

AVAILABLE FOR LEASE



1 E. BENTON STREET, AURORA, ILLINOIS

- UNIQUE, RENOVATED HISTORICAL BUILDING PROMINENTLY LOCATED
- ROOFTOP DECK WITH VIEW OF THE RIVER
- 5,188 SF OFFICE AVAILABLE FOR LEASE
 - 1,365 SF on 1st Floor
 - 1,300 SF on 2nd Floor
 - 2,523 SF on 3rd Floor

reologie

COMMERCIAL REAL ESTATE ADVISORS

REOLOGIE LLC | 20 N. WACKER DRIVE, SUITE 1200, CHICAGO, IL 60606

ELLEN M. STEINBRECHER

Managing Broker, Principal

312.203.8446 | ellen@reologie.com

SHONNAN L. KOZUCH

Director - Client Services

708.655.7717 | shonnan@reologie.com

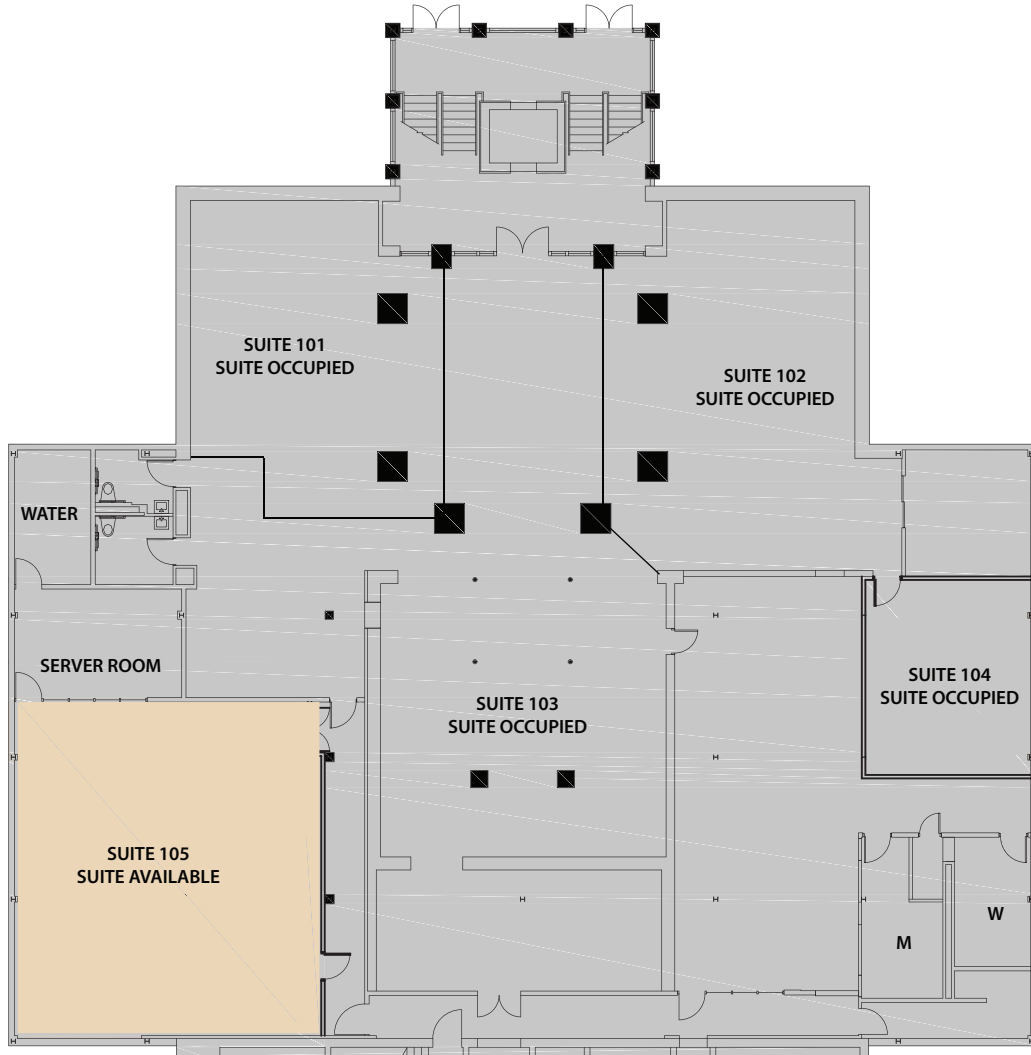
No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease & availability are subject to change/withdrawal without notice.

