



FOR LEASE | OFFICE

NAPERVILLE MEDICAL CENTER - FULLY BUILT OUT MEDICAL SUITES IN DOWNTOWN!

640 S. Washington Street | Naperville, IL 60540



PRESENTED BY:

OLIVIA CZYZYNSKI

Vice President
312.676.1862
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JENNIFER HOPKINS

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PROPERTY HIGHLIGHTS

- Three fully built out medical suites to pick from: 1388 sf, 1,440 sf & 1,600 sf
- 0.4 miles from Edward Hospital
- 0.5 miles from Downtown Naperville
- Wide roster of neighboring tenants (14 practices within the building), including DuPage Medical Group
- Stunning lobby and common areas
- Electric and gas included in rent!



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LEASE OVERVIEW

AVAILABLE SF:	1,388 - 2,800 SF
LEASE RATE:	\$21.00 SF/Yr (NNN)
LOT SIZE:	4.31 Acres
BUILDING SIZE:	37,100 SF
BUILDING CLASS:	B
CEILING HEIGHT:	8.0 FT
YEAR BUILT:	1990
MARKET:	Naperville
SUB MARKET:	Downtown Naperville
CROSS STREETS:	East Hillside Rd. & South Washington St.

PROPERTY DESCRIPTION

Naperville Medical Center is a 37,000, 3-story multi-tenant medical building located on a major thoroughfare in downtown Naperville. With 14 different tenants, including DuPage Medical Group, this property offers an excellent referral system within the building. 3 fully built out medical suites ranging in size from 1,388 sf, 1,440 sf and 1,600 sf are available. This is an excellent opportunity for a medical practice to join a prominent medical property located just minutes from Edward Hospital and downtown Naperville.

LOCATION OVERVIEW

Naperville Medical Center is located in the affluent western suburb of Chicagoland, known as the City of Naperville. Naperville is about 35 miles west of Chicago's CBD, easily accessible via I-88 expressway and/or RTA system. The area is home to a vibrant business community and includes one of Illinois' Technology and Research Corridor's. Naperville Medical Center is located on the southern half of Naperville's downtown CBD on the main thoroughfare of Washington Street and less than 5 blocks north of Edward Hospital's Naperville Campus. Naperville Medical Center has become an ideal location for off-campus medical practices within the Naperville medical district.



