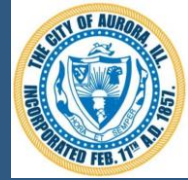


# 1 S Broadway, 2<sup>nd</sup> Floor Office Space

Aurora, Illinois, 60505



## Trevor Dick

C: 630-291-0017

P: 630-256-3081

[tdick@aurora-il.org](mailto:tdick@aurora-il.org)

## Alex Minnella

C: 630-391-8888

P: 630-256-3095

[aminnella@aurora-il.org](mailto:aminnella@aurora-il.org)

## Mayor's Office of Economic Development

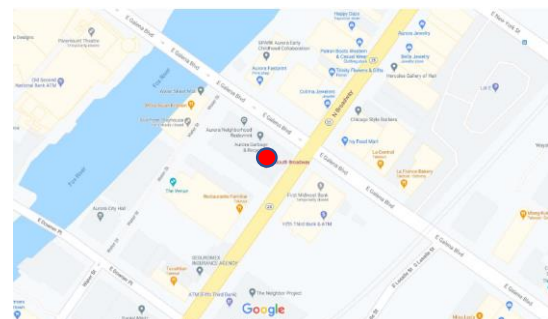
77 S Broadway, Aurora, IL 60505

<https://www.aurora-il.org/423/Economic-Development>

### Property highlights

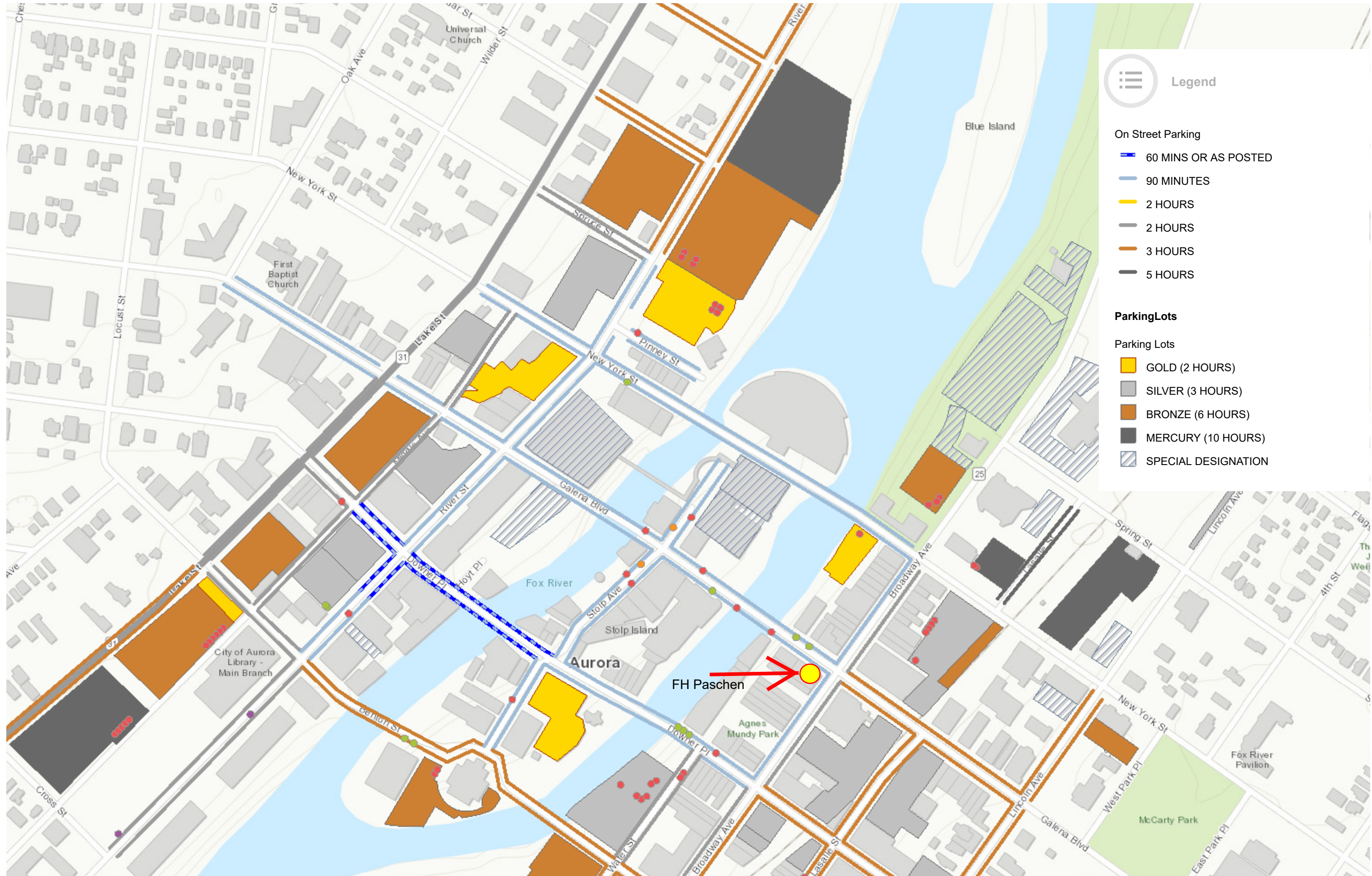
- Three stories office building serviced by shared elevator and stairs
- The property sits on a 3,352 sqft lot in the heart of Aurora Downtown, on lot C of the East Side//Fox River subdivision
- Second floor features approximately 2,100 sqft containing a waiting room, three (3) separate office spaces, large conference room, service room, break room, restrooms
- Interiors have been recently renovated
- Within walking distance from:
  - Parking facilities and Structures
  - Intermodal Transportation
  - Restaurant Row on New York Street
  - Water Street Mall
  - Fox River
  - Mundy Park and RiverEdge Park
  - Paramount Theatre and its Theater District
- Built as a bank, the German American Bank, it was designed by George Grant Elmslie about 1925
- Prairie style decoration appears at the top of the building, above the second and third floor windows, and framing the panel that separates the ground floor from the second floor

