



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



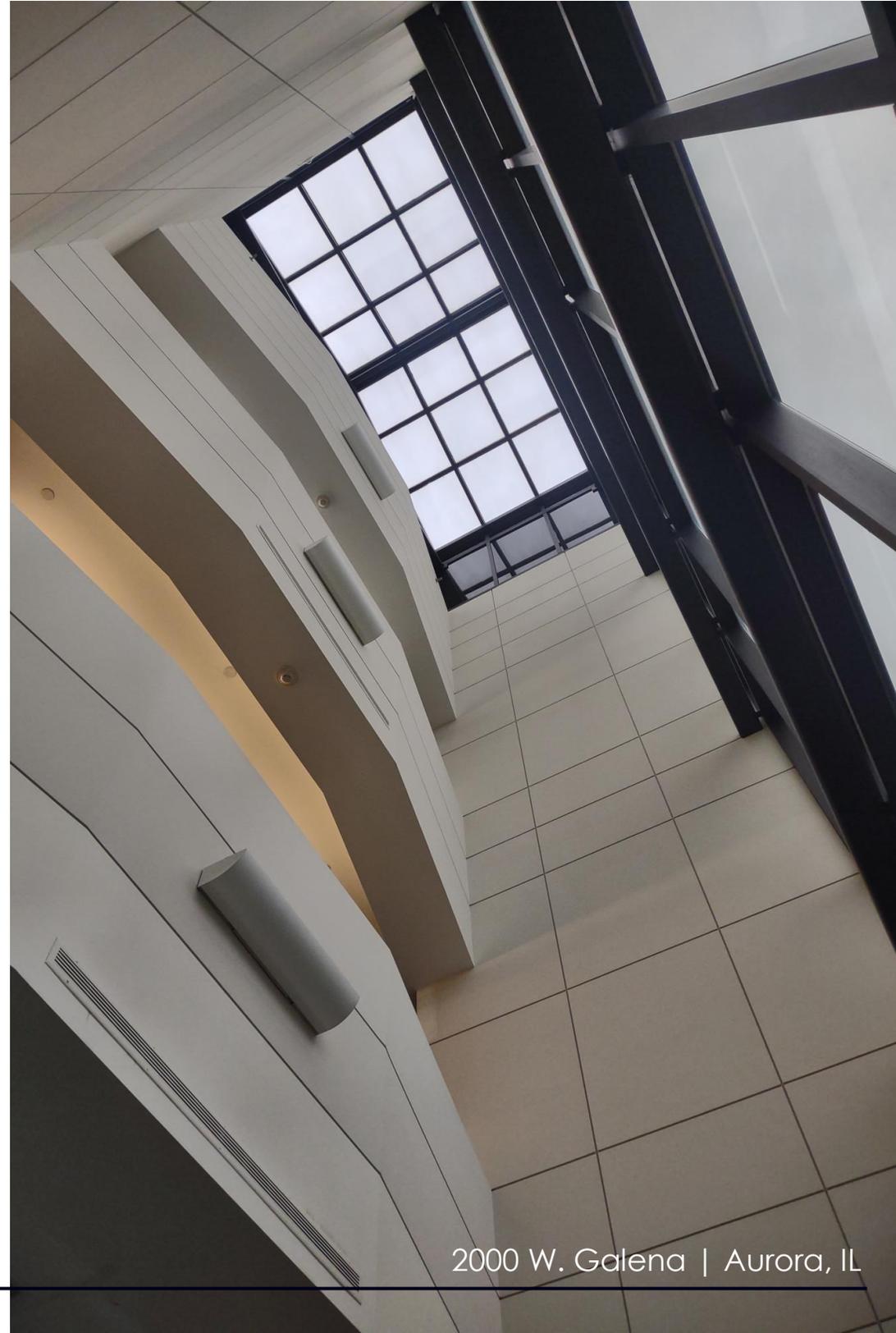
Abundant Parking



Well Maintained & Landscaped



Balcony Views



