



NOW LEASING



Bloomhaven

AN INNOVATIVE LIVING COMMUNITY.

323 Weston Ave. Aurora, IL

****Only 16,000 +/- Square Feet Remaining****

Available space is white boxed – needing no demolition and with all utility connections onsite and near the available unit.



**70%
Leased**



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WESTON BRIDGES



Bardwell
RESIDENCES

Join the Bloomhaven Community

This innovative, one-of-a-kind campus provides quality residential living, healthcare and ancillary services to the southeast side of Aurora, Illinois. It consists of three interconnected pillars that include:

Bardwell Residences by Gardant featuring 99 independents, assisted and memory care senior living residences.

60% Leased

Weston Bridges offering a 53-unit, independent apartment community that provides a safe and secure residence for adults with cognitive and developmental disabilities with low support needs.

95% Leased

Healthcare Center featuring 54,900 (+/-) square feet of state-of-the-art, customizable medical space / office space.

70% Leased



VNA Health Care



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VNA Health Care is a **humanitarian, not-for-profit organization dedicated to providing compassionate, dependable, and comprehensive primary care and community health services.** It will provide a wide range of healthcare services in its 26,000 sf. facility slated to open mid-2025 including:

- ❖ Immediate/Urgent Care
- ❖ OB/GYN
- ❖ Internal Medicine
- ❖ Family Medicine
- ❖ Pediatrics
- ❖ Geriatrics
- ❖ Psychiatry and counseling
- ❖ Nutrition counseling
- ❖ Pharmacy and laboratory services
- ❖ Podiatry
- ❖ Chiropractic Care

Bloomhaven Community Health Center Demand Drivers



Healthcare services “hub” for an underserved market in southeast Aurora.

“Captive” market- supports the healthcare needs of School District #131 employees, the residents of Weston Bridges, Bardwell Residences senior living and the surrounding Bardwell community.

Nearly 54,900 (+/-) square feet of state-of-the-art, customizable medical office space.

Possible uses include (but not limited to):

- ❖ Medical Office Space
- ❖ Dermatology
- ❖ Audiology
- ❖ Autism Therapy
- ❖ Cardiology
- ❖ Pulmonology
- ❖ Dentistry/ Dental Specialists
- ❖ Surgery Centers

Available Space is white boxed - needing no demolition and with all utility connections onsite and near the available unit.

