



FOR LEASE

MEDICAL/OFFICE SUITE 118 | 1,226 SF

- ✓ 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-unit medical/office building, spanning 22,000 square feet.

The property is located near Fox Valley Mall, providing convenient access to dining, shopping, lodging, and entertainment.

Additionally, it is situated just west of IL Route 59, ~1 mile north of IL Route 34, ~4 miles south of Interstate 88, and ~4.5 miles west of Downtown Naperville.



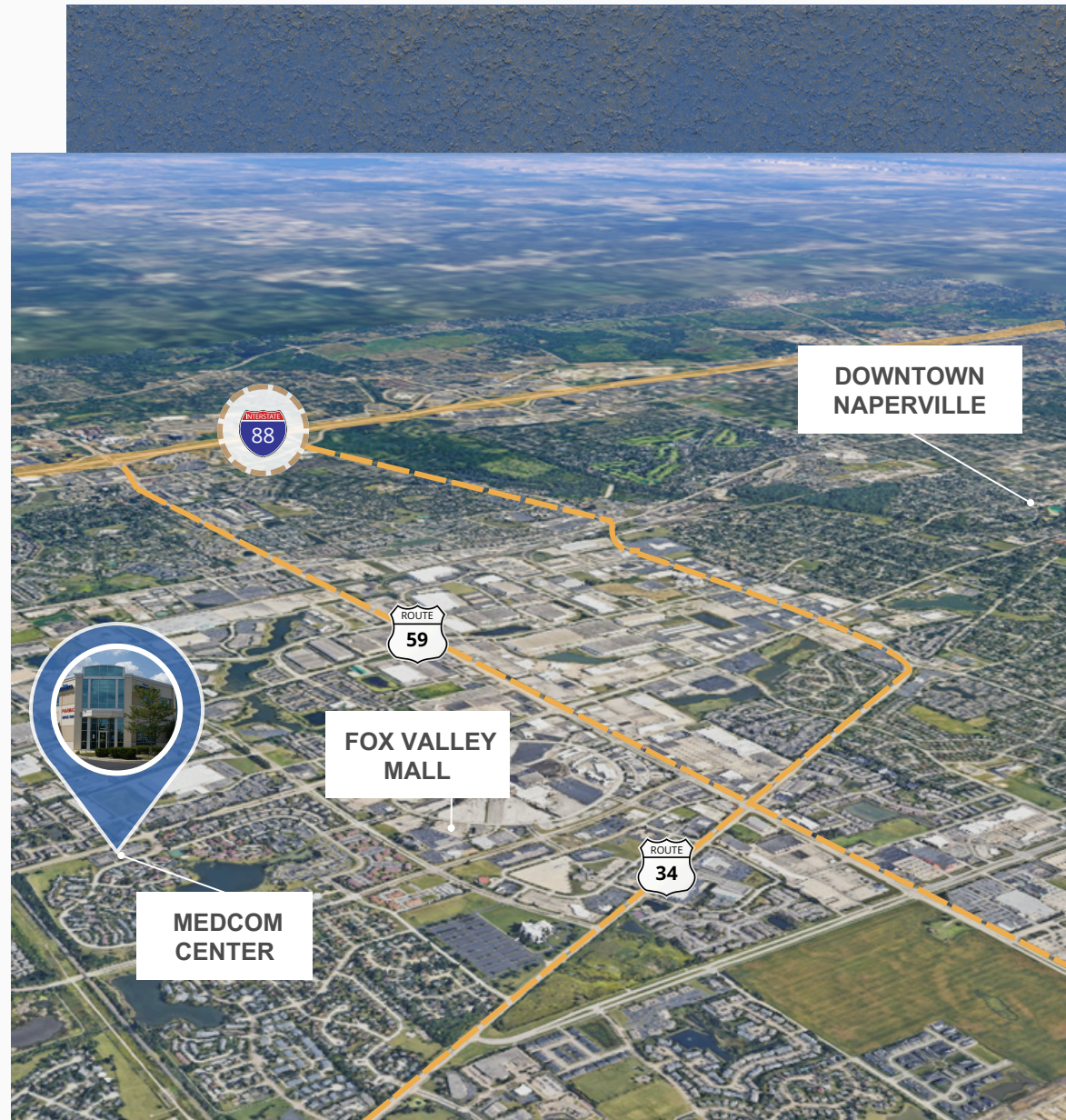
