

1 S Broadway, 2nd Floor Office Space

Aurora, Illinois, 60505



Trevor Dick

C: 630-291-0017

P: 630-256-3081

tdick@aurora-il.org

Alex Minnella

C: 630-391-8888

P: 630-256-3095

aminnella@aurora-il.org

Mayor's Office of Economic Development

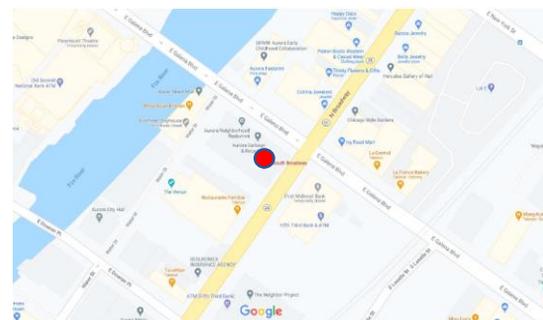
77 S Broadway, Aurora, IL 60505

<https://www.aurora-il.org/428/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



**THERE'S SOMETHING
HAPPENING HERE!**

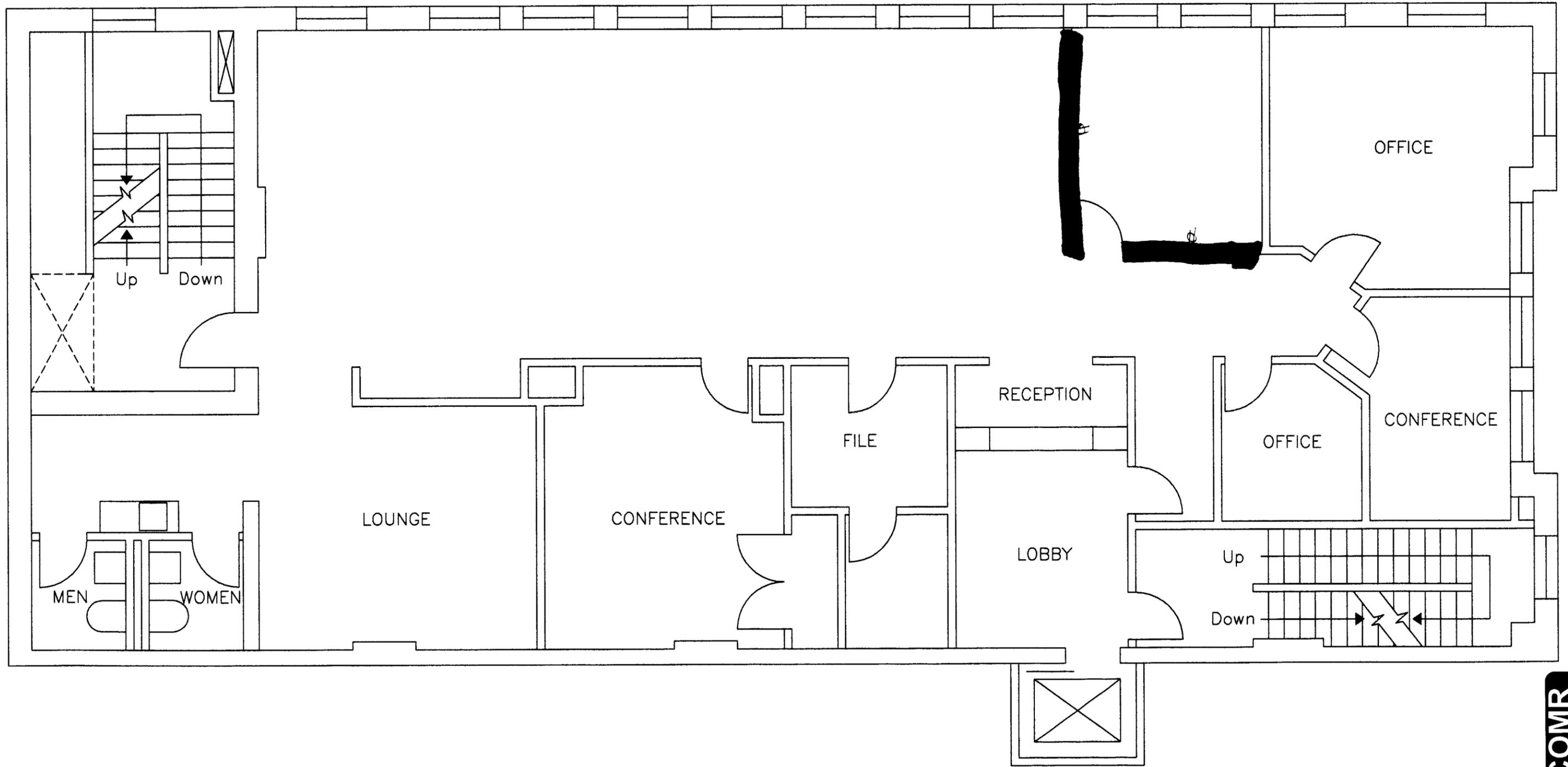


EXCITING NEW PROJECTS!