Building Specifications

- 36,210 SF office building with approximately 5,188 SF available for lease
- 3 stories with elevator
- All new restrooms
- Lower level garage parking for 3-4 cars
- Roof top deck with view of river
- Unparalleled Fiber Ring - 5 sources of fiber at this location:
 - Onlight Aurora – public/private group with the city of Aurora. Handles 911 traffic in Aurora and Naperville. 2 separate connections, each double ended into 2 separate rings at 1 E Benton St.
 - AT&T – fiber connection we currently use as a primary. Central office located across the street.
 - MetroNet – future backup connection. Currently installing in the downtown Aurora area.
 - Comcast – available but not connected
 - Verizon – fiber at the door – not connected to building
- 58kw Solar Panels powering entire building provides 25% reduction to utility costs
- New Boiler 2019
- New Trane compressors 2020



1 E. BENTON STREET, AURORA, ILLINOIS

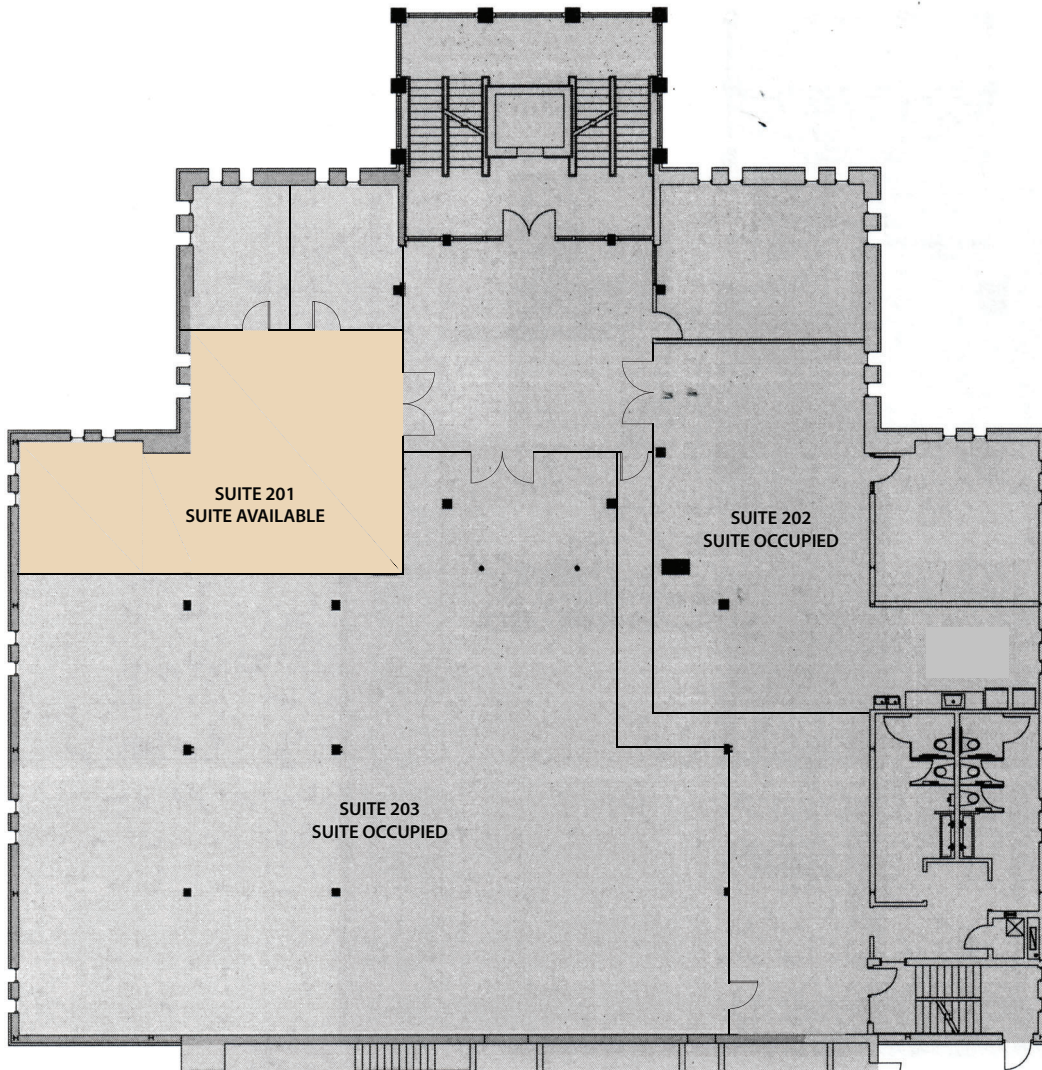


Lower Level

1 Suite: 1,365 SF



1 E. BENTON STREET, AURORA, ILLINOIS

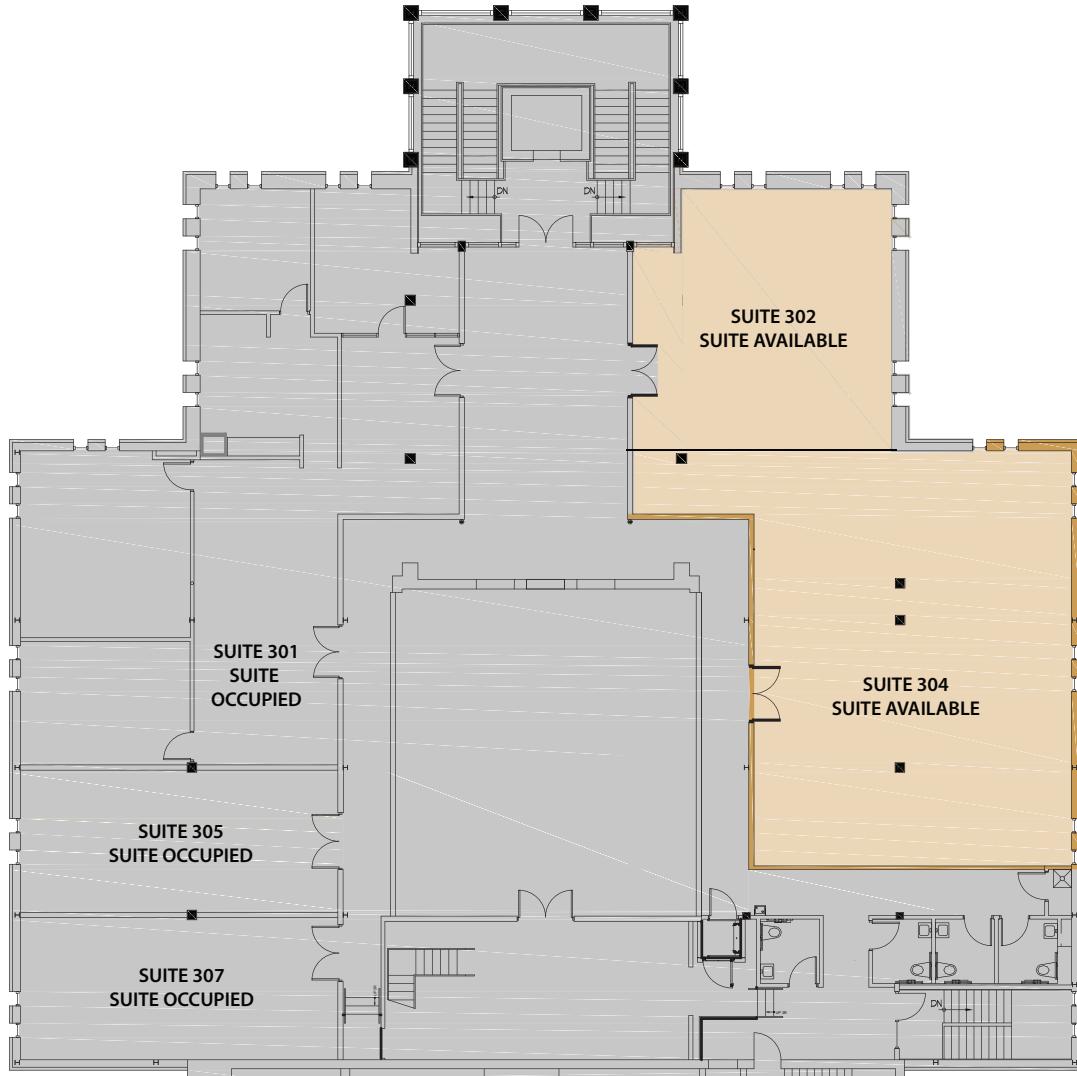


Main Level

1 Suite: 1,300 SF



1 E. BENTON STREET, AURORA, ILLINOIS



Upper Level

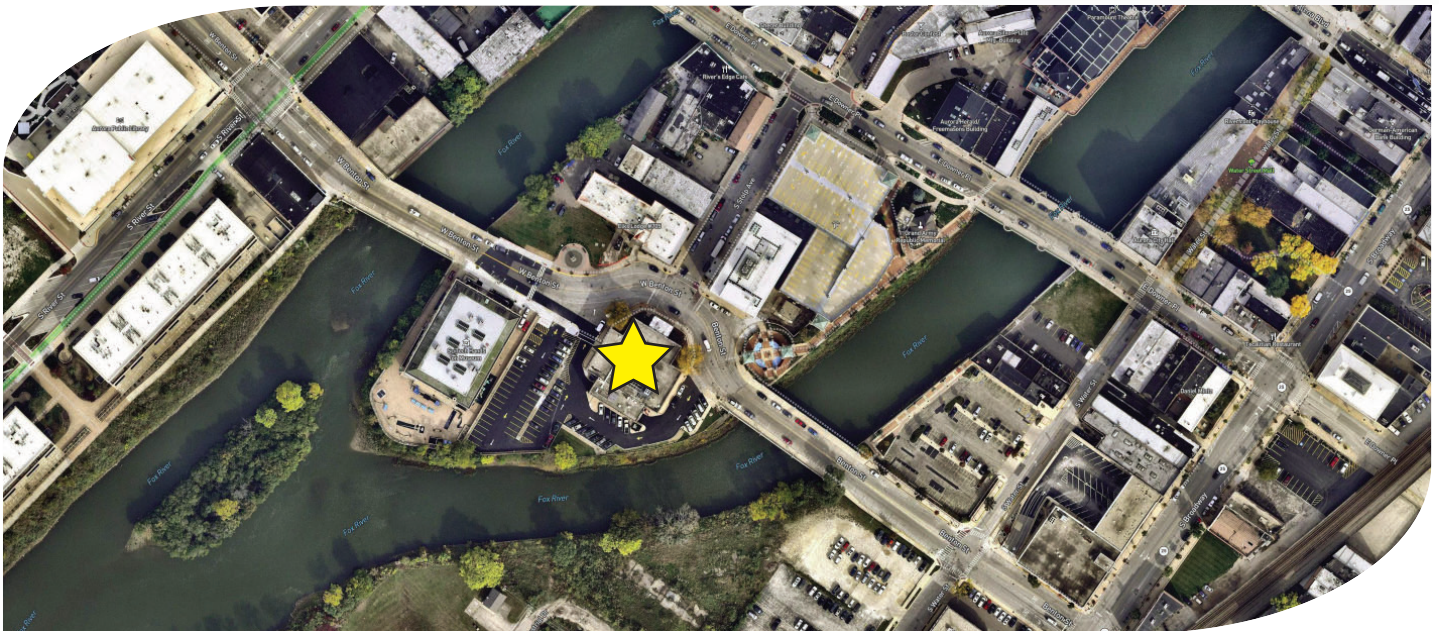
2 Suites: 2,523 SF



Experience the New, Revitalized downtown Aurora

- New pedestrian bridge
- New developments:
 - Paramount School of Arts
- New apartment complexes:
 - Artesan Lofts (19 units)
 - Lofts on Broadway (20 units plus retail)
 - Keystone Building (33 units plus retail)
 - The Hobbs Building (31 units plus retail)

Private rooftop deck with view of the river



COMMERCIAL REAL ESTATE ADVISORS

REOLOGIE LLC | 20 N. WACKER DRIVE, SUITE 1200, CHICAGO, IL 60606

For additional information or to schedule a tour, please contact:

ELLEN M. STEINBRECHER

Managing Broker, Principal

312.203.8446 | ellen@reologie.com

SHONNAN L. KOZUCH

Director - Client Services

708.655.7717 | shonnan@reologie.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease & availability are subject to change/withdrawal without notice.