





SUBURBAN
REAL ESTATE SERVICES

2000
W. GALENA

 Old Second


Old Second

AURORA OFFICE SPACE FOR LEASE

Now offering up to **7 months** of Rent Abatement!

5-Year Lease = **7 Months** | 3-Year Lease = **5 Months** | 1-Year Lease = **2 Months**

BUILDING HIGHLIGHTS



Immediate Availability



Secure Elevators & Entryway



Glass Atrium



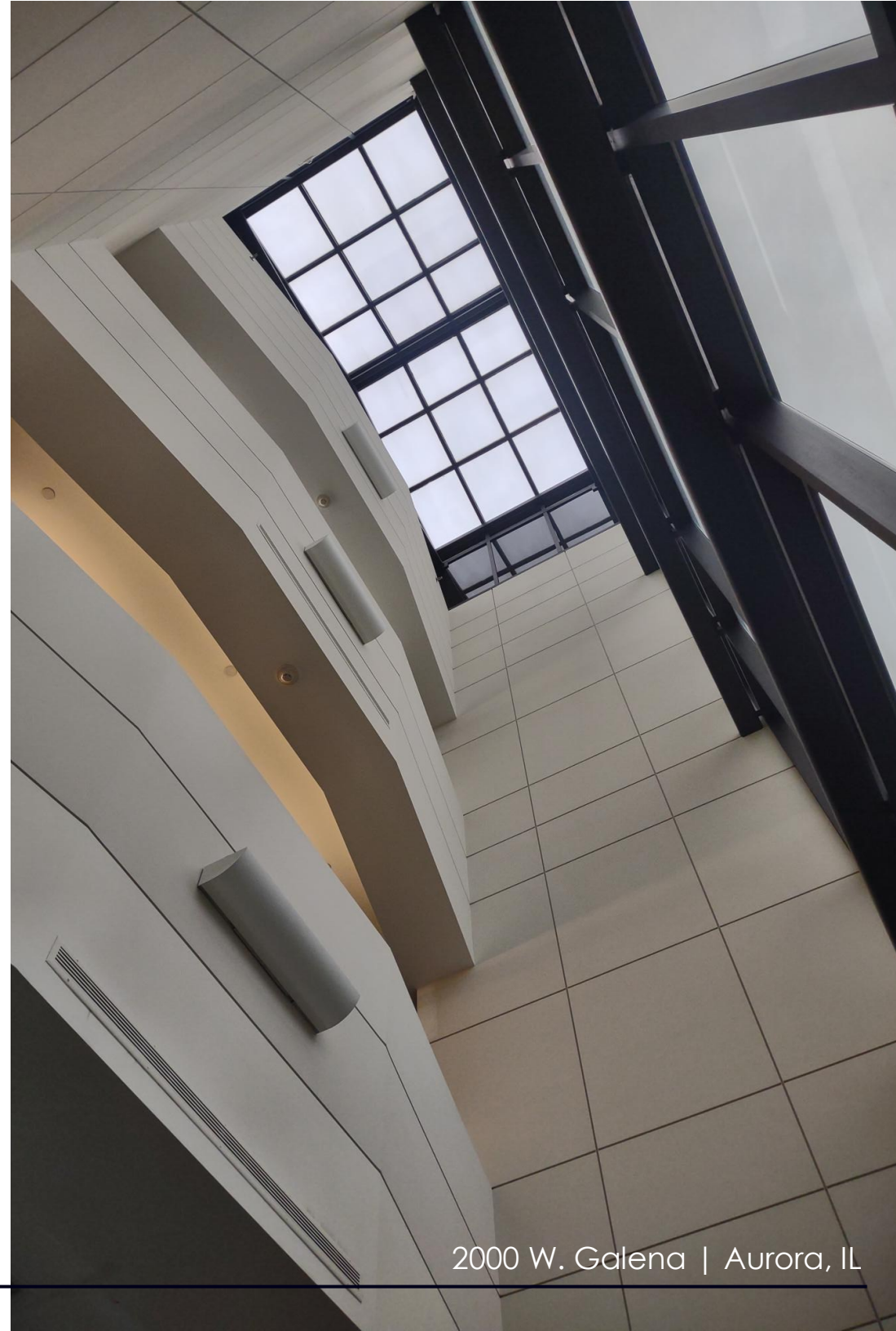
Abundant Parking



Well Maintained & Landscaped



Balcony Views



2000 W. Galena | Aurora, IL

LOCATION HIGHLIGHTS



Monument Signage



Excellent Visibility



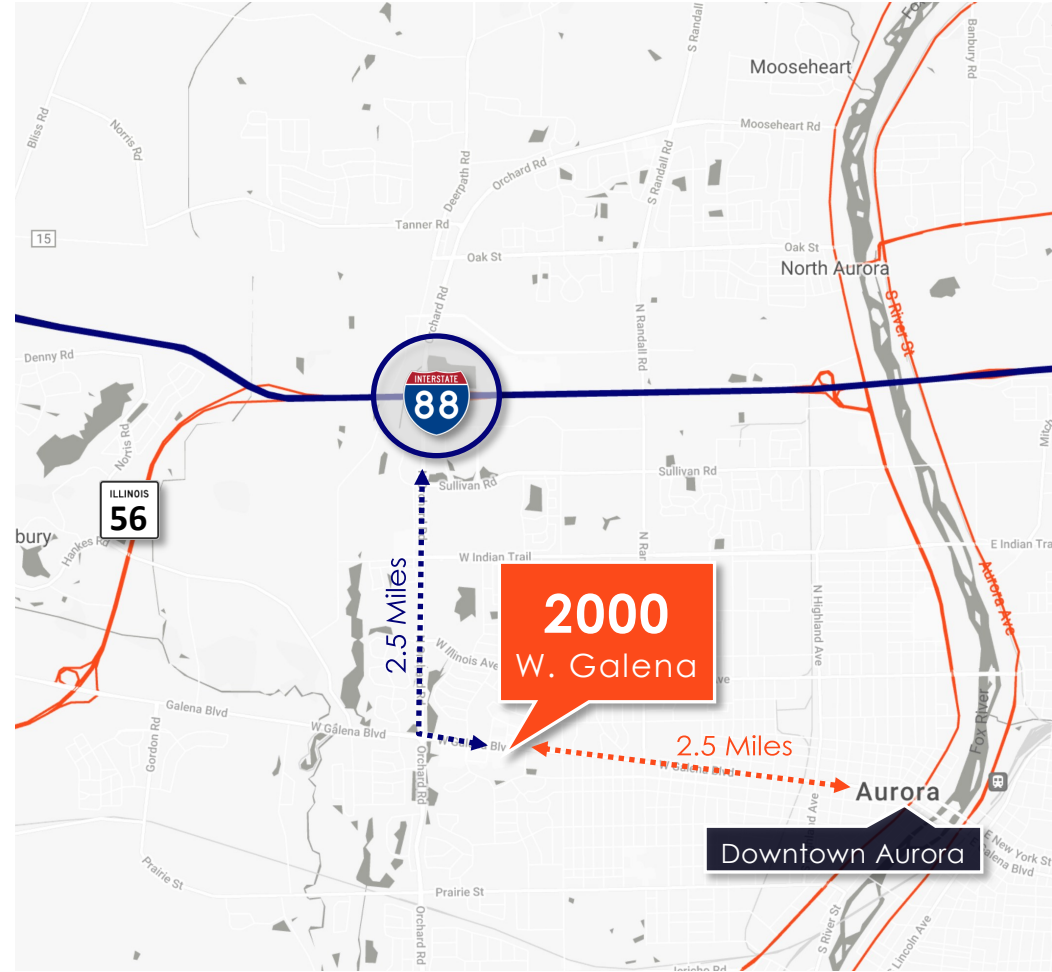
High Traffic Count
Galena Blvd VPD: 10,950



