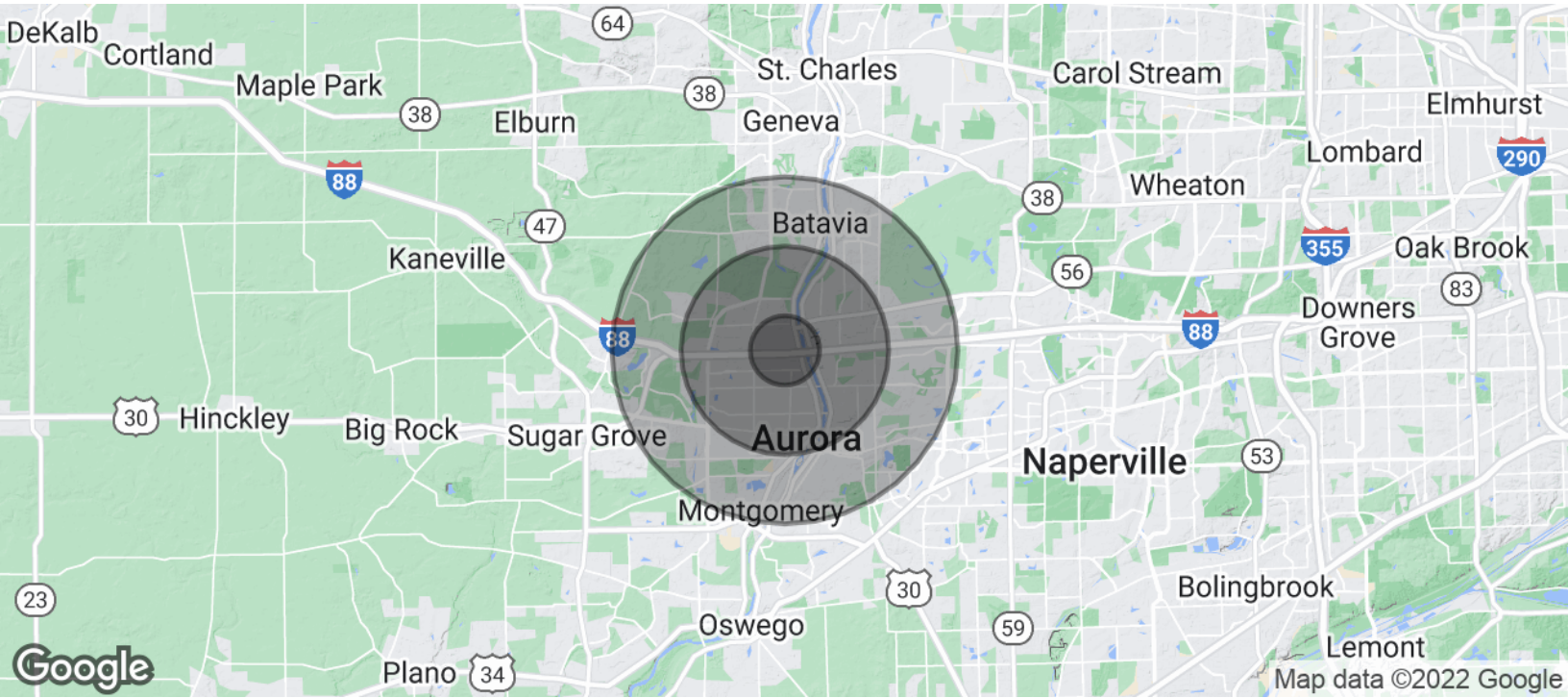
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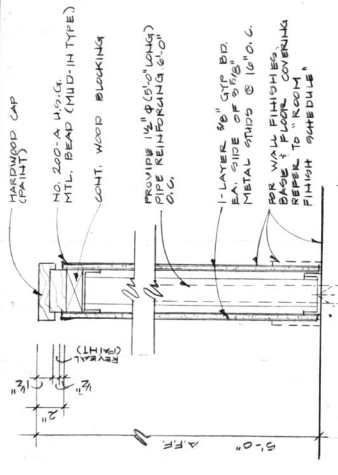
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,023	86,664	224,534
Average Age	33.4	33.1	33.0
Average Age (Male)	32.0	32.8	32.3
Average Age (Female)	33.3	33.3	33.6

