



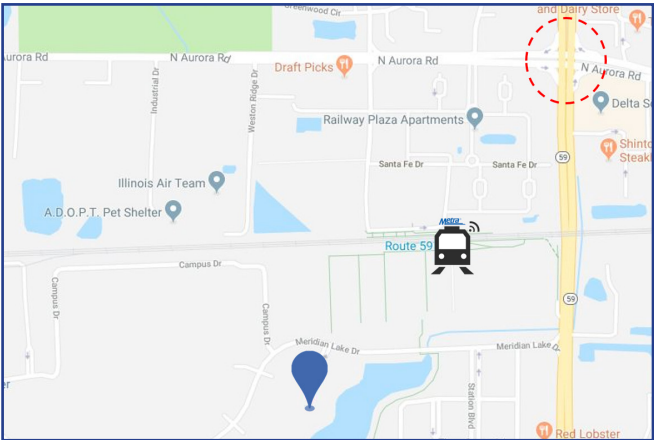
# Building for Lease or Sale

975 Meridian Lakes Dr  
Aurora, IL

## Space Profile

<b>Premises</b>	74,300 SF
<b>Availability</b>	Immediate
<b>Submarket</b>	Western East/West Corridor
<b>Built</b>	2001
<b>Parking</b>	6:1,000 Ratio
<b>Asking Price Purchase</b>	\$5,750,000
<b>Asking Price Rental Rate</b>	\$12.00 psf
<b>Taxes</b>	\$2.78 psf (current)
<b>Operating Expenses</b>	\$5.38 psf (current)

## Map



## Features

- 2 blocks from Route 59 Metra Station
- Emergency generator
- Furniture can be made available
- Full-service cafeteria
- Park-like setting
- 12ft ceilings
- Institutional ownership

