

For Lease

Office/Medical Office At Bloomhaven For Lease

323 Weston Ave , Aurora, IL 60505



Location Description

Bloomhaven is an innovative living community that is located 4 miles from Interstate 88, 4 miles from Ascension Mercy Medical Center and 3.8 miles from Rush Copley Medical Centerpage

Property Highlights

- Available space is white boxed – needing no demolition and with all utility connections onsite and near the available suites
- Neighboring tenants include VNA Healthcare, Bardwell Residences, Weston Bridges, Atreverte Confections and East Aurora School District 131
- Close proximity to public transportation, Fox River, numerous city parks, Downtown Aurora
- Key space attributes include rebuilt historic lobby and corridors, beautiful park-like setting, fitness center, ample parking and an onsite café
- Possible uses include medical, dermatology, Audiology, Autism Therapy, Cardiology, Pulmonology, Dentistry, Surgery Center

Offering Summary

Lease Rate:	Contact Broker
Available SF:	2,000-16,000 SF
Building Size:	209,000 SF
Zoning:	R-5 (S)

Spaces	Lease Rate	Space Size
Suite 220	Contact Broker	16,000 SF
Suite 210	Contact Broker	2,000 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	6,764	37,591	77,171
Total Population	22,043	114,375	227,507
Average HH Income	\$83,129	\$89,302	\$112,546

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VNA Health Care

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4 Miles from I-88/Route 31 Interchange
4 Miles from Ascension Mercy Medical Center
3.8 Miles from Rush Copley Medical Center



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.

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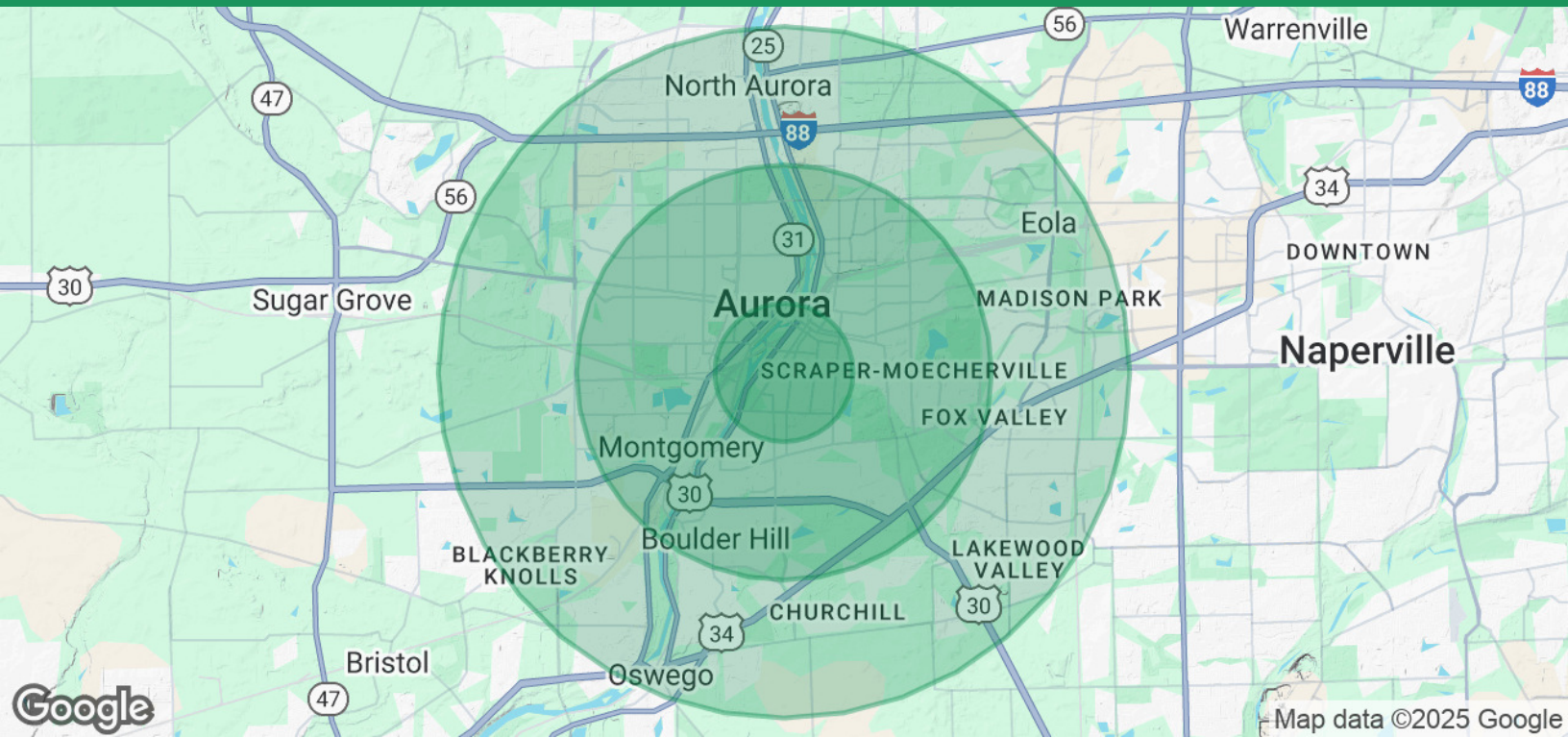
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Population

	1 Mile	3 Miles	5 Miles
Total Population	22,043	114,375	227,507
Average Age	35	36	37
Average Age (Male)	34	36	36
Average Age (Female)	35	37	38

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	6,764	37,591	77,171
# of Persons per HH	3.3	3	2.9
Average HH Income	\$83,129	\$89,302	\$112,546
Average House Value	\$196,751	\$223,472	\$281,493

Demographics data derived from AlphaMap

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