2.5 Miles to Downtown Aurora



2.5 Miles to I-88 Orchard Interchange



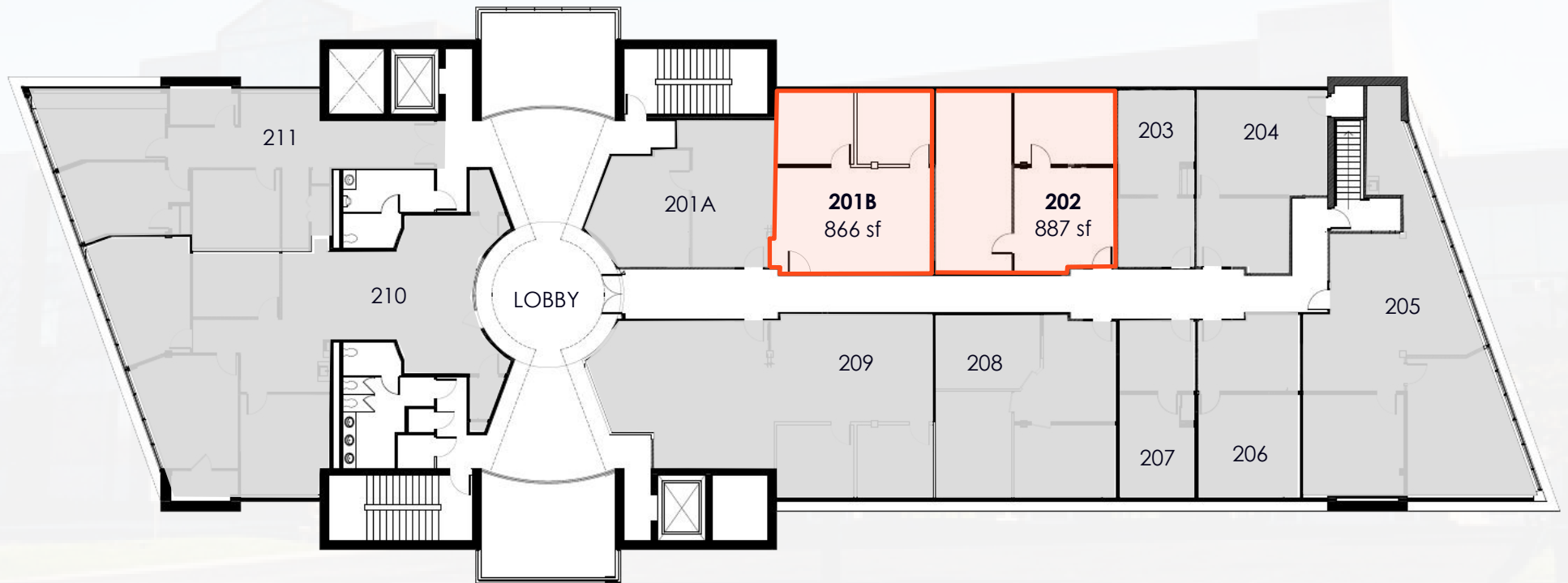
INTERIOR PHOTOS



INTERIOR PHOTOS



SECOND FLOOR | 866 - 1,753 SF



- 5-Year Lease: **7 months** rent abatement
- 3-Year Lease: **5 months** rent abatement
- 1-Year Lease: **2 months** rent abatement

AVAILABLE

Suite 201B	\$19.00 /sf Full Service Gross*
Suite 202	\$19.00 /sf Full Service Gross*

*All utilities are included in rate.



NICK WEIS, CCIM, CIPS,
Broker
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THIRD FLOOR | 1,505 SF



- 5-Year Lease: **7 months** rent abatement
- 3-Year Lease: **5 months** rent abatement
- 1-Year Lease: **2 months** rent abatement

AVAILABLE

Suite 305 \$21.00 /sf Full Service Gross*

*All utilities are included in rate.



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