

Office Building | For Sale

2245 Sequoia Drive

Aurora, Illinois



2245 Sequoia Drive is a 129,253 SF high image, three-story office building fronting I-88 in Aurora.

PROPERTY FEATURES

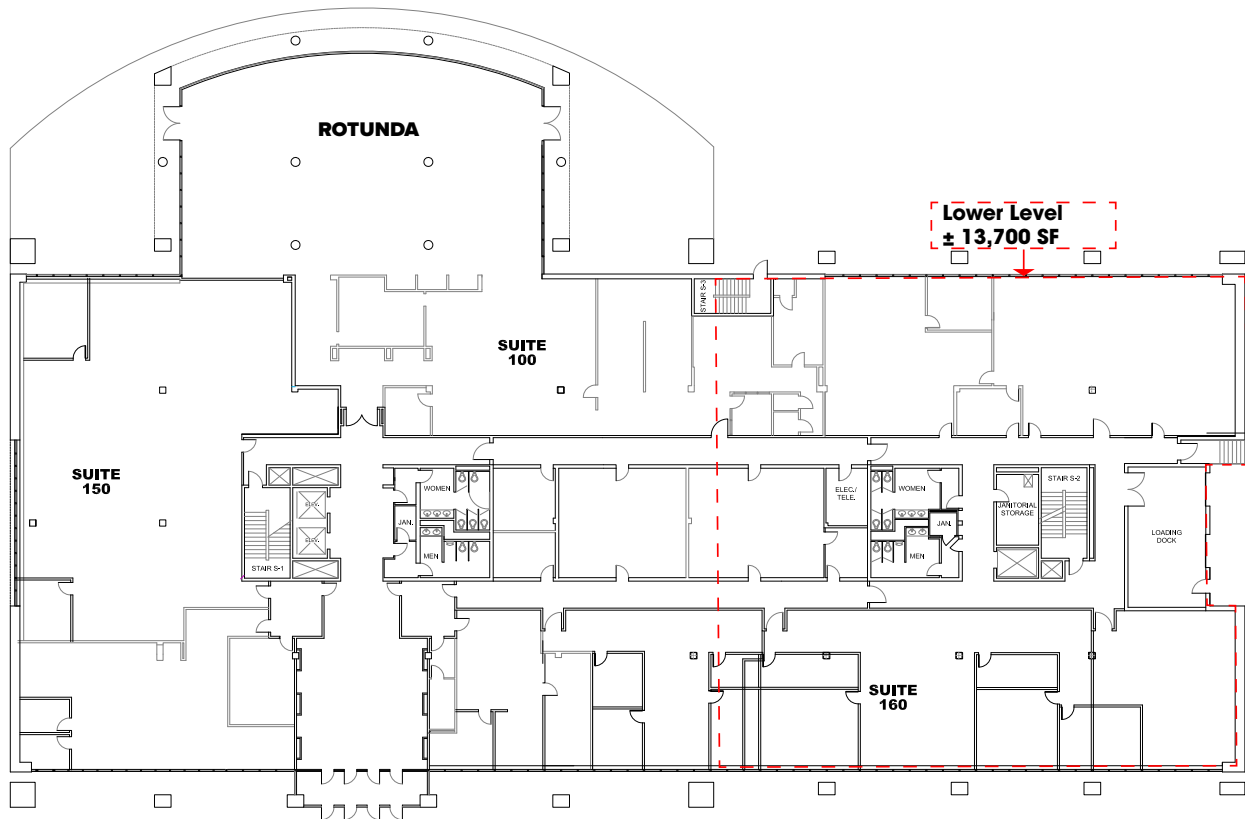
- Excellent East/West Tollway location off of the Orchard Road Interchange
- Low Kane County taxes
- 4.94/1,000 Parking ratio (expandable to 5.8/1,000)
- Large floor plates
- High image 1st Floor Rotunda (Suite 100) with pond views
- “On Building” signage will offer an Owner/User exposure from I-88 to over 24,500,000 million vehicles on an annual basis
- Built in 1989, renovated in 2008
- Zoned Office/Research/Light Industrial (“ORI”)
- Site Size - 12.78 acres (includes extra land)
- The Building features ±13,700 SF of lower level storage space that can be accessed by a service elevator & stairwell
- Clear Height
 - 1st Floor: ±9’5” to the underside of drop ceiling / ± to the deck above
 - 2nd/3rd Floor: ±9’0” to the underside of drop ceiling
- Loading: Two (2) exterior docks
- Power: 2,500A/480V, 3-ph
- Redundant power supply: the building is served by two feeds from two separate ComEd substations.
- Redundant HVAC: Service provided by two separate and redundant HVAC systems
- The building features an under-floor duct system, loading dock and is fully sprinklered
- Adjacent to Advocate Medical Group Outpatient Center
- Pace Bus Stop nearby on Sequoia Dr.

