

21,476 SF

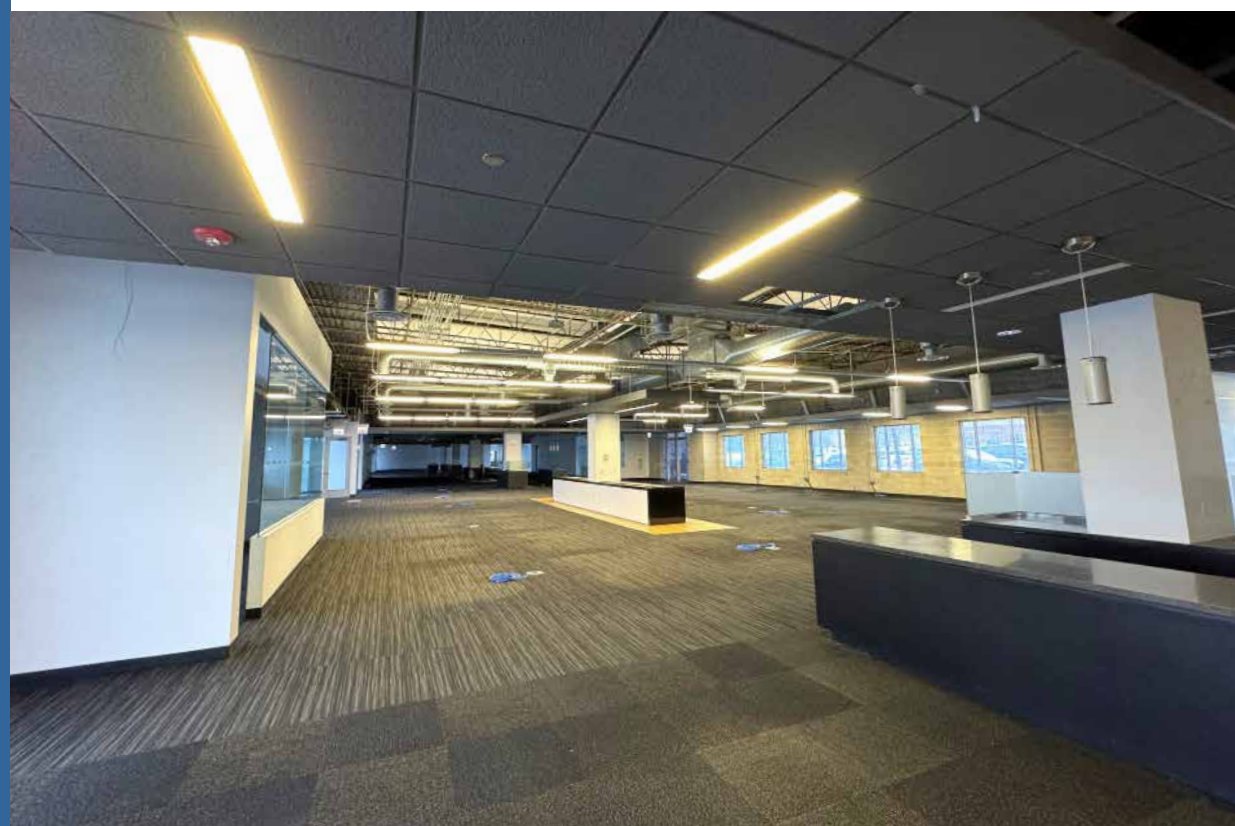
Office Space for Lease / Sale

with Exposed Ceilings and Tech Vibe

Parkway Place at Meridian

4222-4248 Meridian Parkway
Aurora, IL

- » 21,476 SF Modern Office/Flex Building for Sale with 43% Leased
- » 5,000-12,183 SF Available for Lease in Meridian Business Park
- » M-1 Zoning Allowing for Office/Light Industrial Uses
- » 14'5" Clear Height with Options for Overhead Doors/Docks

