



FOR LEASE

1 SMOKE TREE PLZ,
NORTH AURORA, IL 60542

\$12/SF NNN
+\$5.50/SF CAM

Multiple office suites are available for lease in North Aurora, offering flexible layouts for businesses of varying sizes and workspace needs. Conveniently located just off the I-88 interchange, the property provides excellent accessibility throughout the western suburbs. Each suite offers a functional layout with an opportunity for tenants to update and customize the space to complement their business needs. Shared community restrooms serve all three suites.

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INTEGRA
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1960 Springbrook Square Dr #100
Naperville, IL 60564

1 SMOKE TREE PLZ

PROPERTY HIGHLIGHTS

OFFICE OPTIONS FOR
BUSINESSES OF ALL SIZES

AMPLE ON-SITE PARKING

PROFESSIONAL
OFFICE SETTING

EASY ACCESS TO I-88

MULTIPLE SPACES AVAILABLE
UNDER ONE ROOF

Suite 1A: 1,177 SF

Spacious office suite featuring a large open workspace and two private offices. The open layout provides flexibility for a variety of configurations and offers a great foundation for a tenant looking to personalize the space.

Suite 2A: 467 SF

Ideal for an independent business owner or small business, this suite features one private office and an L-shaped open workspace. Its efficient footprint provides a practical setup with the opportunity to update the space to suit a tenant's individual style and operations.

Suite 3A: 2,005 SF

The largest and most versatile of the three suites, this suite features multiple entrances and a highly flexible, fully connected layout. The main entrance opens to a reception area with an entry closet, four private offices, and a dedicated IT room. A separate entrance provides direct access to a large area ideal for a conference room, collaborative workspace, or cubicle configuration, while two additional entrances offer direct access to two spacious training rooms. All areas are connected internally and can be accessed from within the suite, allowing for seamless flow throughout the entire space. This versatile configuration is especially well-suited for businesses requiring a combination of private offices, meeting rooms, training areas, and open workspace.

PRIME LOCATION RIGHT OFF OF I-88

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AURORA ILLINOIS DEMOGRAPHICS

1 SMOKE TREE PLAZA, NORTH AURORA, IL 60542

2025 POPULATION
181,505

MEDIAN PROPERTY VALUE
\$274,800

2020-2024 HOUSEHOLDS
61,317

ACCOMMODATION & FOOD SERVICE SALES
387,127
2022

TOTAL RETAIL SALES
\$17,557
PER CAPITA

MEDIAN HOUSEHOLD INCOME
\$93,633
2020-2024

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



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