## For More Information

**Cresa**  
150 N Wacker Dr  
Suite 2900  
Chicago, IL 60606  
[cresa.com/chicago](http://cresa.com/chicago)



**Mark Montana**  
312.376.4108  
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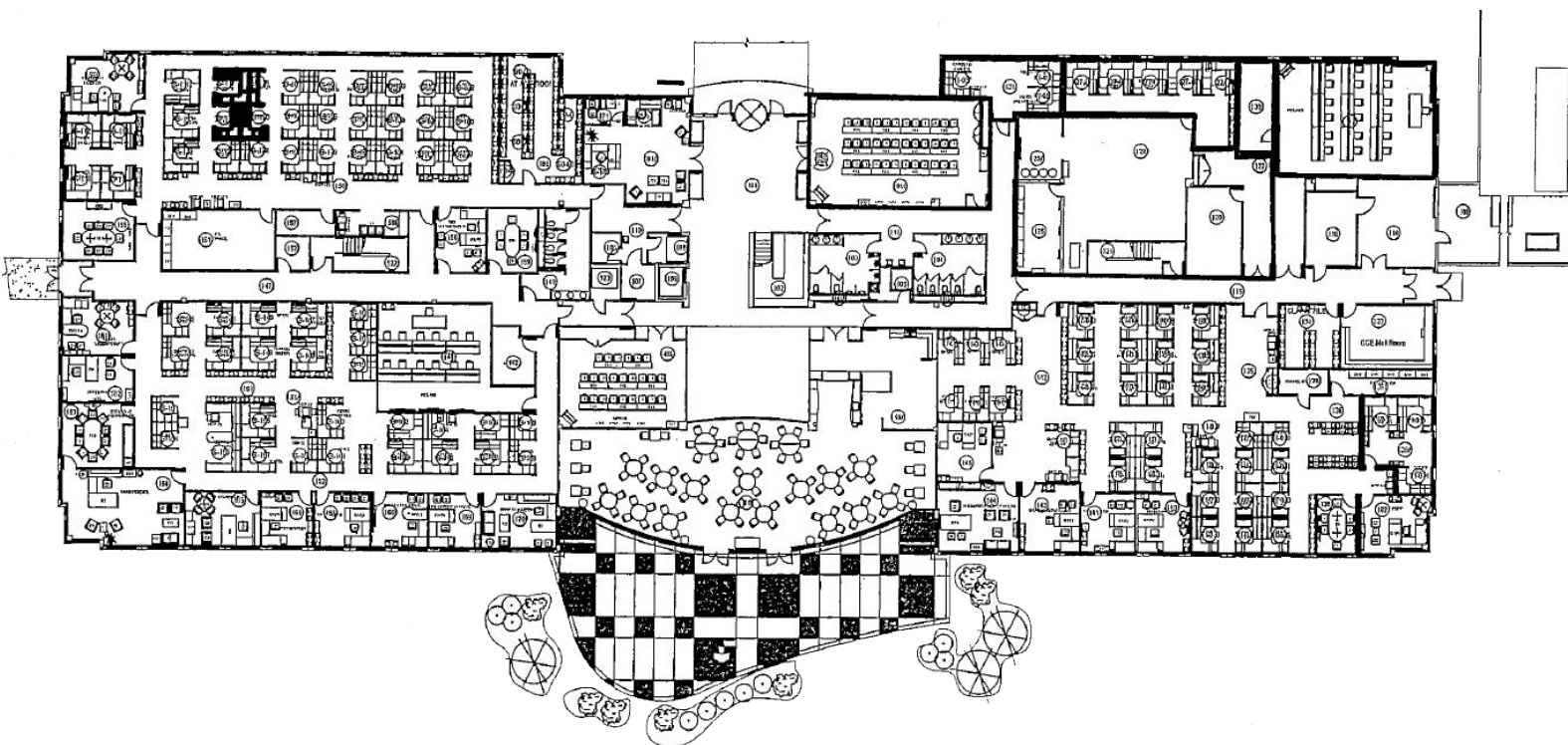
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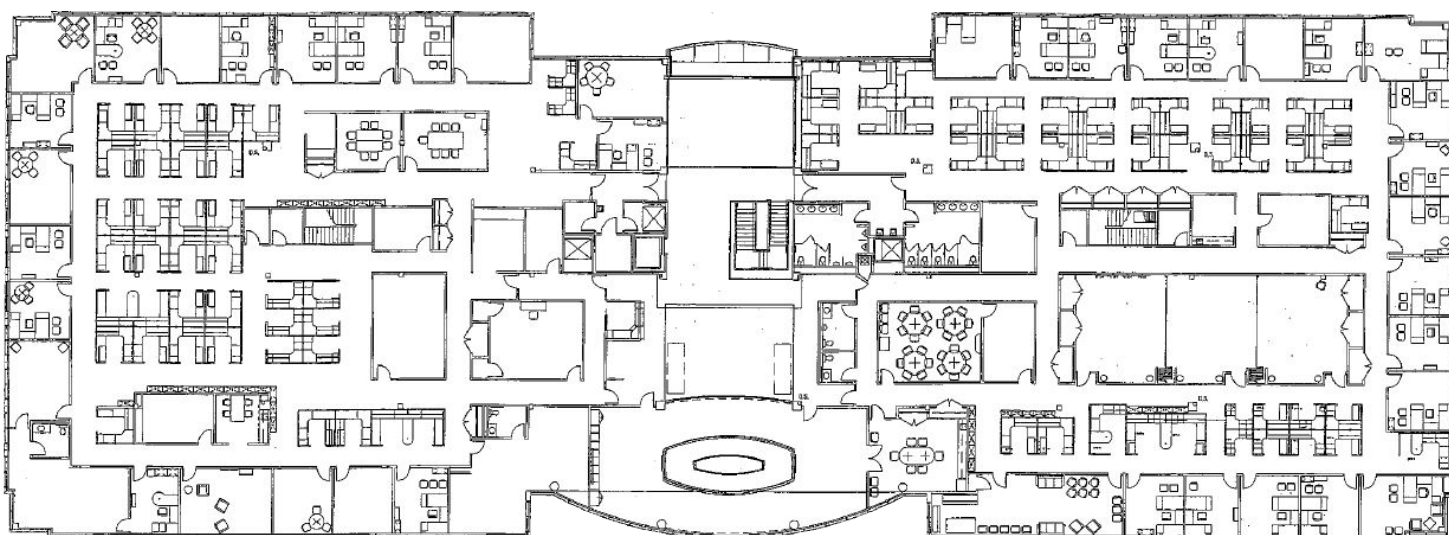