2000 W. Galena | Aurora, IL

# LOCATION HIGHLIGHTS



Monument Signage



Excellent Visibility



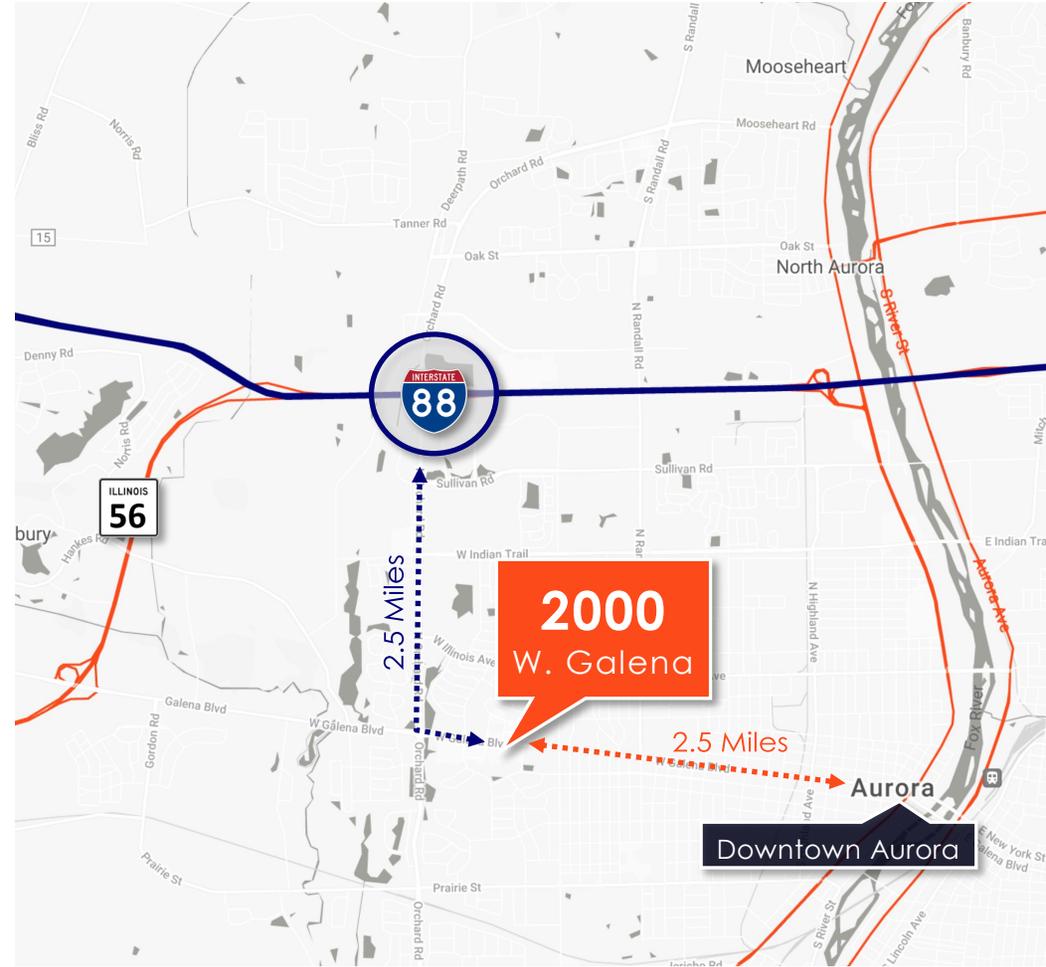
High Traffic Count  
Galena Blvd VPD: 10,950