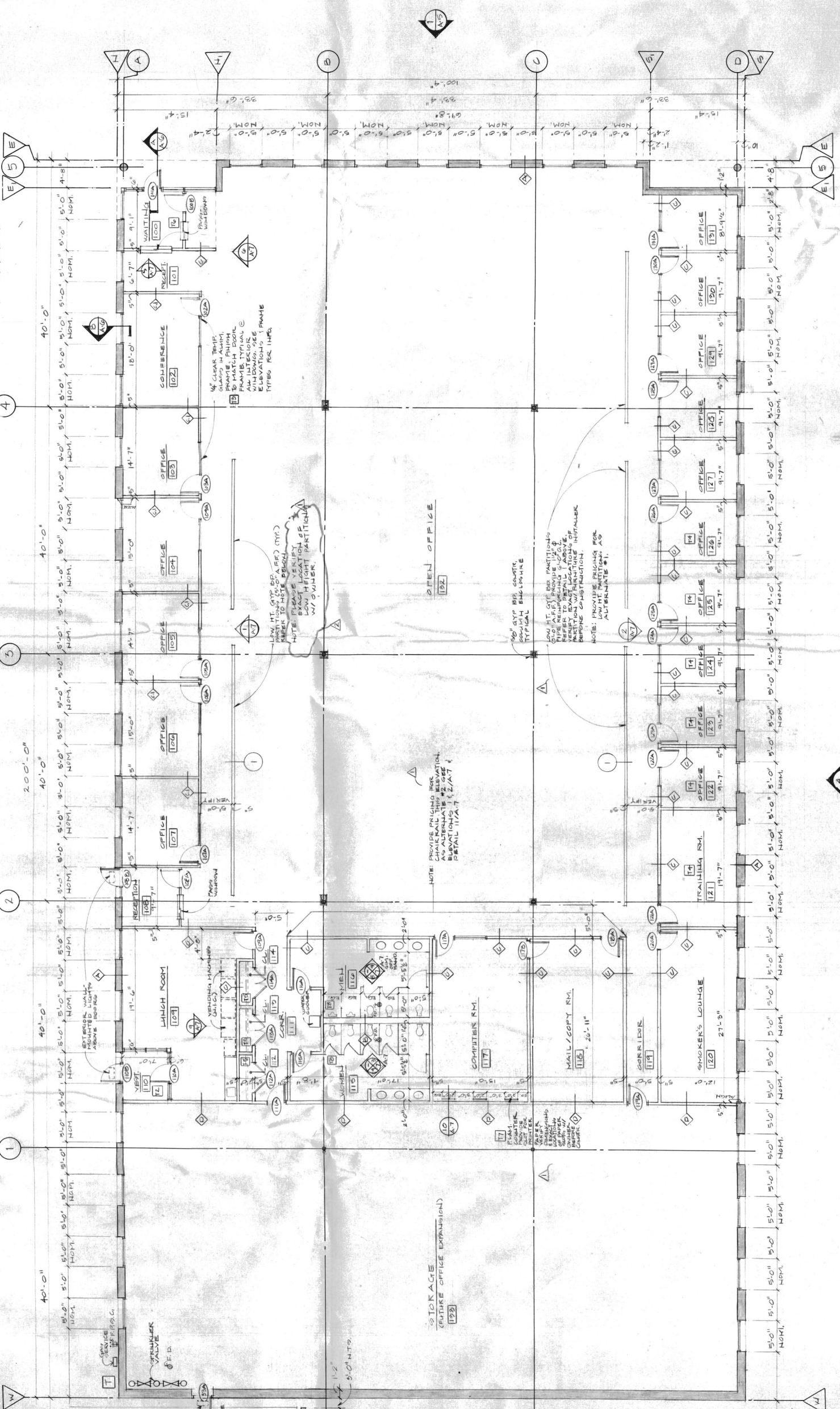
## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,245	29,960	73,904
# of Persons per HH	2.8	2.9	3.0
Average HH Income	\$58,085	\$67,279	\$71,893
Average House Value	\$193,584	\$250,935	\$261,271

\* Demographic data derived from 2020 ACS - US Census



1 DETAIL-LOW HT. GYP BD. PARTITION  
 1/2" = 1'-0"  
 NOTE: PROVIDE PRICE FOR PARTITION AND ALTERNATIVE



NO.	ISSUES & REVISIONS	DATE
1	FOR CONSTRUCTION	10/22/91
2	FOR OWNER SIGNATURE	9/16/91
3	FOR PERMIT/FINAL BID	8/5/91

ESA  
 ECKENHOFF SAUNDERS ARCHITECTS  
 Suite 200  
 700 S. Clinton  
 Chicago, IL 60605  
 (312) 786-7204

POC PROFESSIONAL AMERICAN COLLECTORS  
 RAILWAY PARK OF COMMERCE  
 AMLJ REALTY CO.  
 ECKENHOFF SAUNDERS ARCHITECTS, INC. YEAR 1991

SHEET TITLE  
**FLOOR PLAN**  
 SCALE  
 AS SHOWN  
 SHEET NO.  
**A-2**  
 9/14/01

FLOOR PLAN  
 1/8" = 1'-0"