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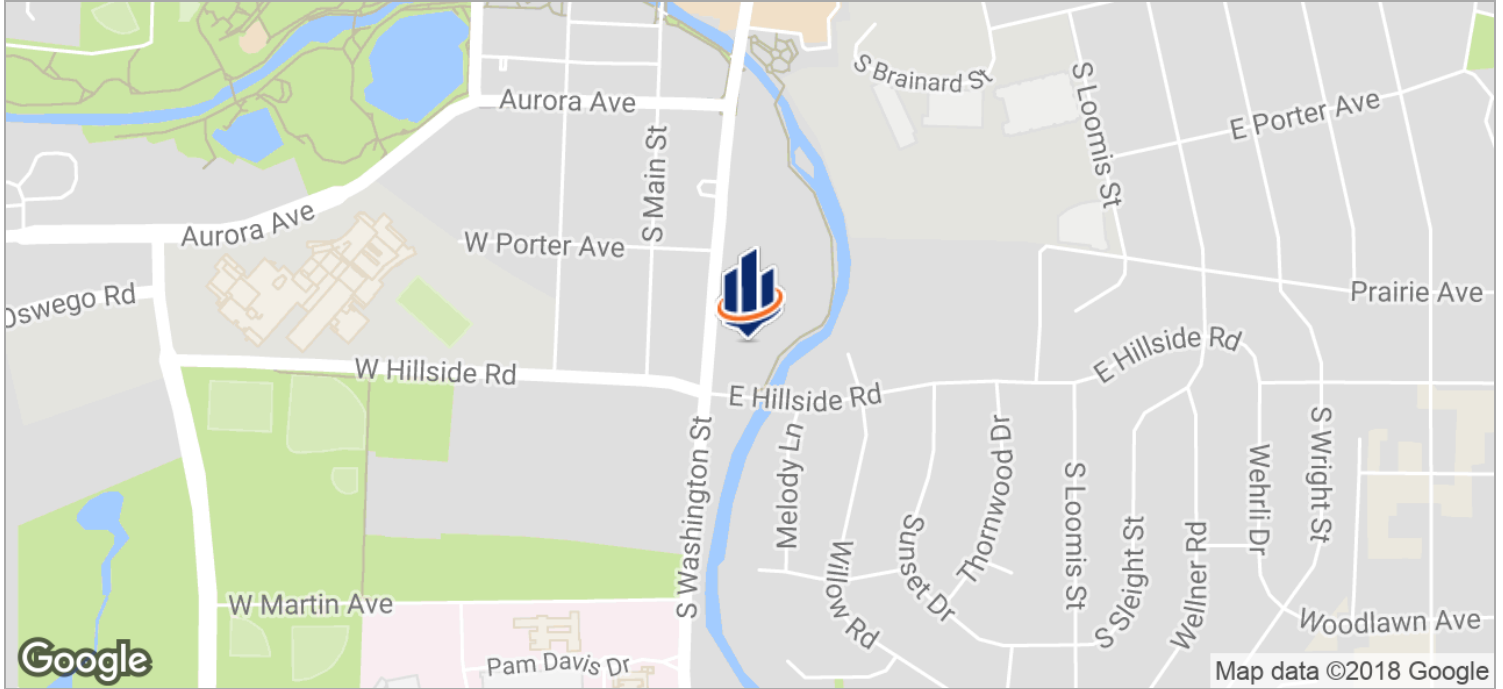
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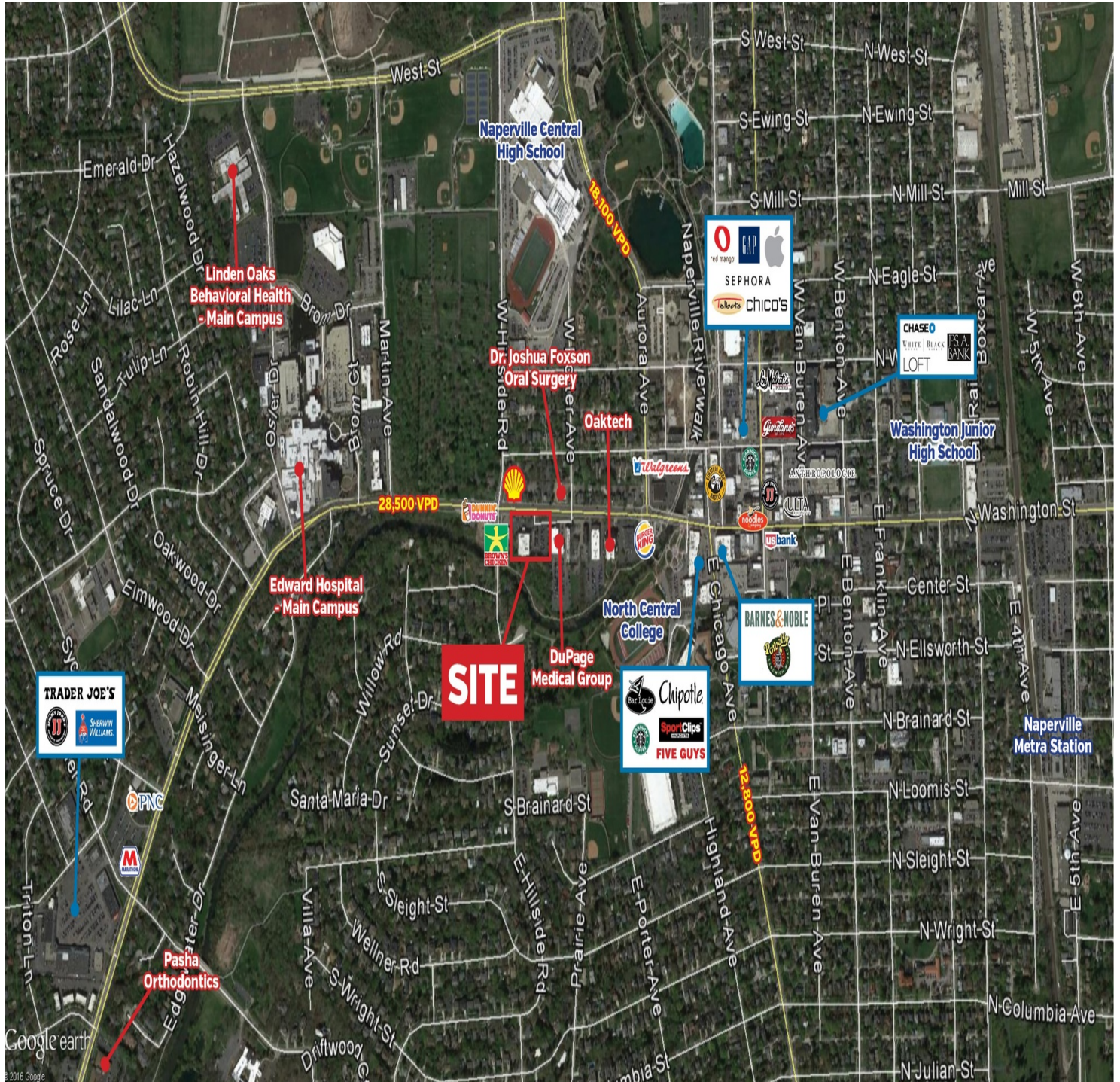
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Lease Rate:	\$21.00 SF/YR (NNN)	Total Space	1,388 - 2,800 SF
Lease Type:	NNN	Lease Term:	

