

INTEGRA COMMERCIAL

THE PESOLA GROUP

IDEAL HEADQUARTER OFFICE SPACE FOR LEASE

5,780SF - \$16.00 SF/YR NNN +\$5.50/SF CAM

355 Smoke Tree Plaza Dr., North Aurora, IL 60542



LESS THAN 0.5 MILES FROM I-88

Introducing a fantastic opportunity to lease a spacious and fully-equipped commercial office space perfect for a company's headquarter office! Spanning over 5,780 square feet, this turnkey space built in 2001 and renovated in 2012, features a fully built-out layout and is ready for immediate occupancy. Multiple private offices with windows provide an abundance of natural light, creating a vibrant and inviting atmosphere.

PROPERTY HIGHLIGHTS

- Turnkey Commercial Office Space
- Fully Built Out
- Abundance of Natural Light
- Outdoor Break Area
- Ample Parking
- Multiple Temperature Controlled Data Rooms

JASON PESOLA

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PROPERTY SUMMARY

PROPERTY TYPE:	OFFICE
PROPERTY SUB TYPE:	COMMERCIAL
ZONED:	B-2
SPACE AVAILABLE:	5,780 SF/Divisible



PROPERTY OVERVIEW

Additional amenities include a dedicated reception area, a collaborative meeting/conference room, storage room, kitchenette, breakroom, and two private restrooms. Zoned central heating and cooling, with a separate thermostat for the server room, guarantees optimal temperature control throughout the space.

Step outside to discover a charming grassy park like setting complete with picnic benches—ideal for enjoying a quick break or hosting company BBQs.

Ample parking (45 spaces/4.33 ratio), is available onsite for both employees and clients. Situated in North Aurora near Sullivan Rd & Rt 31, within 0.5 miles to I-88, this prime location ensures connectivity to major transportation routes.

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AURORA ILLINOIS DEMOGRAPHICS

355 SMOKE TREE PLAZA DR., NORTH AURORA, IL 60542

2022 POPULATION
177,866

MEDIAN PROPERTY VALUE
\$208,500

2017-2021 HOUSEHOLDS
61,003

ACCOMMODATION & FOOD SERVICE SALES
281,801
2017

TOTAL RETAIL SALES
\$10,846
PER CAPITA

MEDIAN HOUSEHOLD INCOME
\$79,642
2017 - 2021



<https://www.census.gov/quickfacts/fact/table/auroracityillinois/PST045222>

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