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Fox River Corporate Center

150 South Lincolnway
 N. Aurora, IL 60542



2006 Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	7,496	71,606	116,512
Total Households	2,876	23,623	36,683
Average HH Income	\$67,737	\$69,401	\$78,372

Traffic Count: 29,400 Vehicles Per Day

This is an estimate developed by the CCMI Institute.

Fox River Corporate Center is a unique office building situated in busy, suburban North Aurora. Newly renovated and is ready for occupancy.

Fox River Corporate Center's prime location and spacious facilities make it an ideal establishment for your business to take residence. The office boasts 1,000 - 10,000 sqft office suites, available immediately for lease. A unique Lower Level is also available at nearly 25,000 square feet.

Fox River Corporate Center is an ideal choice for a business location!



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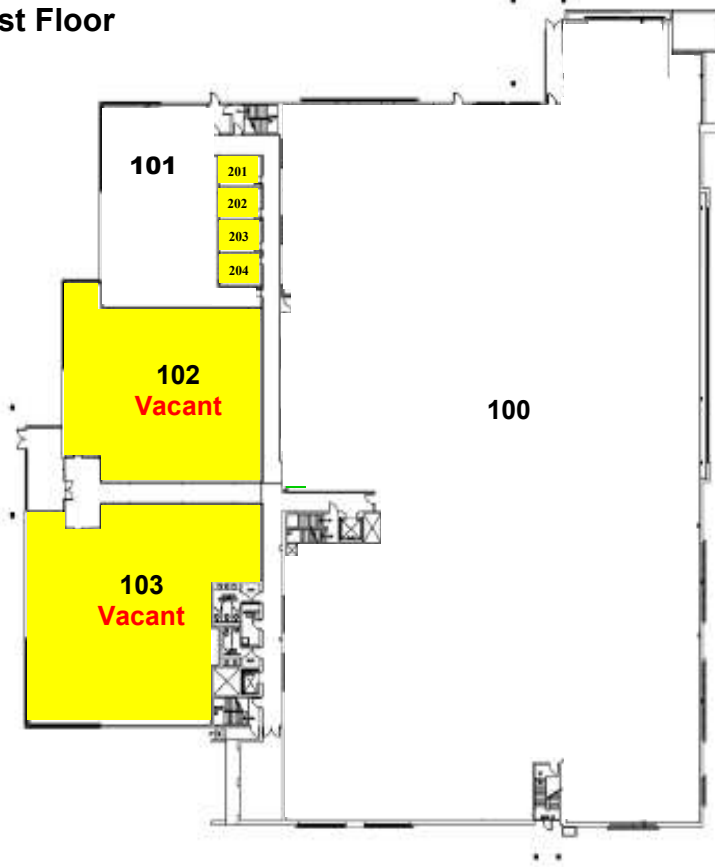


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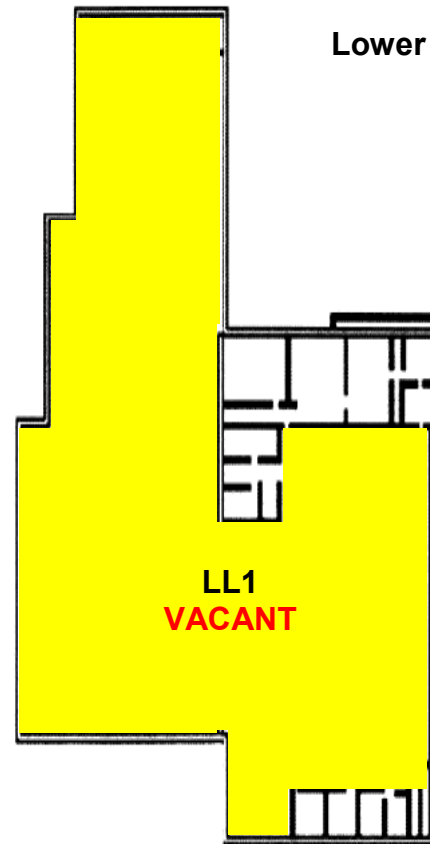
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1st Floor



Lower Level



Unit	Square Footage	Availability
102	5,881	Immediate Occupancy
103	4,813	Immediate Occupancy
201	100	Immediate Occupancy
202	100	Immediate Occupancy
203	100	Immediate Occupancy
204	100	Immediate Occupancy
LL1	24,700	Immediate Occupancy