SPACE AVAILABLE NOW - 129,253 SF

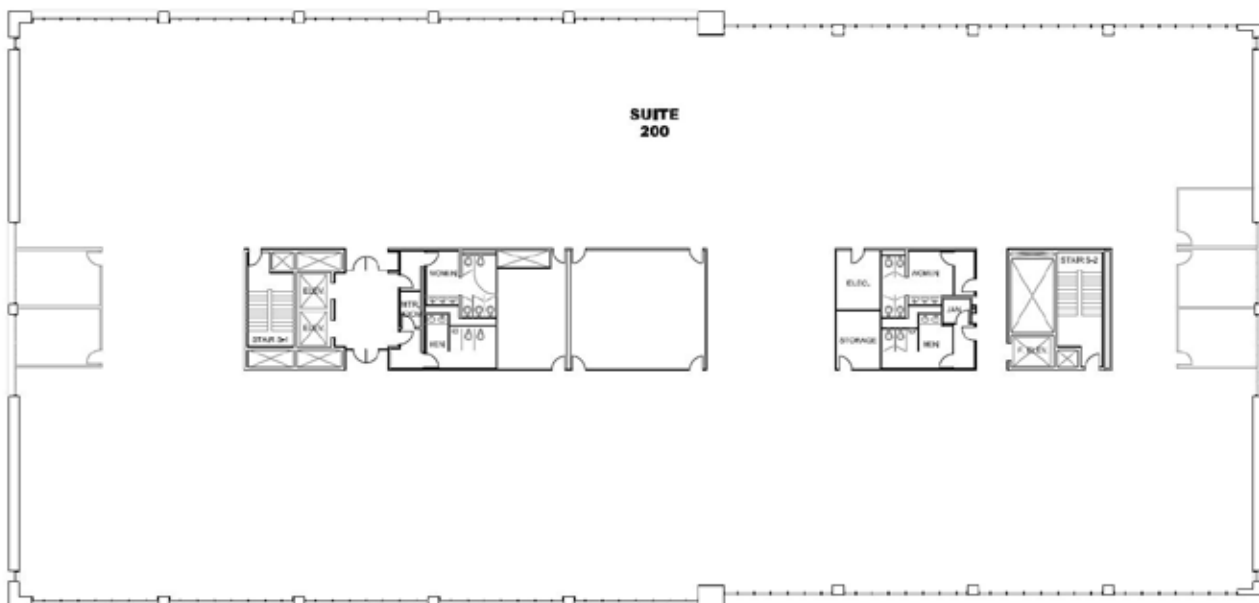
Lower Level - ±13,700 SF (not part of total SF)
1st Floor - 48,413 SF
2nd Floor - 40,420 SF
3rd Floor - 40,420 SF

Floor Plans

1st Floor - 48,413 SF

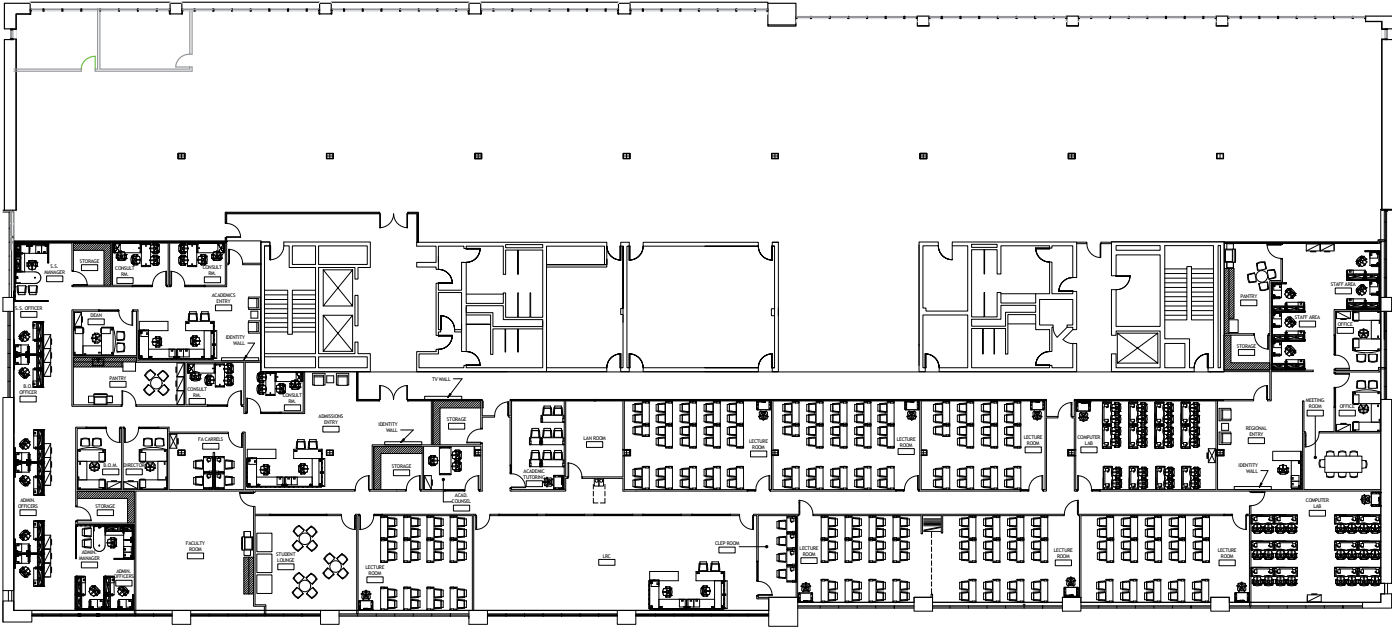


2nd Floor - 40,420 SF



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3rd Floor - 40,420 SF



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