LOCATED ON MERCY MEDICAL CENTER CAMPUS



Medical Office

Investment & Owner-User Opportunity

1315 N. Highland Avenue | Aurora, IL

VIEW PROPERTY

REQUEST ACCESS

DEAL ROOM & OFFERING MEMORANDUM

SUBURBAN REAL ESTATE SERVICES

1315 N. Highland Avenue | Aurora, IL

THE OPPORTUNITY

1315 N. Highland Avenue offers a unique opportunity to acquire a **29,802-square-foot** medical office building on the **Mercy Medical Center campus** in Aurora, Illinois. The property benefits from its direct proximity to Mercy Medical Center and the **steady activity generated by the surrounding healthcare campus**. Well suited for both investors and medical owner-users, it is positioned within an **established medical district** surrounded by complementary healthcare uses.

The building offers **ample shared parking with Mercy Medical Center** and provides convenient access for physicians, employees, patients, and visitors. Its hospital-campus setting creates an **attractive environment** for physician groups, specialty practices, and healthcare organizations seeking a strategic medical location.

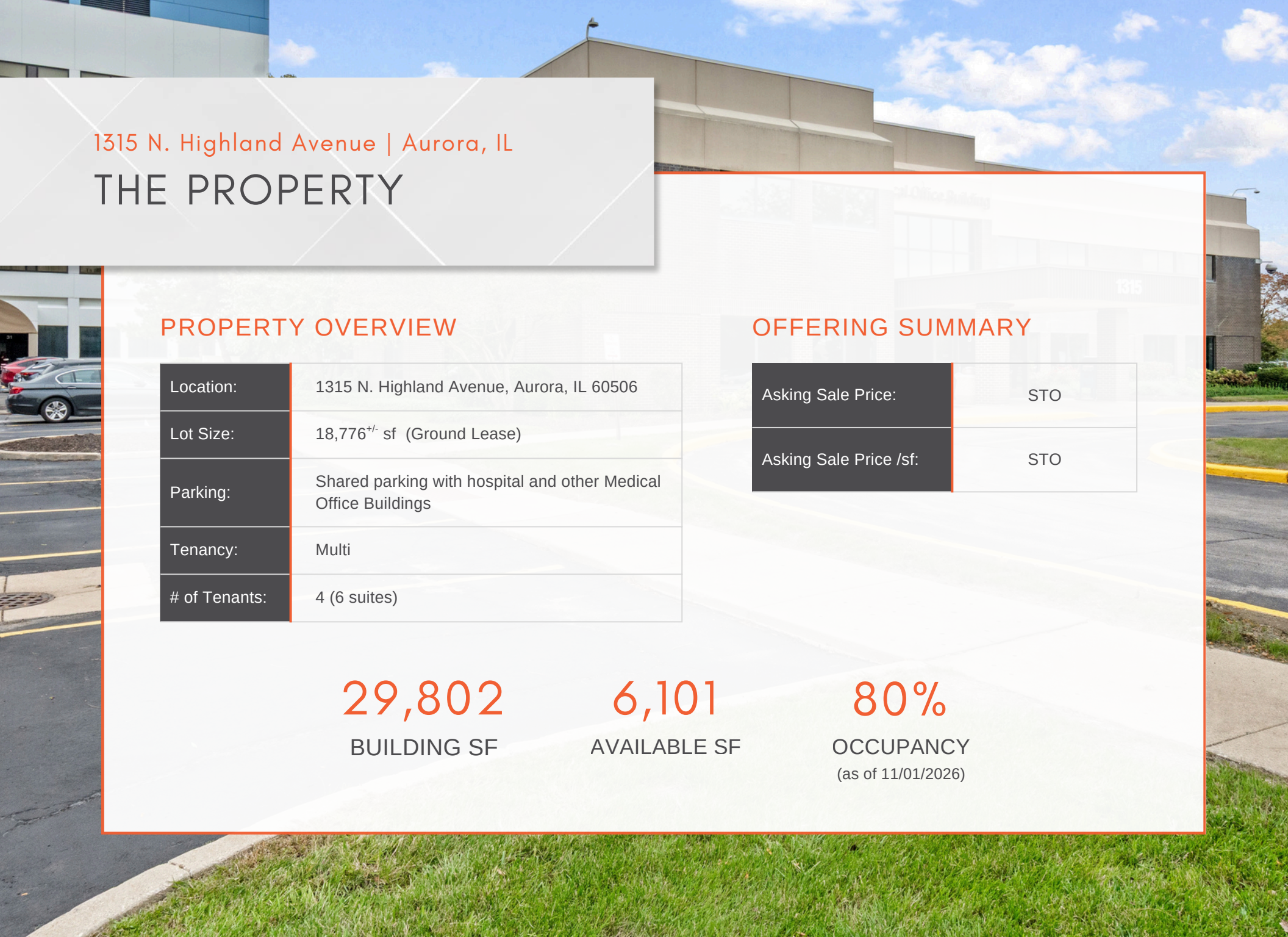
The property offers excellent accessibility and connectivity throughout Aurora and the western suburbs, with the I-88/Route 31 interchange less than one mile away, Pace bus service at the medical campus, and the Aurora Metra station less than two miles from the property. Its combination of medical-campus positioning, strong accessibility, parking, and owner-user flexibility makes 1315 N. Highland a **compelling healthcare real estate opportunity**.