~1 block from Fox Valley Mall



~4 miles to Interstate 88 access

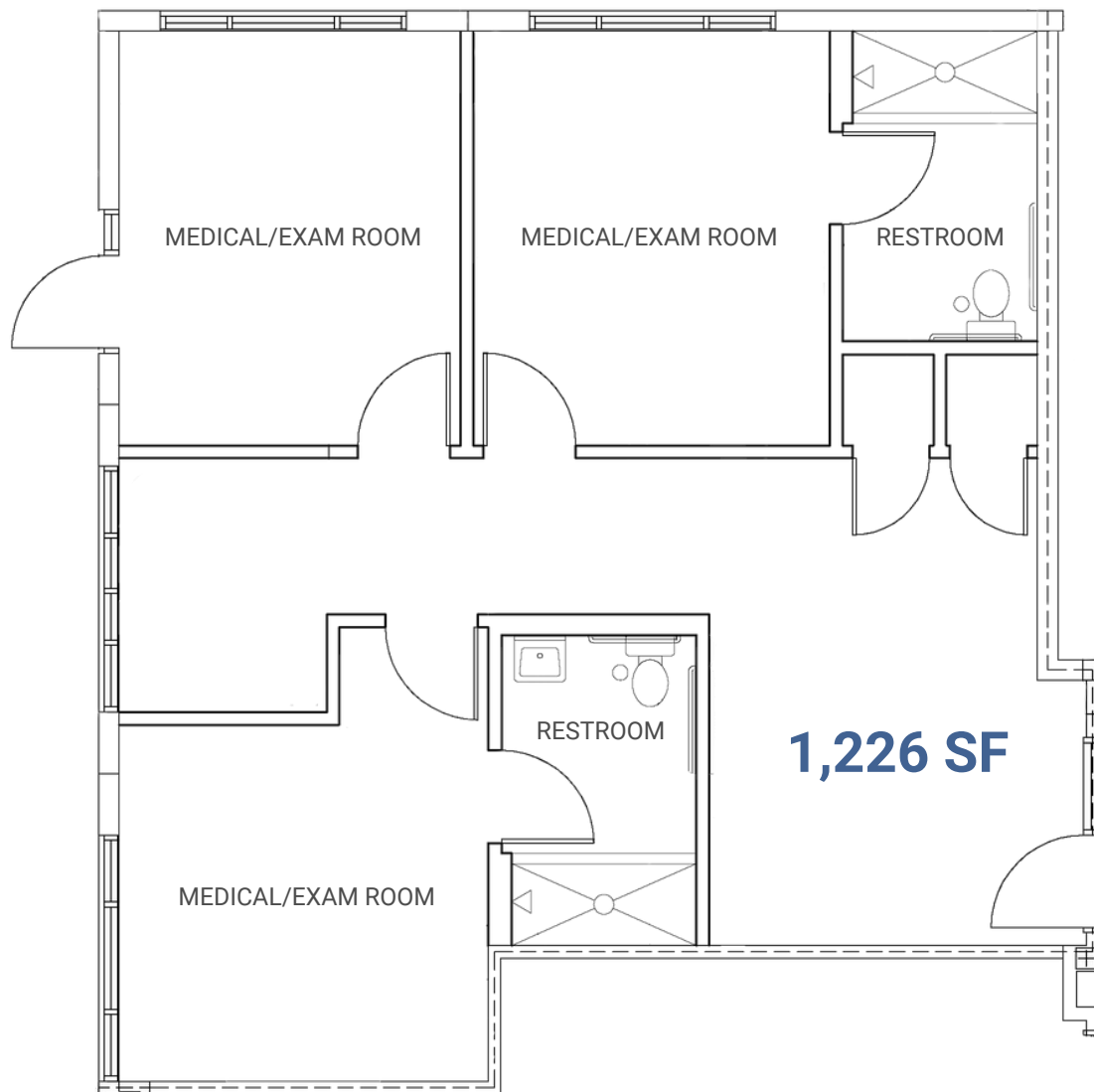


~4.5 miles to Downtown Naperville



SUITE 118 | FLOOR PLAN

Available 08/01/2024



RENTAL RATE /SF

LEASE TYPE: Triple Net Lease (NNN)

BASE RATE: \$17.00

REAL ESTATE TAXES:
2024 EST. \$2.06

OPERATING EXPENSES:
2024 EST. \$4.45

GROSS RATE: \$23.51*

*Tenant pays electric, gas, and janitorial.

CONTACT

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