2.5 Miles to Downtown Aurora



2.5 Miles to I-88 Orchard Interchange



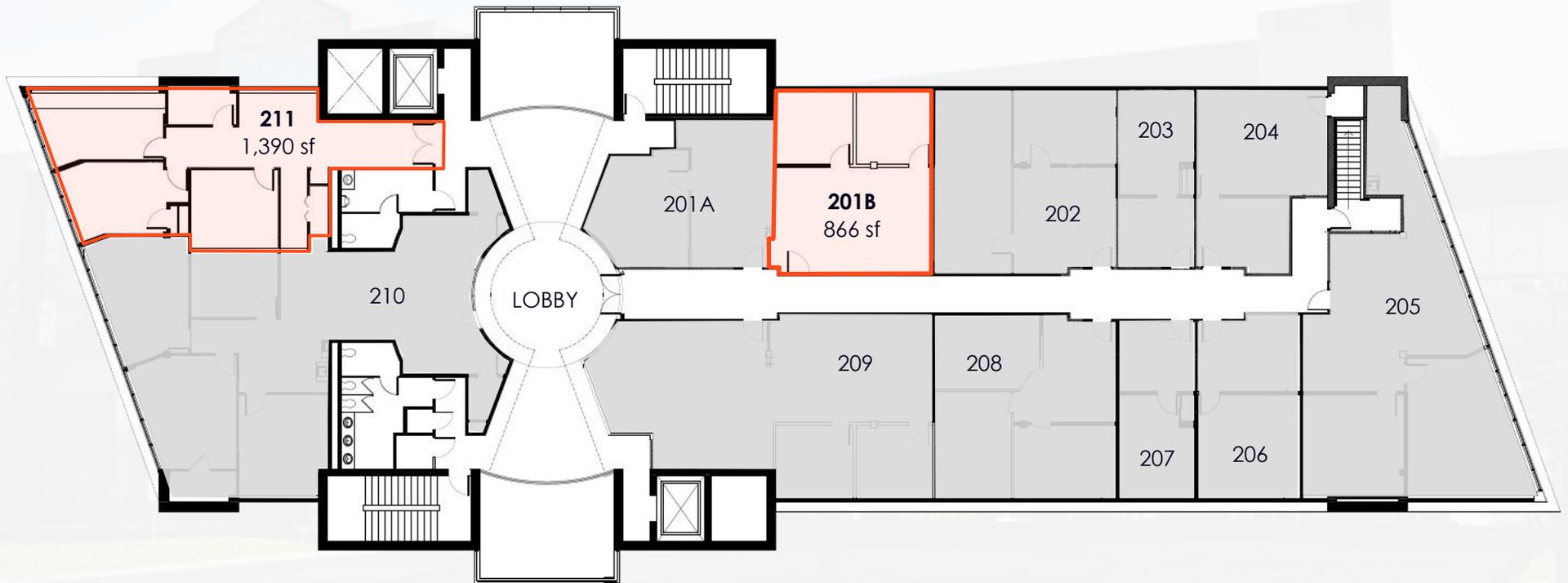
# INTERIOR PHOTOS



# INTERIOR PHOTOS



# SECOND FLOOR | 866 - 1,390 SF



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

## AVAILABLE

Suite 211	\$16.00 /sf Full Service Gross*
Suite 201B	\$19.00 /sf Full Service Gross*

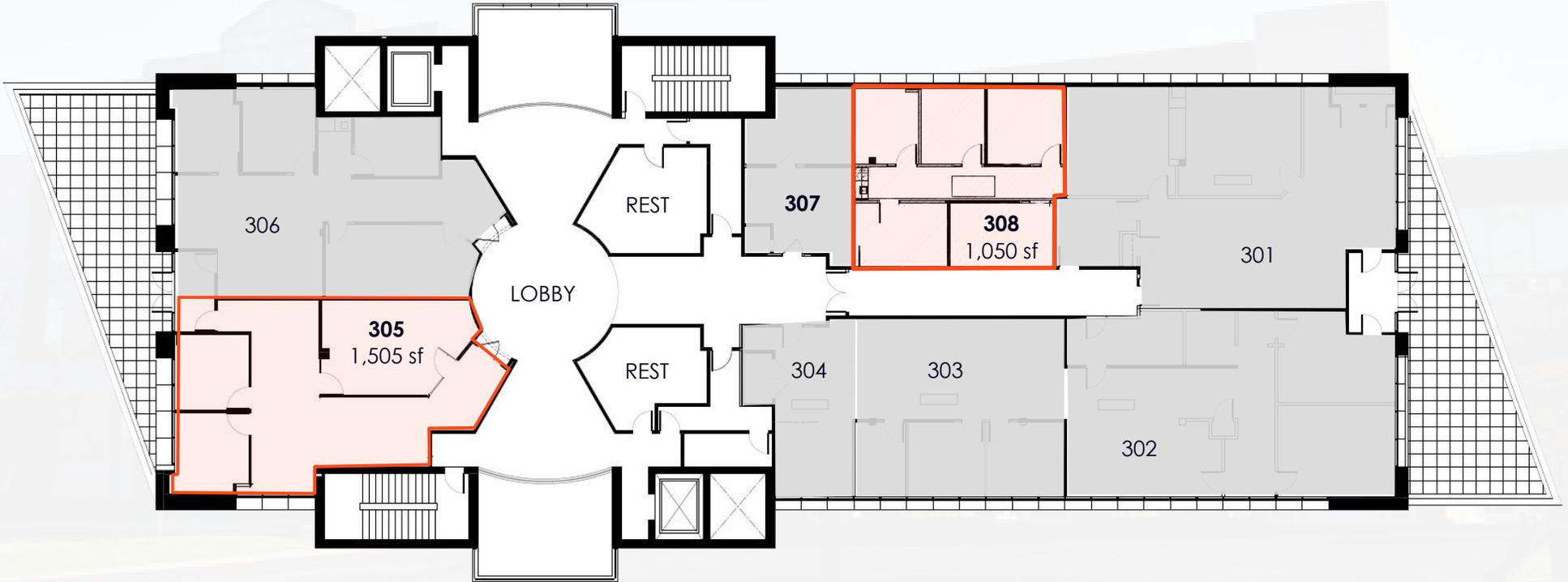
\*All utilities are included in rate.



NICK WEIS, CCIM, CIPS,  
Broker  
630-487-2120  
nweis@suburbanrealestate.com

2000 W. Galena | Aurora, IL

# THIRD FLOOR | 1,050 - 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 308	\$19.00 /sf Full Service Gross*
Suite 305	\$21.00 /sf Full Service Gross*

\*All utilities are included in rate.



NICK WEIS, CCIM, CIPS,  
Broker  
630-487-2120  
nweis@suburbanrealestate.com

2000 W. Galena | Aurora, IL