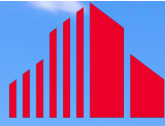


Office Building For Sale/Lease



OF
CATON
COMMERCIAL
REAL ESTATE GROUP



**CUSHMAN &
WAKEFIELD**



OFFICE/EDUCATION/TRAINING FACILITY

1295 BUTTERFIELD RD. , AURORA, IL 60502



1295 BUTTERFIELD RD. , AURORA, IL 60502
OFFICE/EDUCATION/TRAINING FACILITY



PROPERTY DESCRIPTION

The floor plan includes several classrooms. Close proximity to Aurora's. Great for possible Hotel/Convention Center!

PROPERTY HIGHLIGHTS

- 71,157 sqft w/ Current configuration
- 13.54 Acres
- Working 5,460 sqft Meeting/Assembly/Banquet Facility w/ full kitchen
- Prairie Style Design
- 17 classrooms w/AV
- 22 offices
- First Floor Exec Offices - 27,539 sqft
- Second Floor Offices - 27,026 sqft
- Basement Training Area - 6,400 sqft
- Two Story 70 seat Lecture Hall with AV
- 450 paved parking spaces
- Elevator - 2,500 lb. cap.
- Two-story Industrial/Training space

OFFERING SUMMARY

Sale Price:	\$4,900,000
Lot Size:	13.54 Acres
Building Size:	71,000 SF
Price / SF:	\$69.01

**Brian Dolan, Caton
Commercial, Dolan & Murphy
Team**

**Dan J. Dolan, Caton
Commercial, Dolan & Murphy
Team**

Co-Brokers:

**David Friedland, Cushman &
Wakefield**

**Michael Magliano, Cushman &
Wakefield**

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BRIAN DOLAN
630.801.8800 X102
BDOLAN@CATONCOMMERCIAL.COM

DAN J. DOLAN
630.801.8800 X105
DJDOLAN@CATONCOMMERCIAL.COM



Main Lobby



2nd Floor Lobby



Conference Room



2nd Conference Room



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Ballroom



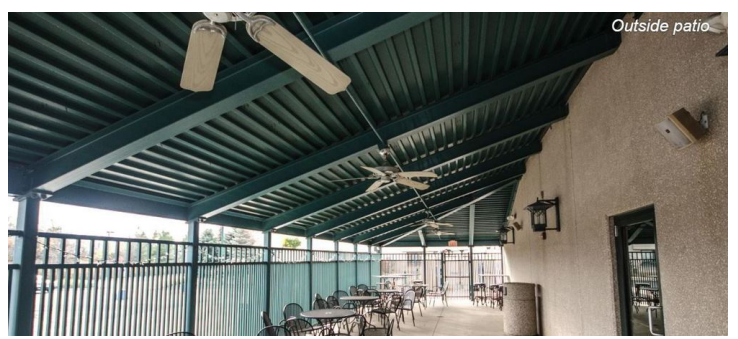
Bar

Ballroom

Bar



Kitchen



Outside patio

Full Kitchen

Outdoor dining area

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Amphitheater



Lunch room

Amphitheater

Lunch Room



Office Space



Library

Library

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Mezzanine

Mezzanine



Aerial View

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LOCATION OVERVIEW

Beautifully designed building fronting Butterfield Rd. (Rt. 56) With easy access to I-88/Farnsworth Interchange.

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