

BUILDING FOR SALE



88,000 SF
Available Fall 2011

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U.S. Equities Realty

www.usequities.com
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Exceptional Downtown Aurora Acquisition Opportunity

Waubonsee Community College will be moving to its new downtown Aurora campus in the fall of 2011. U.S. Equities Realty has been retained as the College's exclusive agent in selling Waubonsee's existing downtown Aurora campus, consisting of the adjacent and interconnected historic Block & Kuhl and Stanley Buildings.

Centrally located in the Stolp Island National Register Historic District, both buildings feature exquisite terra cotta elements while offering interior flexibility for a range of potential uses including retail, office, educational, residential, entertainment and hospitality.



Block & Kuhl Building • 5 East Galena Boulevard, Aurora



Stanley Building • 14-20 South Stolp Avenue, Aurora

FOR SALE

Block & Kuhl • 53,000 SF
5 East Galena Boulevard
Aurora, IL 60506

Stanley Building • 35,000 SF
14-20 South Stolp Avenue
Aurora, IL 60506

Combined: 88,000 SF

POTENTIAL INCENTIVES

- Eligible for Historic Preservation Tax Incentives
- Located in downtown Aurora's Tax Increment Financing District #1

PROPERTY BENEFITS

- Great storefront exposure all along property
- Opportunity for loft space with views across Millennium Plaza and Fox River
- Centrally located in downtown Aurora's entertainment district

DOWNTOWN AURORA



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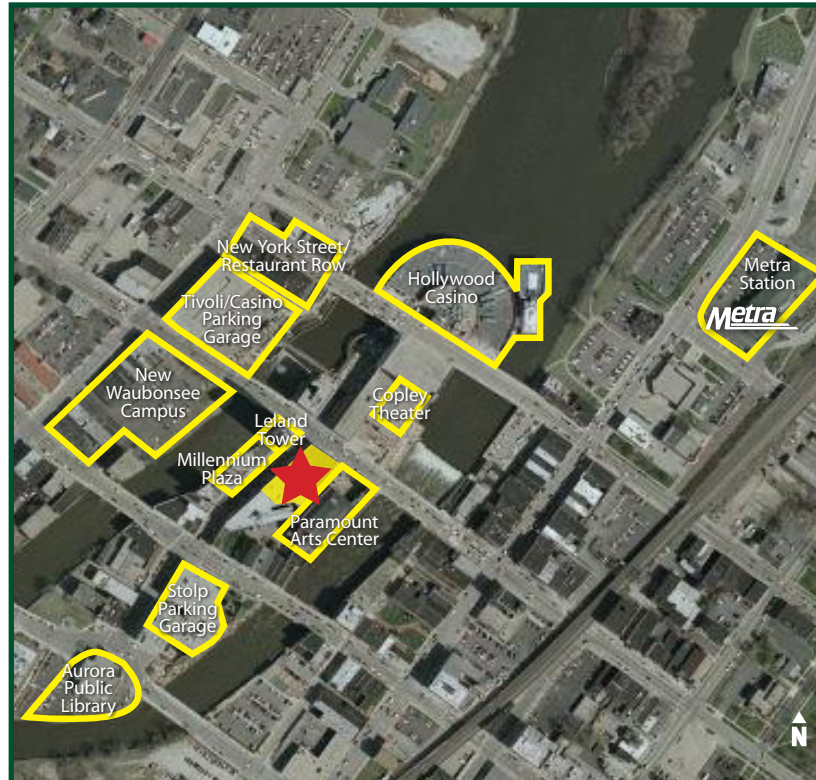
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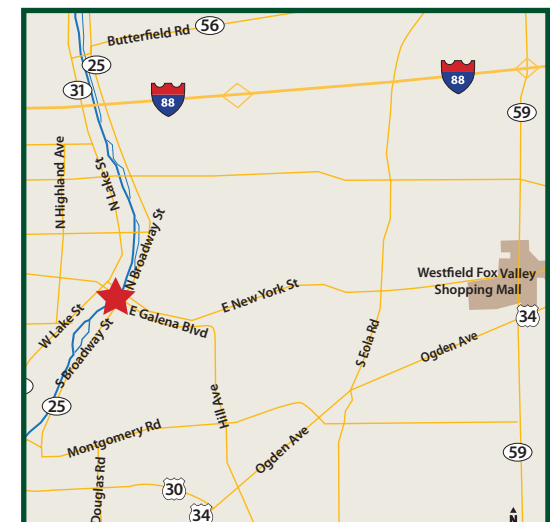
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Location



- Central downtown Aurora location in the Stolp Island Historic District
- Excellent proximity to:
 - Paramount Arts Center
 - Copley Theater
 - New York Street/Restaurant Row
 - Hollywood Casino
 - New Waubonsee Community College Aurora Campus
- Convenient downtown parking garages provide over 1,000 parking spaces within one block
- Accessible via public transportation from Aurora's Metra Station, located within 1/2 mile, and PACE



PROPERTY DETAIL



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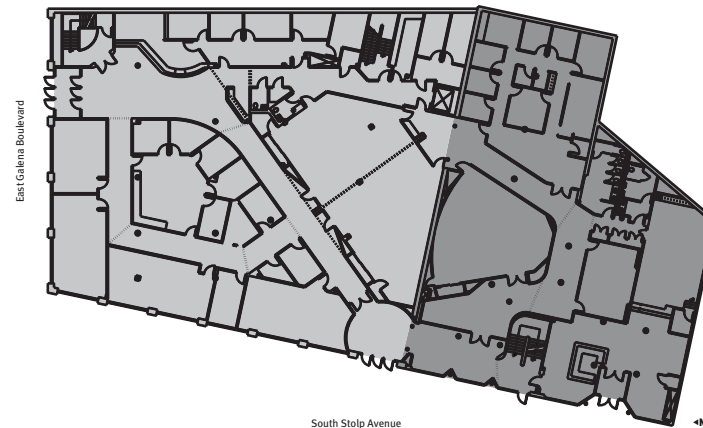
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Floor Plans and Building Features

LOWER LEVEL



FIRST FLOOR



■ **BLOCK & KUHL BUILDING**
5 East Galena Boulevard

■ **STANLEY BUILDING**
14–20 South Stolp Avenue

BOTH BUILDINGS FEATURE

- Zoned: Downtown Core (DC)
- Fully sprinklered
- Grade-level access to lower-level at rear of building
- Multiple entrances and lobbies on Galena and Stolp
- Separate HVAC and utilities for each building

BLOCK & KUHL BUILDING

- Air Handling: 2 rooftop units
- Heating: 1 rooftop unit
- Electric: 2500A service with 1300A capacity /480v distribution

STANLEY BUILDING

- Air Handling: 4 rooftop units
- Heating: Central boilers with VAV boxes
- Electric: 2500A service with 1200A capacity /480v distribution

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Floor Plans and Building Features

SECOND FLOOR



THIRD FLOOR



BOTH BUILDINGS FEATURE

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