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## 1st Floor



## 2nd Floor

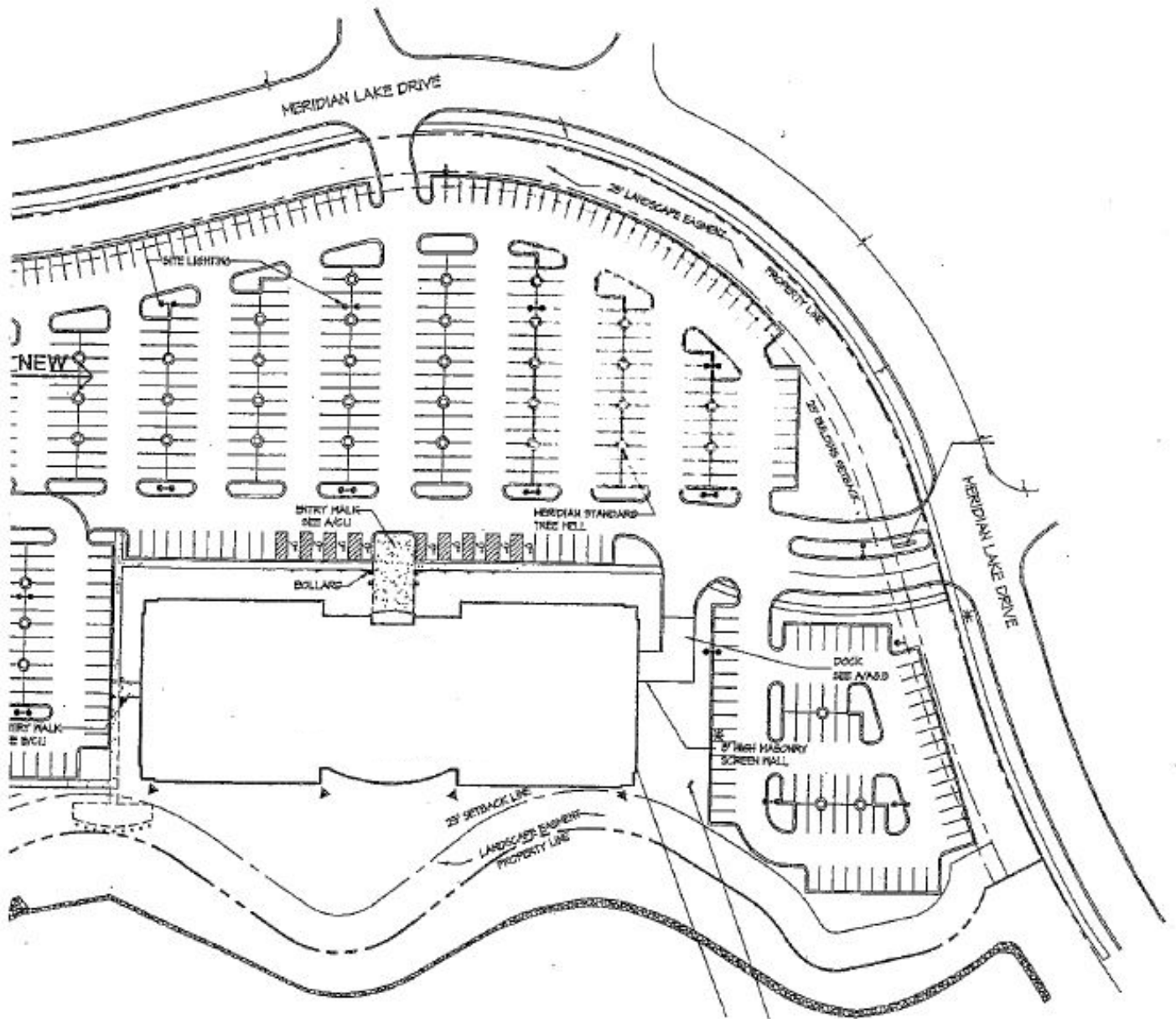


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