Medical Space Highlights



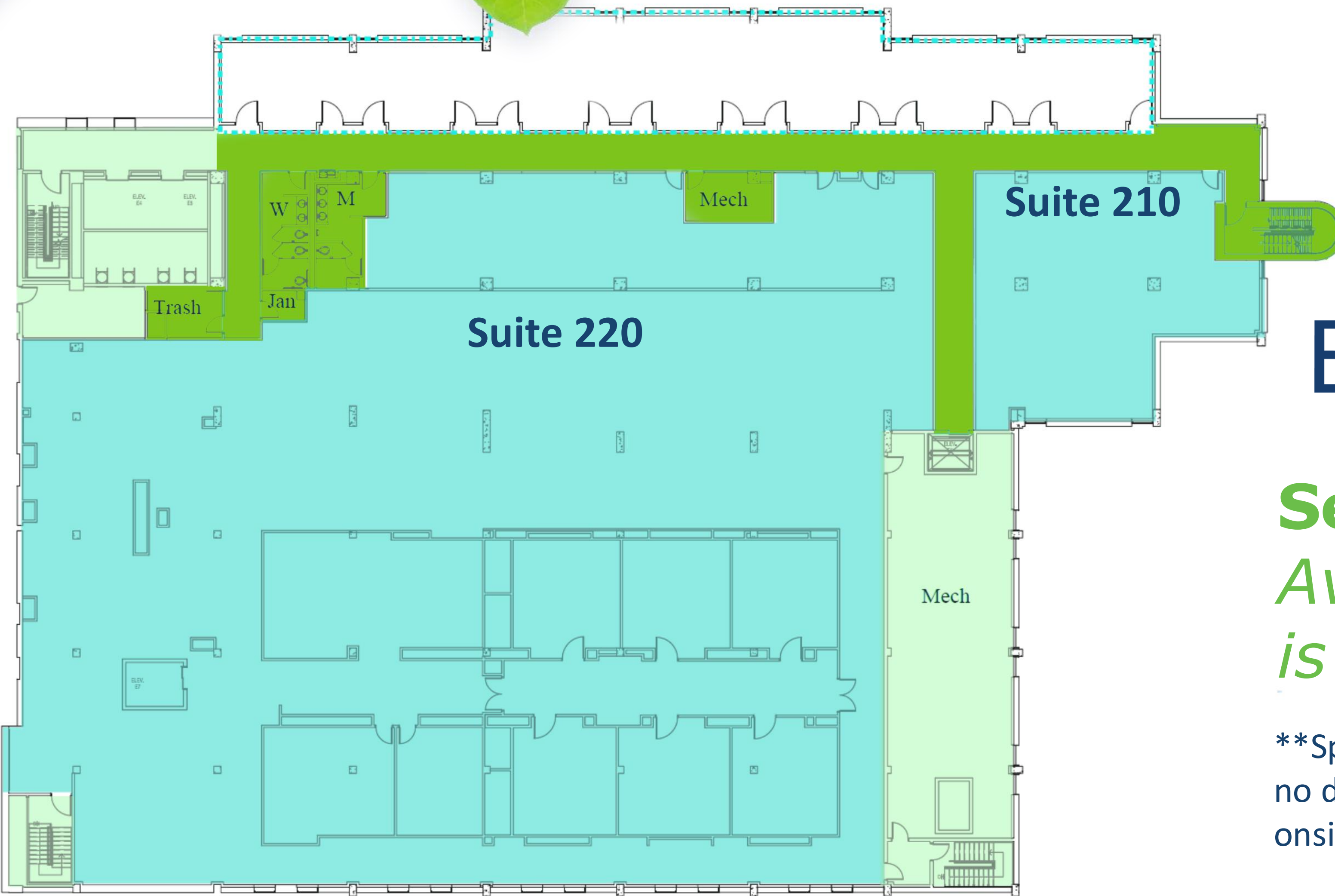
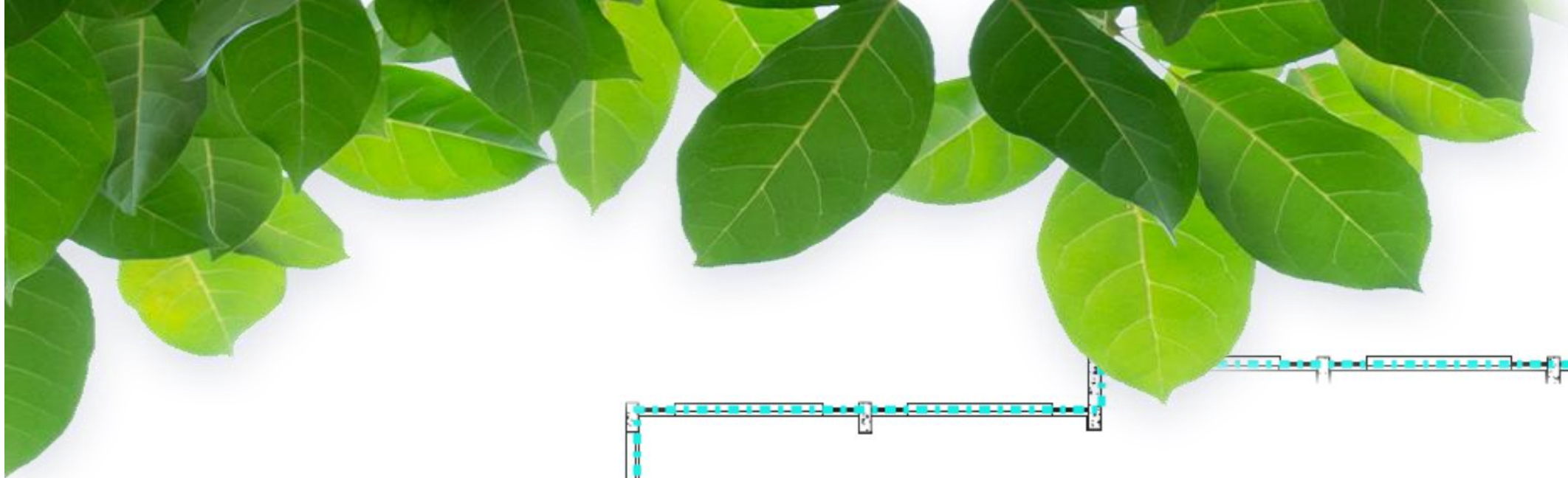
Community Health Care Center Historically Rehabbed Lobby and Corridors



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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:**

- ❖ Rebuilt historic lobby and corridors
- ❖ Beautiful, park-like setting
- ❖ Fitness Center
- ❖ Ample parking
- ❖ Up to 16,000 (+/-) SF remaining
- ❖ Onsite Café

