

1,500 SF

RETAIL/OFFICE SPACE FOR LEASE



NEW YORK COMMONS

481 N. COMMONS DRIVE, AURORA, IL



SUBURBAN
REAL ESTATE SERVICES



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 (2025 est.):	2.14
Operating Expenses (2025 est.):	6.40
Gross Rate:	\$20.54*

*Tenant pays electric, gas, and janitorial.



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



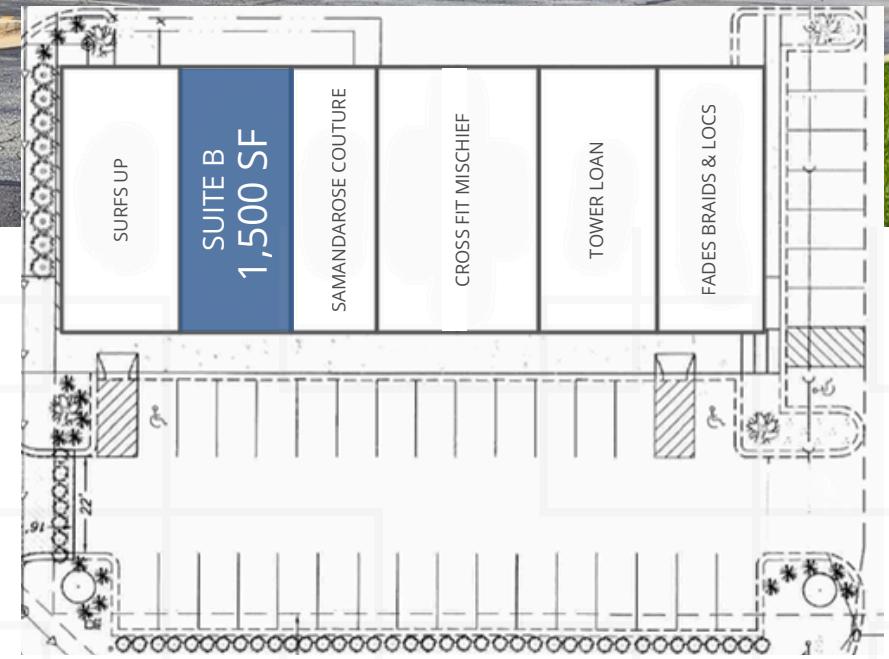
Interstate access:
> five miles to Route 59 access

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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SUBURBAN
REAL ESTATE SERVICES

Inger Britt

Broker

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