



NEW MEDICAL SPACE FOR LEASE

up to 50,600 sq. ft.



323 Weston Avenue and 504 South Lincoln Avenue, Aurora, IL 60505



TABLE OF CONTENTS

- Project Background
- Community Partnership
- What is Bloomhaven?
- The Community Healthcare Center
- Space Highlights
- Sample Floor Plans
- Site Map
- Location Highlights
- Campus Images
- Contact Brokers



PROJECT BACKGROUND

Bloomhaven is the redevelopment of the landmarked former Copley Hospital campus in Aurora, IL. Fox Valley Developers has assembled a team of regional and national experts to undertake the adaptive reuse of the historic property.

The 10-acre campus consists of three main structures:

- **The original nurses building-** approximately 28,000 square feet- this will be entirely occupied by East Aurora School District #131. An additional 8,000 square foot training center is being constructed adjacent to this structure.
- **The main hospital complex of buildings-** approximately 209,000 square feet- occupied by senior housing, independent special needs housing and the Community Healthcare Center
- **The original 1888 hospital building-** consisting of 8600 square feet- ideal for medical, pharmacy, restaurant or retail

Historic Hospital View- Circa 1930



COMMUNITY PARTNERSHIP

The Bloomhaven Development revitalizes the City of Aurora's Bardwell Community by providing quality healthcare and ancillary services to an underserved market. The development was made possible by the strong partnership and support of:

- Fox Valley Developers
- Aurora Illinois
- East Aurora School District
- Fox Valley Park District
- Kane County
- Invest Aurora, Illinois
- Illinois Department of Natural Resources
- The National Park Service
- The State of Illinois



WHAT IS BLOOMHAVEN?

Bloomhaven is a multi-dimensional campus that provides the Bardwell Community with a myriad of services to enrich the lives of local residents. The development includes:

- **Community Healthcare Center:** Featuring state-of-the-art medical office space and a full range of medical and support services
- **Bardwell Residences:** Up to 99 independent, assisted and memory care senior living units
- **Weston Bridges:** A 53-unit, independent apartment community that provides a safe and secure residence for adults with cognitive and developmental disabilities with low support needs
- **East Aurora School District #131:** Administrative offices adjacent to Bardwell Elementary School



THE COMMUNITY HEALTHCARE CENTER

Access to community healthcare in the Bardwell neighborhood declined when Copley Hospital vacated. The new center will conveniently support the healthcare needs of School District #131 employees, the residents of Weston Bridges, Bardwell senior living and the surrounding community.

The center features 43,071 (+/-) square feet of state-of-the-art, customizable medical office space on two floors. Target uses for the center include:

- Urgent Care
- Medical Office Space
- Labs
- Imaging
- Surgical Center
- Dental
- Pharmacy
- Mental Health Counseling

Community Health Care Center Lobby/ Corridor*



*Representative sample. Actual design may vary.

SPACE HIGHLIGHTS

Working closely with MacRostie Historic Advisors, the nation's leading specialist in historic tax credits, Fox Valley Developers committed to maintaining many of the historic elements of the Community Healthcare Center while providing amenities and features that cater to a variety of medical uses. Key space attributes include:

- Up to 43,071 (+/-) SF in two buildings
- Contiguous spaces from 2,500 to 23,611 (+/-) SF
- Single and multi-tenant options available
- Rebuilt historic lobby and corridors
- Custom build-out and tenant improvement packages

NNN Rental Rate \$20.00 PSF
Estimated CAM & Taxes \$ 9.50 PSF



Fox Valley Developers, LLC

346 Lake Street, Aurora, Illinois 60506



FIRST FLOOR

502 S. Lincoln Avenue, Aurora, Illinois

Master Rental Plan

19,460 RSF

RP-5



inviroSpace, inc.

12/23/2021



Second Floor Plan
Demising Plan
23,611 RSF



SITE MAP

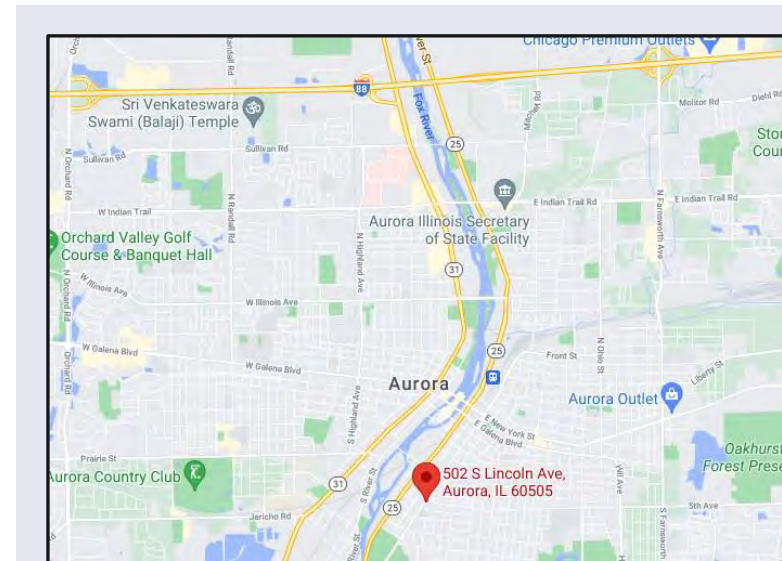


LOCATION HIGHLIGHTS

The City of Aurora is accessible via five interchanges from the East/West Tollway (I-88). Corporate offices and commercial growth in Aurora continues to expand the City's boundaries, which currently stretch from Route 59 on the east side and beyond Orchard Road on the west side. Bloomhaven benefits from its convenient location:

- 3.8 miles from Rush Copley Medical Center
- 4.0 miles from AMITA Mercy Medical Center
- 4.0 miles from Interstate 88
- Close proximity to Pace Bus, Fox River, numerous city parks
- Near downtown Aurora with a wide variety of options to shop, eat, work, play, enjoy music, art and more
- Link to demographics:

<https://www.aurora-il.org/DocumentCenter/View/1452/2010-Census-PDF>



CAMPUS IMAGES



CAMPUS IMAGES



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AN INNOVATIVE LIVING AND MEDICAL COMMUNITY