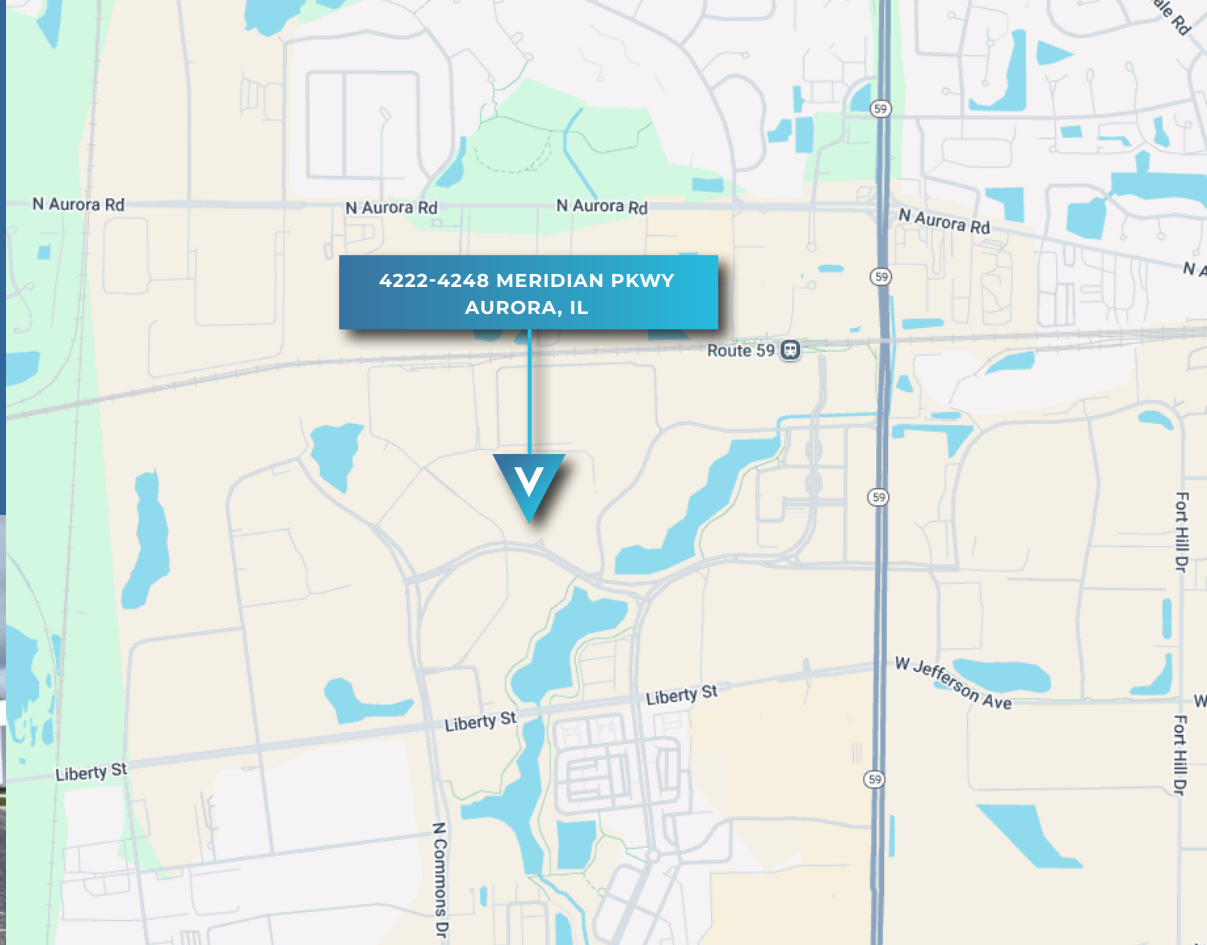


PROPERTY SUMMARY

LEASE RATE	\$12.50 SF/YR (NNN)
AVAILABLE SF	5,000 SF - 12,183 SF
YEAR BUILT	2008
PARKING RATIO	4.0 / 1,000 SF
BUILDING SIZE	45,763 SF
SUBMARKET	WESTERN EAST WEST CORRIDOR
ASKING PRICE	\$3,221,400 (\$150 PSF)

PROPERTY HIGHLIGHTS

- ▶ Direct entrance into suite
- ▶ Tenant controlled HVAC
- ▶ Ample Parking
- ▶ Monument Signage Available
- ▶ Numerous Restaurants in Close Proximity
- ▶ Blocks from Route 59 Metra Station



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