



FOR LEASE

MEDICAL/OFFICE SPACE

- ✓ 3 Months Rent Abatement w/ Qualifying Lease
- ✓ Move-in Ready w/ Updated Finishes
- ✓ Monument & Facade Signage Available
- ✓ Controlled Access | Building & Suite
- ✓ Newer Building (2010)
- ✓ Spacious Parking
- ✓ Superior Visibility
- ✓ One Block from Fox Valley Mall
- ✓ Excellent Local Demographics

MEDCOM CENTER

3535 E. New York Street, Aurora, IL 60504

PROPERTY OVERVIEW

MedCom Center, located in Aurora, Illinois, is a two-story, multi-tenant medical and office building spanning 22,000 square feet.

The property is conveniently situated near Fox Valley Mall, offering easy access to dining, shopping, lodging, and entertainment options.

It is also just west of IL Route 59, approximately 1 mile north of IL Route 34, 4 miles south of Interstate 88, and 4.5 miles west of Downtown Naperville.



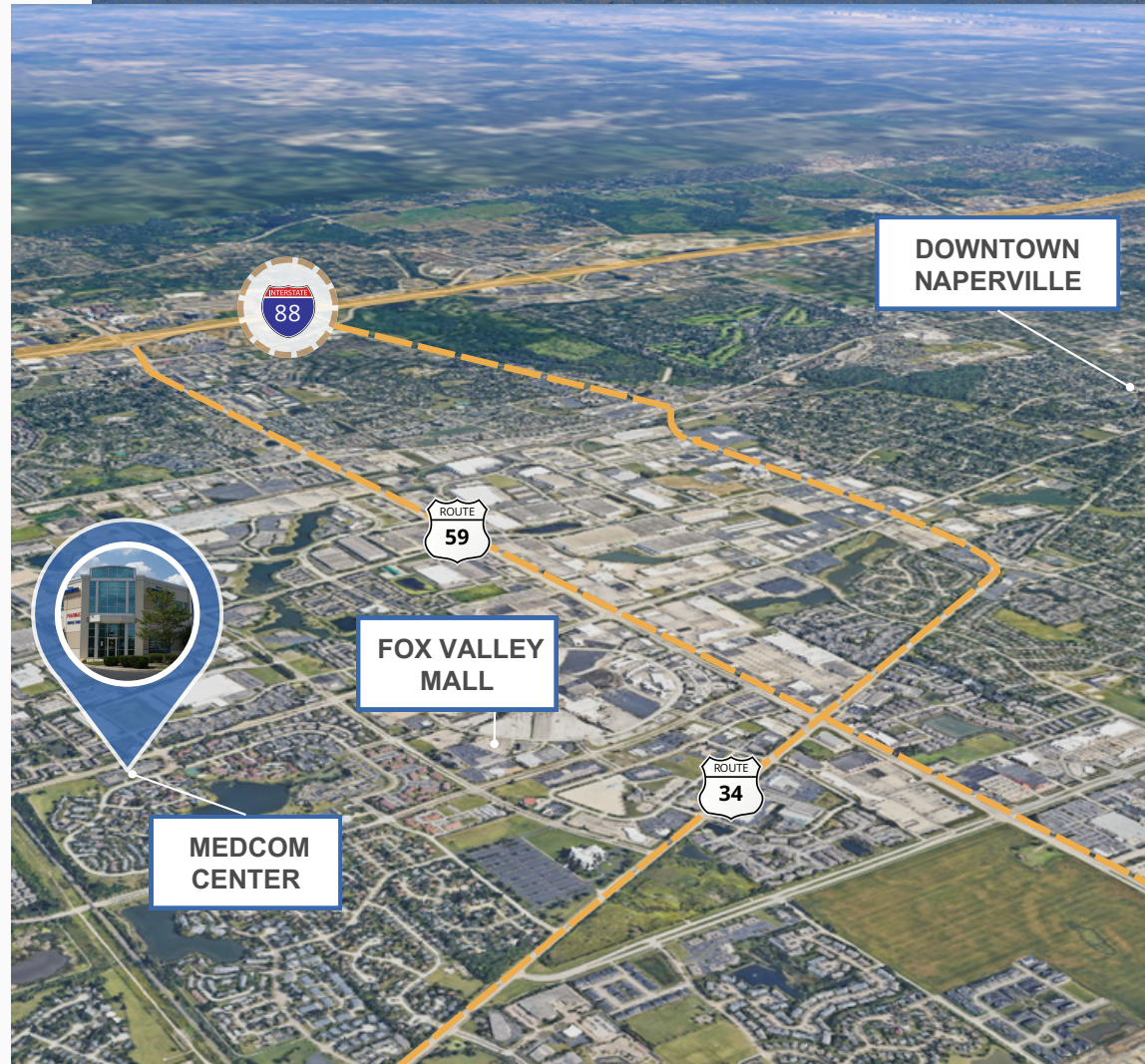
~1 block from Fox Valley Mall



~4 miles to Interstate 88 access



~4.5 miles to Downtown Naperville

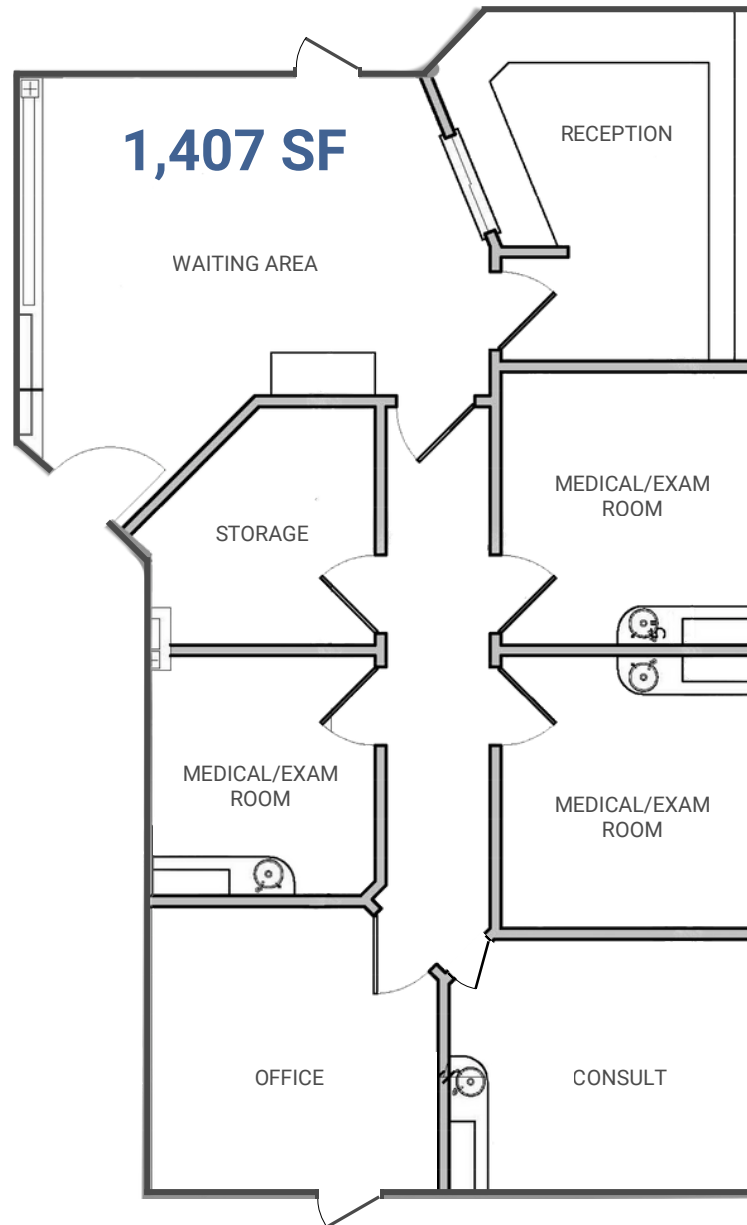


SUITE 116 | FLOOR PLAN

May be combined with Suite 117

3 Months Rent Abatement

With a minimum 3-Year Lease Term

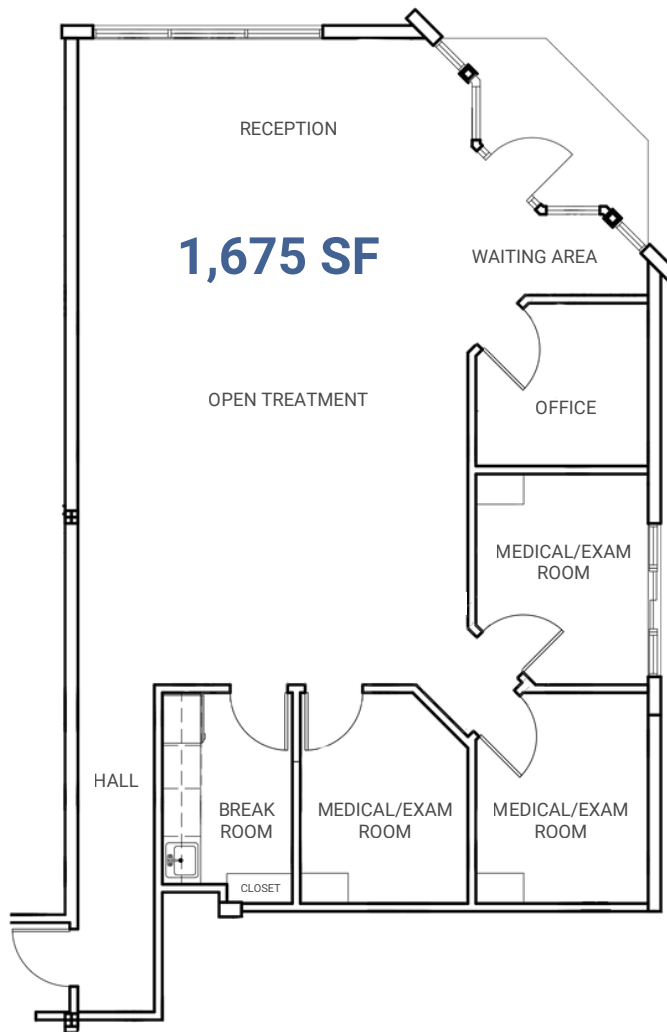


SUITE 117 | FLOOR PLAN

May be combined with Suite 116

3 Months Rent Abatement

With a minimum 3-Year Lease Term



RENTAL RATE /SF

LEASE TYPE: Triple Net Lease (NNN)

BASE RATE: \$18.00 - \$18.50

REAL ESTATE TAXES:
2025 EST. \$2.06

OPERATING EXPENSES:
2025 EST. \$4.45

GROSS RATE: \$24.51 - \$25.01*

*Tenant pays electric, gas, and janitorial.

CONTACT

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