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 150	Medical	\$21.00 SF/YR	NNN	1,600 SF	Negotiable	Please refer to floor plan in this package. Electric and gas included in rent.
Suite 212	Medical	\$21.00 SF/YR	NNN	1,440 SF	Negotiable	Please refer to floor plan in this package. Electric and gas included in rent.
Suite 110	Medical	\$21.00 SF/YR	NNN	1,388 SF	Negotiable	Please refer to floor plan in this package. Electric and gas included in rent.
Suite 180	Medical	\$21.00 SF/YR	NNN	2,800 SF	Negotiable	Please refer to floor plan in this package. Electric and gas included in rent.



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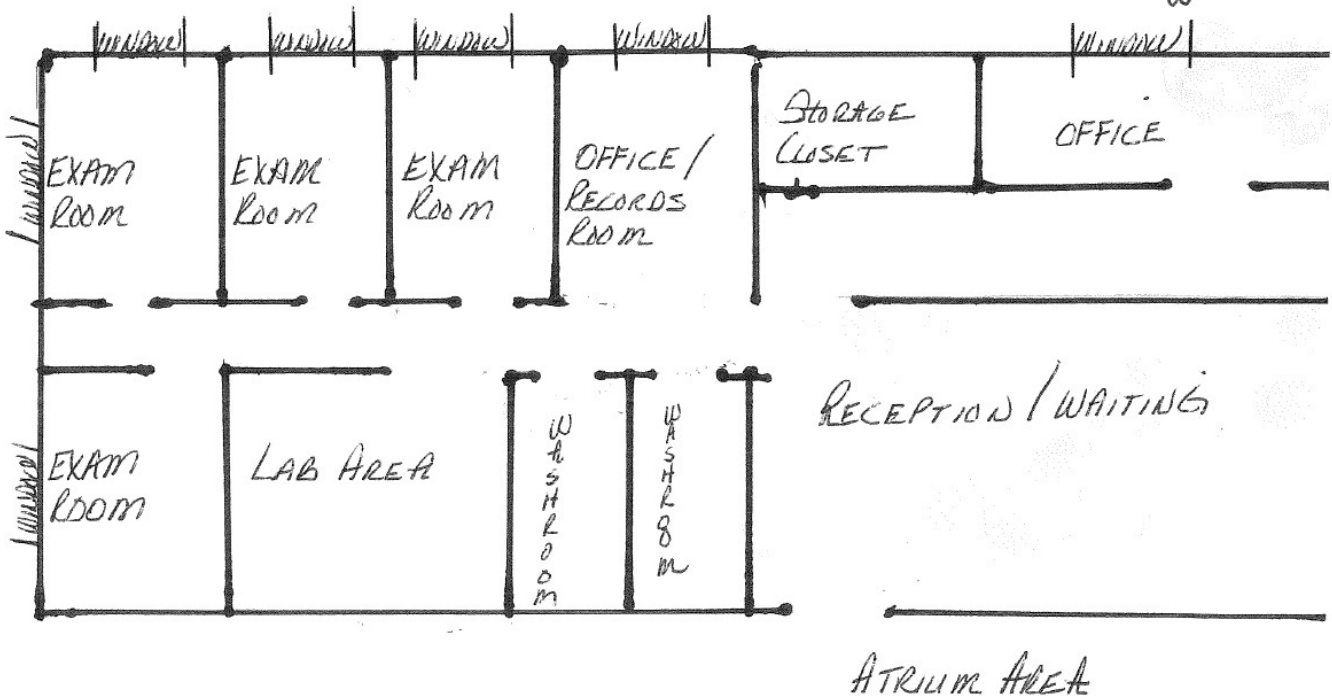
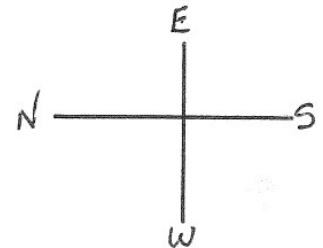


