

1,500^{SF}

RETAIL/OFFICE SPACE FOR LEASE



NEW YORK COMMONS

481 N. COMMONS DRIVE, AURORA, IL



SUBURBAN
REAL ESTATE SERVICES



FOX VALLEY MALL

NEW YORK COMMONS

PROPERTY HIGHLIGHTS

- Monument and Facade Signage Available
- Near Fox Valley Mall
- Spacious Parking
- Located at Signalized Intersection, New York St. & Commons Dr.

Rental Rate (per SF)

Lease Type:	Net
Base Rate:	\$12.00
Real Estate Taxes (2026 budget):	2.19
Operating Expenses (2026 budget):	7.54
Gross Rate:	\$21.73*

*Tenant pays electric, gas, and janitorial.



1 block to dining, shopping, lodging, and entertainment at Fox Valley Mall



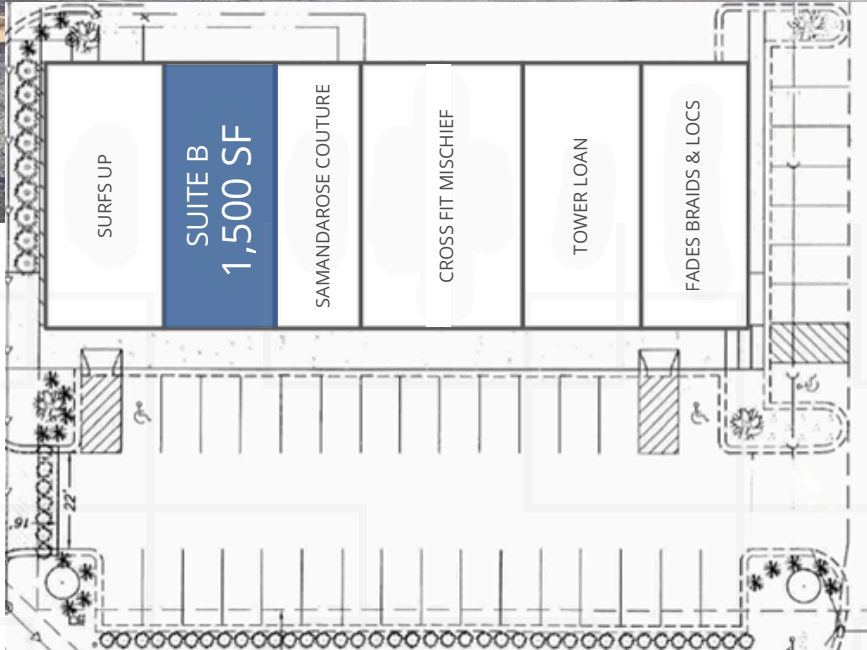
Interstate access:
> five miles to Route 59 access

FOX VALLEY MALL & AREA AMENITIES

- Macy's
- G by Guess
- Brighton
- The Children's Place
- H&M
- Forever 21
- Build-a-Bear Workshop
- Round1
- FunBox
- Tapville Social
- Sushi Mania
- Moo's Express
- Noelli's Cheesecake
- Play N Thrive Club Sports Complex
- Hollywood Palms Cinema
- Plus much more!

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