



**FOR SALE**  
**1295 BUTTERFIELD ROAD**  
**AURORA, ILLINOIS**



**For more information, please contact:**

**David Friedland**  
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**Brian Dolan**  
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Managing Broker  
630 774 8524  
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### PROPERTY HIGHLIGHTS

<b>Size:</b>	71,157 SF - 2 Story
<b>Lot Size:</b>	13.54 Acres
<b>Parking:</b>	400 Cars
<b>1st Floor Office:</b>	27,539 SF
<b>2nd Floor Office:</b>	27,026 SF
<b>Basement Training Room:</b>	6,400 SF
<b>Lecture Hall:</b>	2 story, 70 seat with A/V equipment
<b>Meeting/Assembly facility:</b>	5,460 SF with full kitchen
<b>Taxes:</b>	To be determined
<b>Sale Price:</b>	\$5,500,000
<b>Lease Price:</b>	Subject to Offer

Please take the virtual tour by clicking on link below and let us know if you would like to tour this dynamic opportunity.

<https://fusion.realtourvision.com/854851>

### OFFICE / EDUCATIONAL / CONFERENCE FACILITY

### COMMENTS

- Multiple use facility
- Floor plan includes several classrooms
- Easy access to I-88/Farnsworth Interchange



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Meeting Room



Lunch Room



Amphitheater



Conference Room



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Ballroom



Bar



Full Kitchen



Testing Lab



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Front  
Exterior  
View



Rear  
Exterior  
View



Outdoor  
Eating  
Area



Loading  
Dock



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