The lease will be a Gross Rental which encompasses rent and all costs associated with ownership.





# City of Aurora Downtown Parking Information





## LEGEND

### ENTERTAINMENT

- ① Paramount Theatre
- ② Copley Theatre
- ③ The Venue Concert Theatre
- ④ Hollywood Casino
- ⑤ RiverEdge Park Concert Theatre
- ⑥ SciTech Hands on Museum

### TRANSPORTATION

- ① Parking Structure
- ② Public Off-Street Parking Lot
- ③ Metra Station
- ④ Pace Pulse Point
- ⑤ New Pedestrian Bridge
- ⑥ Fox River Bike Trail

### PARKS

- ① Wilder Park
- ② Mundy Park
- ③ Water Street Mall

### EDUCATION

- ① Waubonsee Community College
- ② Paramount School of the Arts
- ③ Aurora Public Library

AURORA  
ILLINOIS

THERE'S SOMETHING  
HAPPENING HERE!

**FHP**  
F.H. PASCHEN

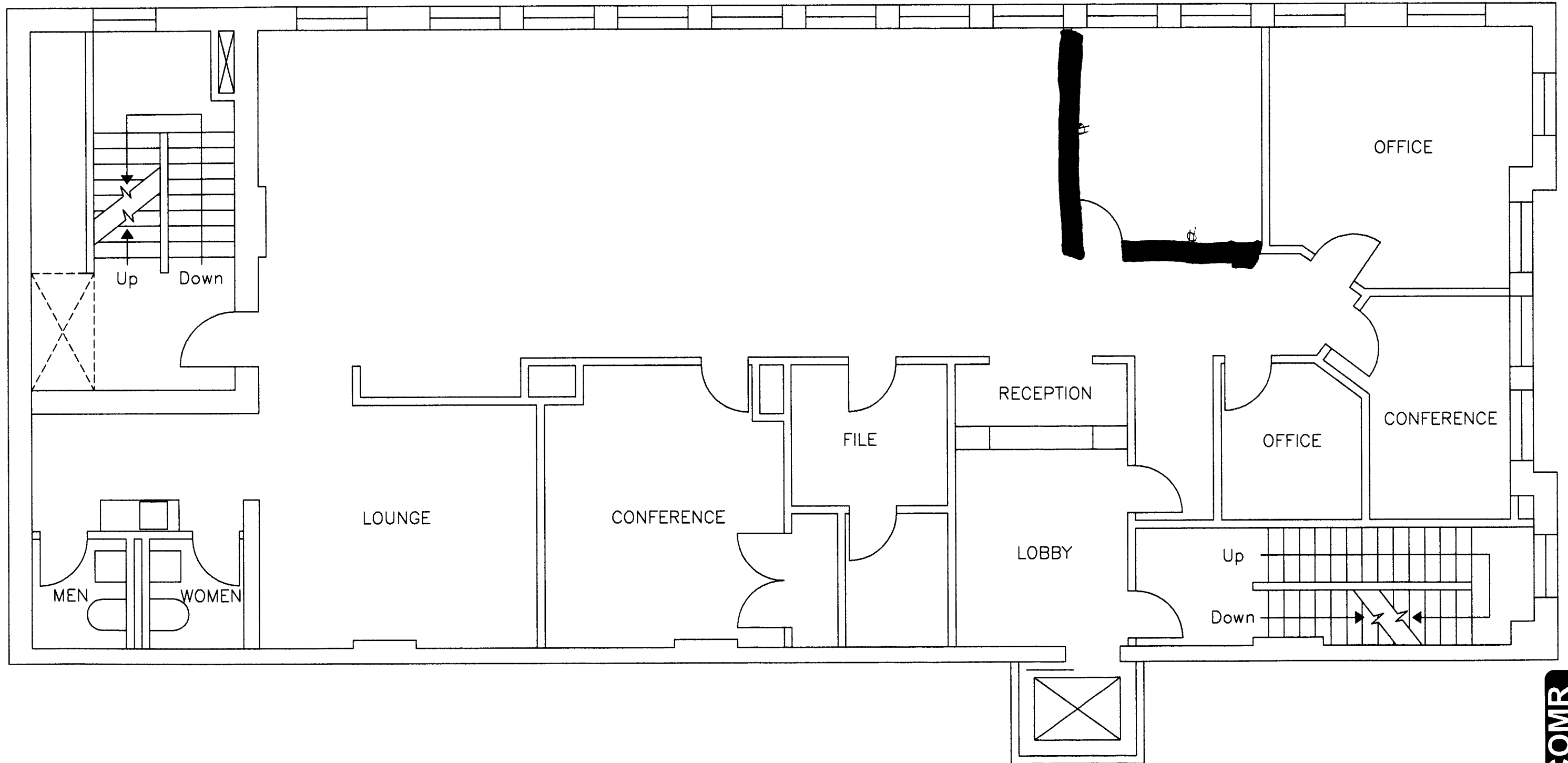


## EXCITING NEW PROJECTS!

- ① Altiro Latin Fusion Restaurant (OPEN!)
- ② Amy Morton's Stolp Island Social Restaurant (OPEN)
- ③ Charlie's Ice Creamery (OPEN!)
- ④ NeoTech Offices (OPEN!)
- ⑤ The Venue Entertainment (OPEN!)
- ⑥ Society 57 Restaurant/Coffee Shop (OPEN!)
- ⑦ McCarty Mills Tap House (OPEN!)
- ⑧ 80 South River Residents (FULLY LEASED!)
- ⑨ Mora On the River Restaurant (Under Construction)
- ⑩ Craft Urban Restaurant (Under Construction)
- ⑪ Future Italian Restaurant (Under Construction)
- ⑫ Wine Bar (Under Construction)
- ⑬ Terminal Residents (Under Construction)
- ⑭ Key Stone Residents (Under Construction)

