



SUITE 115

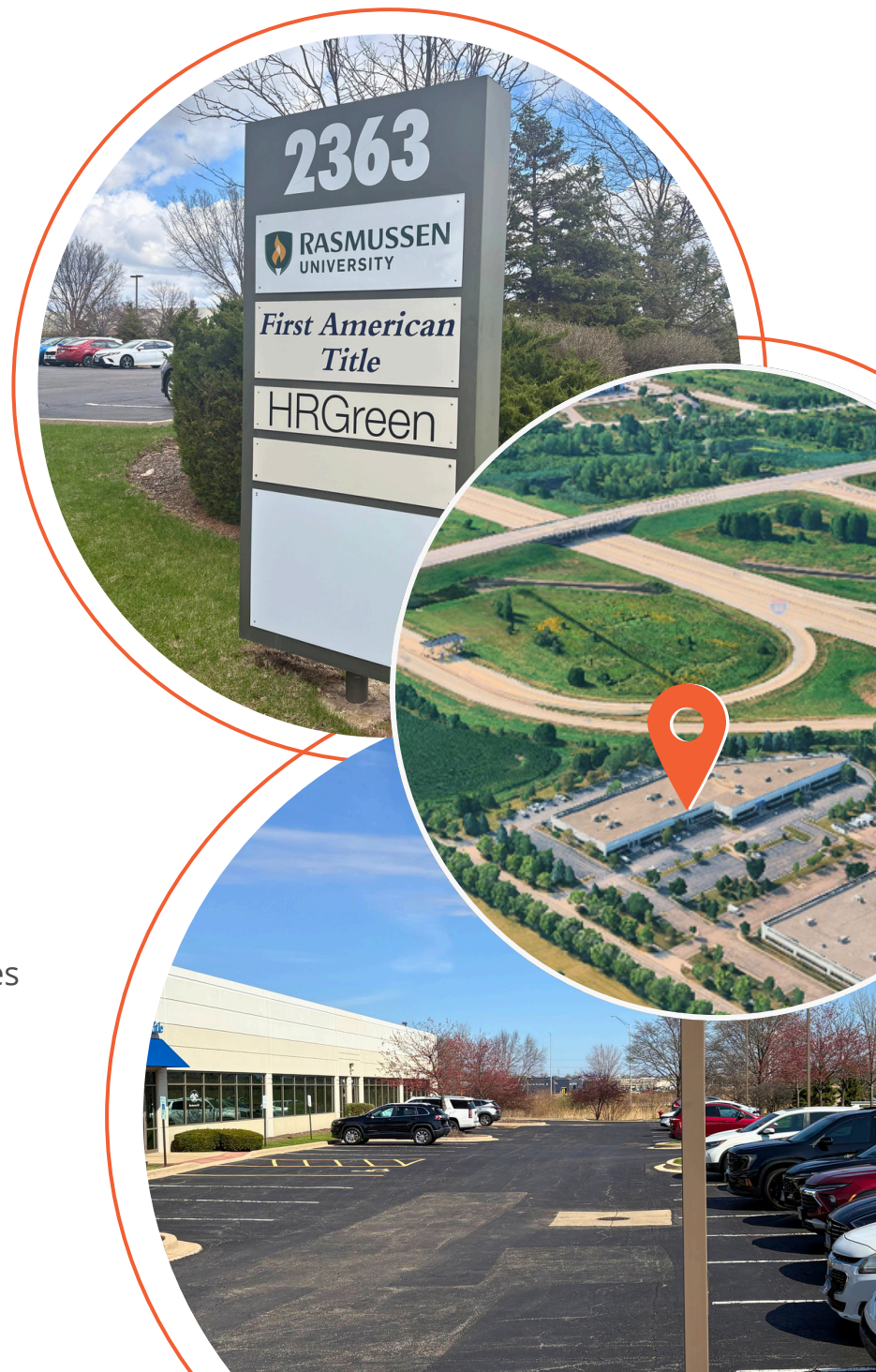
ORCHARD BUSINESS CENTER
2363 Sequoia Drive, Aurora, IL 60506



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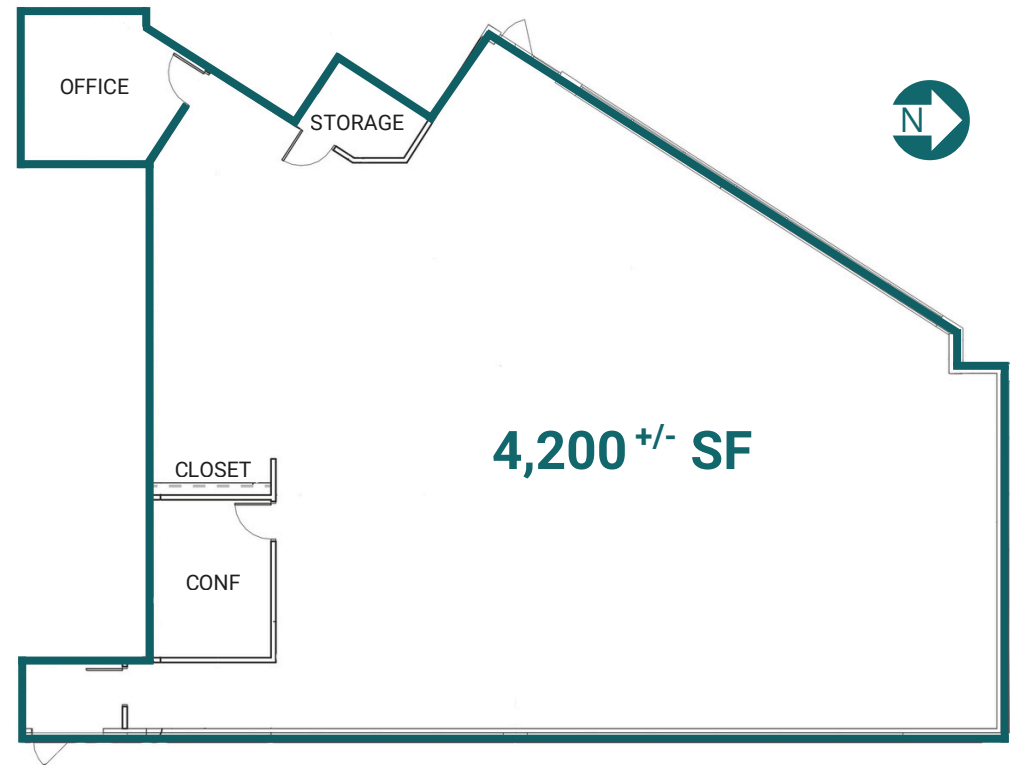
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- » Prime location in Aurora - I88/Orchard Road interchange
- » Abundant parking | 201 surface spaces - ratio: 5.09/1,000 sf
- » Prominent building signage opportunities
- » 24-hour controlled access
- » High visibility at I 88/Orchard Road interchange | 72,200 VPD
- » Situated within the Orchard Business Center
- » Short distance to popular retail, restaurants, and medical offices



SUITE HIGHLIGHTS

Private Office:	1
Conference Room:	1
Storage:	1



- » Large open work area
- » Immediate occupancy



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RENTAL RATE /SF

LEASE TYPE:	NNN
BASE RATE:	\$12.00
REAL ESTATE TAXES: (2026 Budget Est.)	\$4.99
OPERATING EXPENSES: (2026 Budget Est.)	\$2.81
GROSS RATE:	\$19.80*

*In-suite electric, gas, and janitorial paid directly by Tenant.

Information contained herein is subject to verification, modification and withdrawal without notice.

CONTACT

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