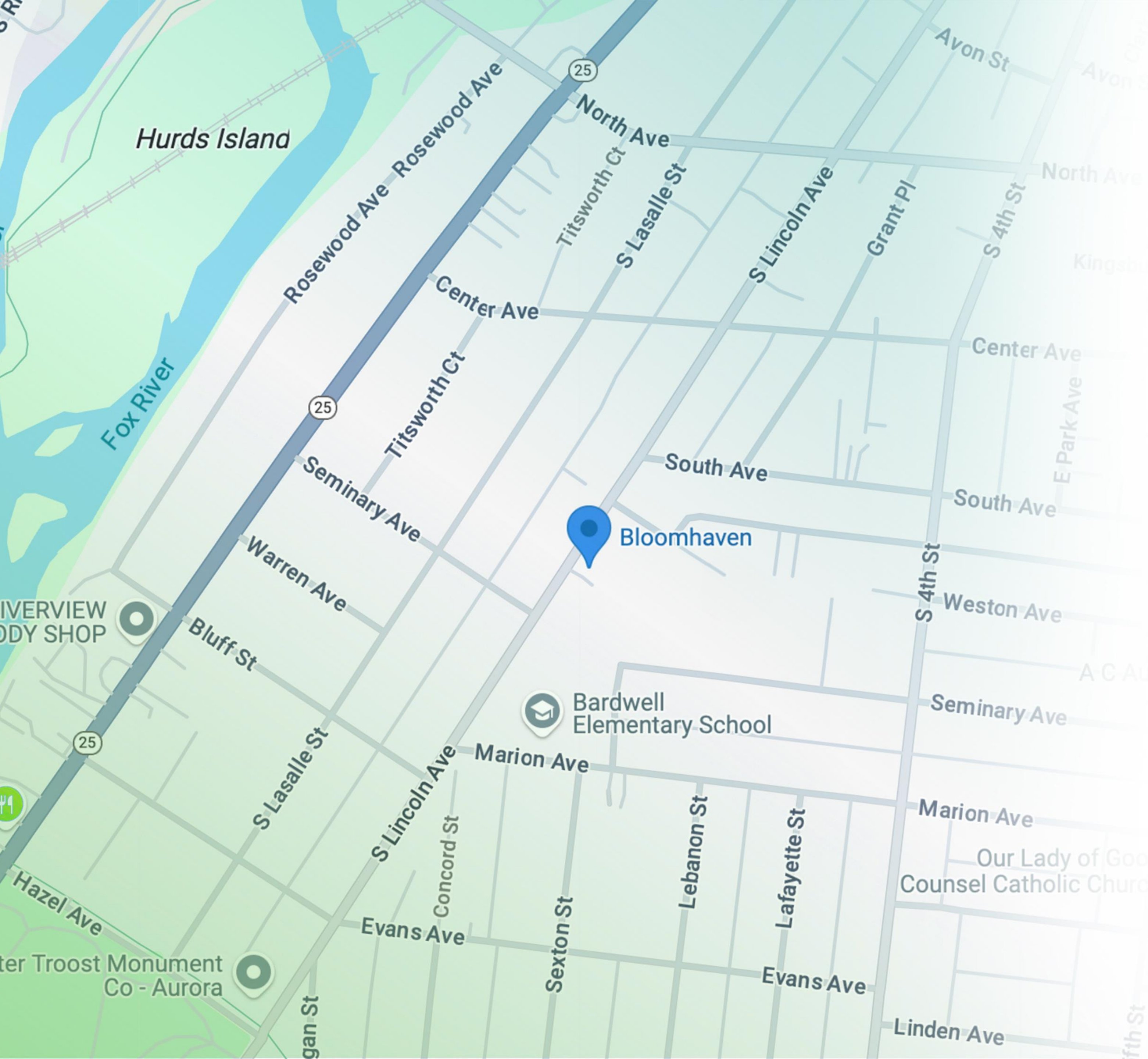


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Second Floor Plan:
*Available - Suite 220
is +/- 16,000 sq ft*

**Space is white boxed - needing no demolition and with all utility connections onsite and near the available unit.





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 Ascension 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, enjoy music, art & more
-  **Top 20 Safest Cities in America** (WalletHub)
-  **Top 10 Happiest Cities in America** (WalletHub)
-  **One of the Nation's Best Cities to Raise a Family** (WalletHub)
-  **Top 10 Most Engaged Cities in the World** (Bloomberg)



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