- 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

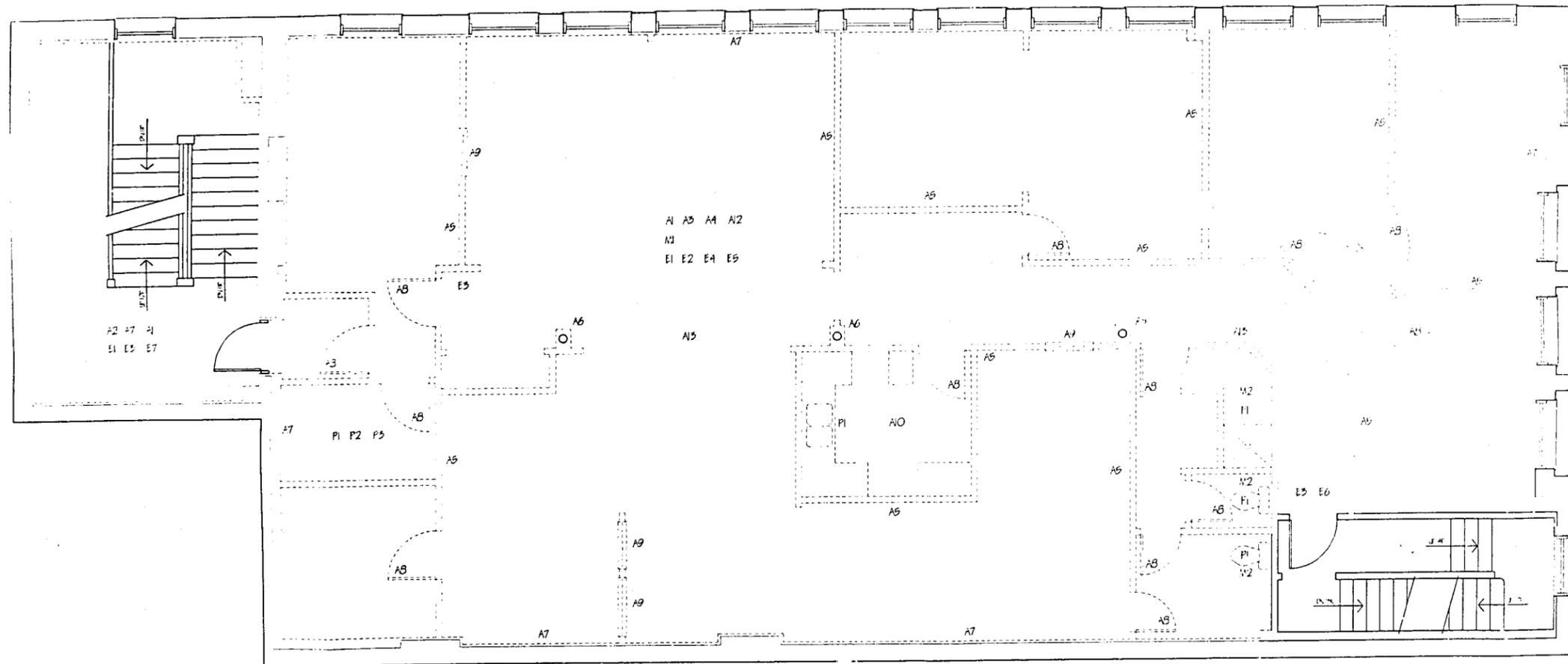
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2ND FLR.

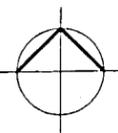
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1 S BROADWAY
2ND FLOOR REMODEL
CITY OF AURORA



EXISTING SECOND FLOOR PLAN

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



- NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA).
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMPC).
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BOILER AND PRESSURE VESSEL CODE (IBR).
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODE OF BUILDING OFFICIALS (ICBO).
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODE OF ZONING AND ORDINANCES (ICZO).
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODE OF PENALTY (ICP).
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODE OF CONSTRUCTION (ICC).
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODE OF CONSTRUCTION (ICC).
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODE OF CONSTRUCTION (ICC).

- MECHANICAL:**
1. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMPC).
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- ELECTRICAL:**
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- PLUMBING:**
1. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMPC).
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RHA
 REAM HAUSER ARCHITECTS
 1000 BROADWAY, SUITE 1000
 NEW YORK, NY 10018
 TEL: 212-691-1111
 FAX: 212-691-1112

DATE OF REVISION: _____
 REVISION: _____
THE ELMORE BUILDING
 PROJECT NO. _____
 ARCHITECT: _____

DATE	BY	REVISION
<p>SCALE: 1/4" = 1' - 0"</p> <p>A3.1</p>		