HOSPITAL CAMPUS

MEDICAL DISTRICT

AMPLE PARKING

INTERSTATE ACCESS



1315 N. Highland Avenue | Aurora, IL

THE PROPERTY

PROPERTY OVERVIEW

Location:	1315 N. Highland Avenue, Aurora, IL 60506
Lot Size:	18,776$^{+/-}$ sf (Ground Lease)
Parking:	Shared parking with hospital and other Medical Office Buildings
Tenancy:	Multi
# of Tenants:	4 (6 suites)

OFFERING SUMMARY

Asking Sale Price:	STO
Asking Sale Price /sf:	STO

29,802
BUILDING SF

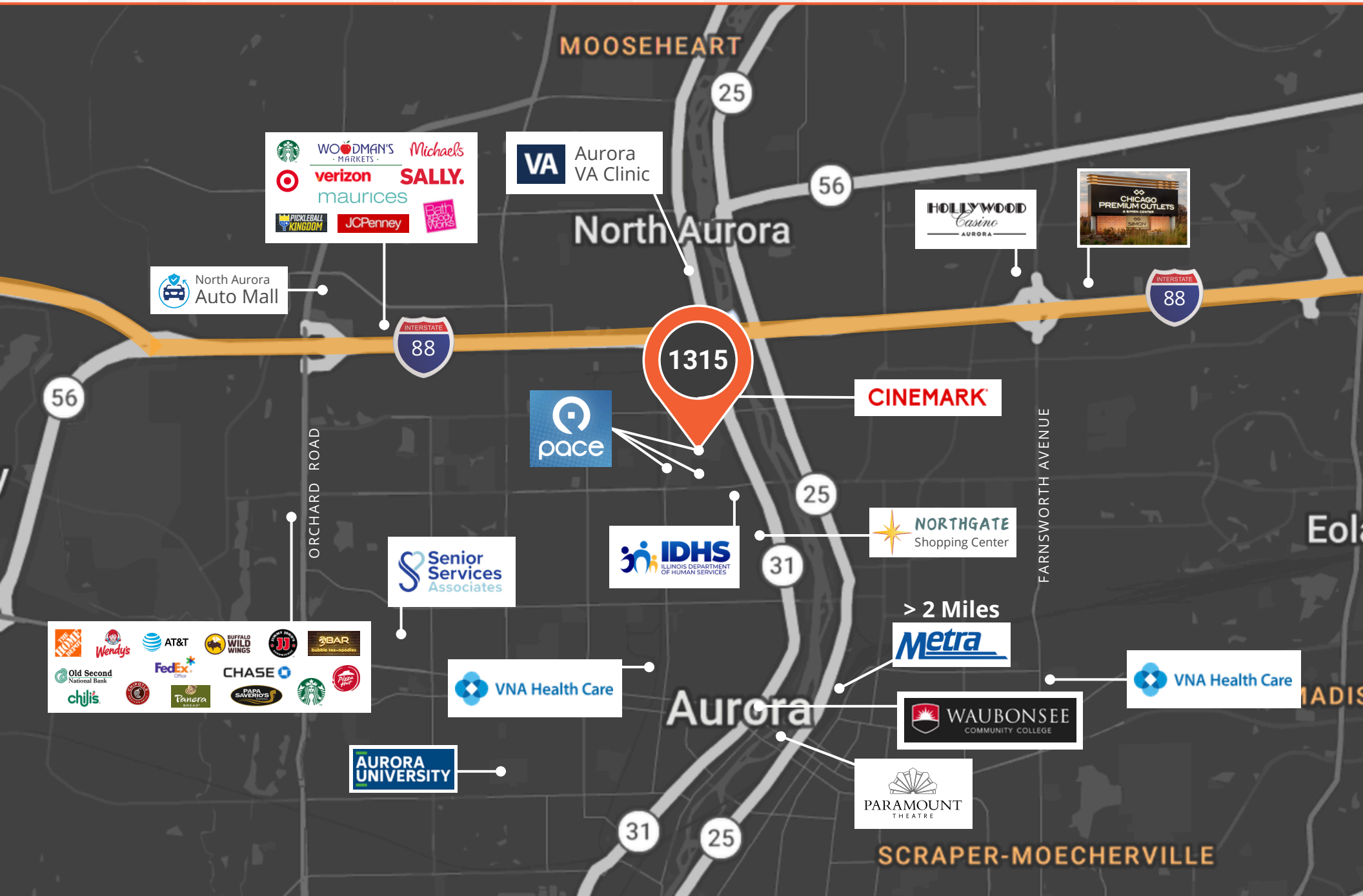
6,101
AVAILABLE SF

80%
OCCUPANCY
(as of 11/01/2026)

SURROUNDING HEALTHCARE ECOSYSTEM



AREA AMENITIES & ACCESS



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