1 S. Broadway

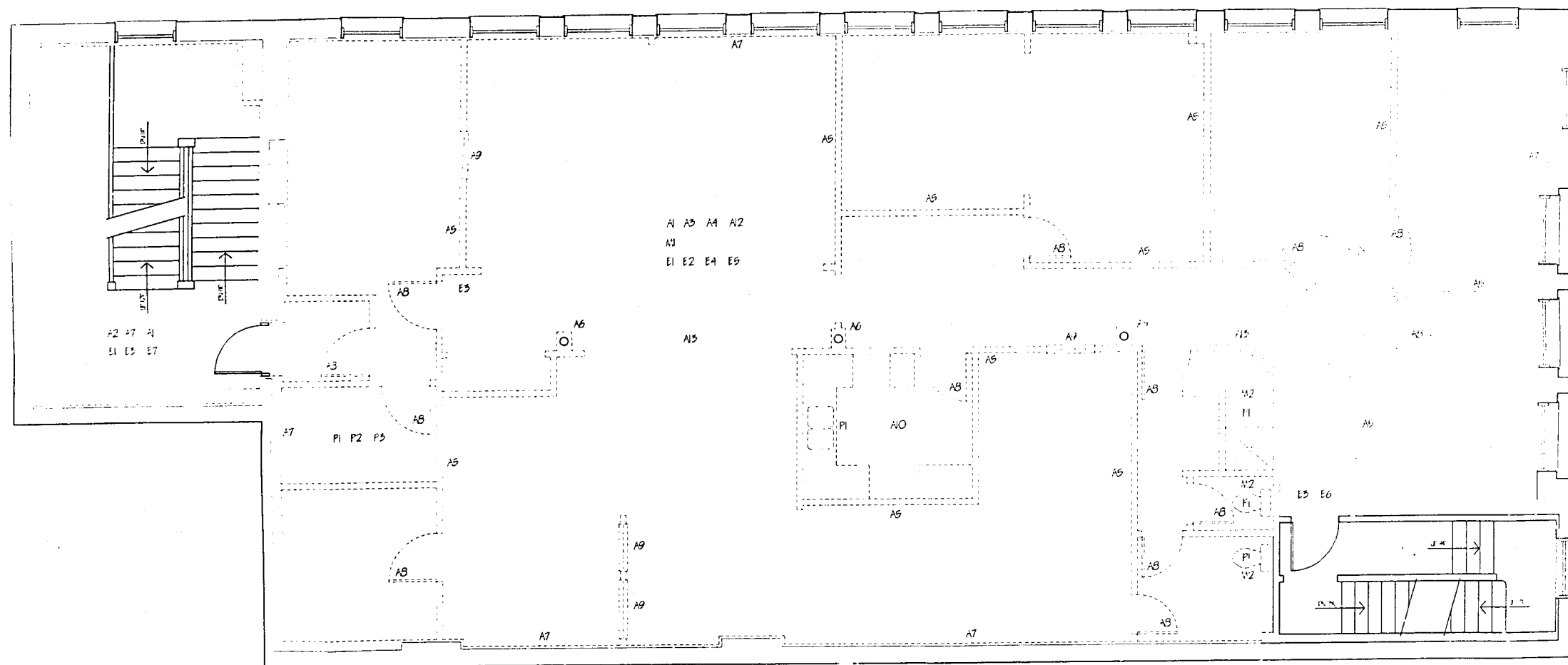
NO



2ND FLOOR

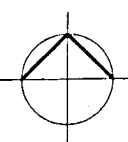
06.-2077. COMR

1 S BROADWAY  
2ND FLOOR REMODEL  
CITY OF AURORA



# EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1' - 0"



**RHA**  
REAM HAUSER ARCHITECTS  
1000 15TH AVENUE, SUITE 100  
DENVER, COLORADO 80202  
TEL: 303.733.1111  
FAX: 303.733.1112

INTERIOR DESIGN  
BY  
REAM HAUSER ARCHITECTS  
OF  
**THE ELMSIE BUILDING**  
PHASE ONE  
AUGUST 2000

DATE: 08/01/00	BY: JH	REVISION:
DATE: 08/01/00	BY: JH	REVISION:
		<b>A3.1</b>