

# Limited

MARKET AVAILABILITY

## OFFICE/FLEX SPACE



FARNSWORTH CENTER FOR BUSINESS

1000-1050 Corporate Blvd, Aurora, IL 60505





## AURORA - 1000-1050 CORPORATE BLVD

# Building Highlights

This two-building, multi-tenant flex property sits on a 3.27-acre lot in the highly accessible Aurora I-88 Industrial Corridor. Upgraded with modern finishes and skylights, the property offers excellent functionality with nine drive-in doors and one shared loading dock.

The location provides exceptional access, just a half mile from the I-88 four-way interchange and near the Chicago Premium Outlets and surrounding amenities.

The area is set to see significant new investment with a \$360 million land-based casino and hotel development planned just north of the property, expected to open in 2026 and further enhance the corridor's appeal.



24-Hour Tenant Access



Sprinklered



Ample Parking



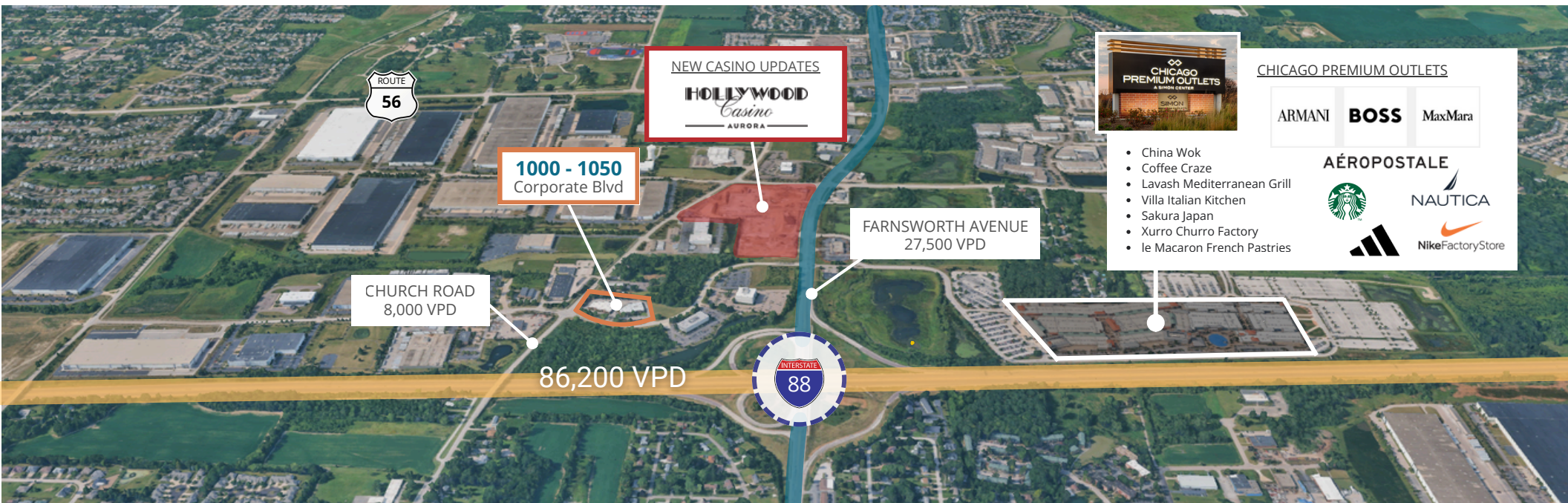
Immediate I-88 Interstate Access



Major Casino Development Set for 2026



Chicago Premium Outlets Amenities



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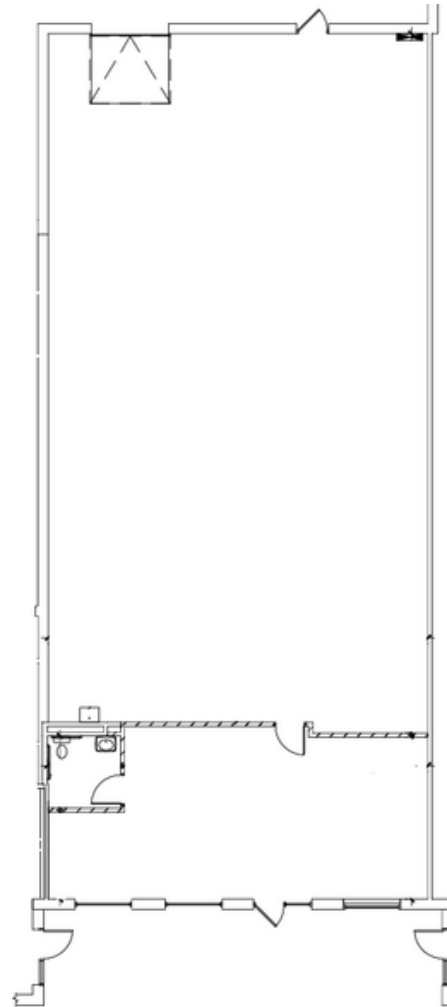
# Unit 1050-B



- ✓ 3,685 Square Foot Flex Space
- ✓ Approximate 15% Office Space
- ✓ 100% Air-Conditioned
- ✓ One (1) Overhead Door (8'x10')
- ✓ Clear Height: 11'3"\* (floor to joists)  
\*Some building systems below the joists.
- ✓ Power: 200A, 120/208V, 3-phase panel



1050 Corporate Blvd



## RENTAL RATE /SF

LEASE TYPE:	Net
BASE RATE:	10.50
REAL ESTATE TAXES: (2025 budget est.)	2.60
OPERATING EXPENSES: (2025 budget est.)	4.55
GROSS RATE:	\$17.65*

\*Tenant pays electric, gas, and in suite janitorial.

## CONTACT:

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