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SUITE 150; 1,600SF

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SUITE 150 APROXIMATELY 1600 GROSS SQ.FT.



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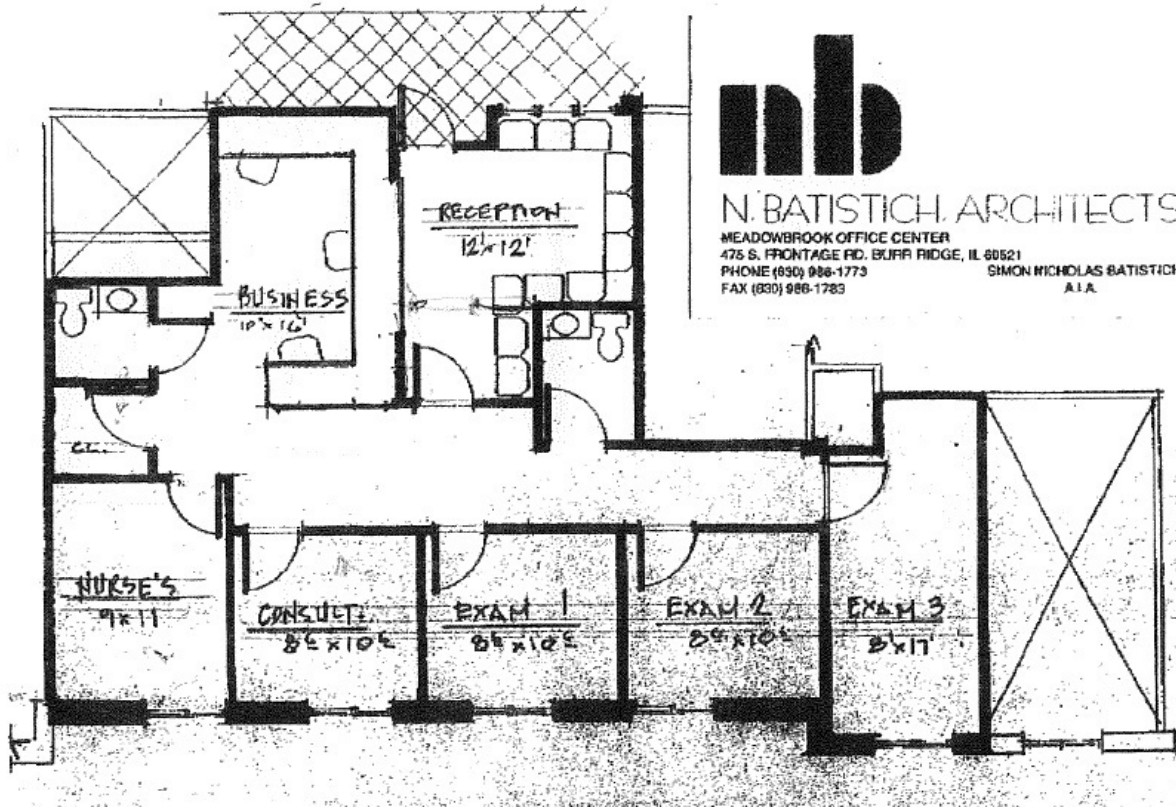
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SUITE 212; 1,440SF

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N. BATISTICH ARCHITECTS

MEADOWBROOK OFFICE CENTER
475 S. FRONTAGE RD. BUFF RIDGE, IL 60521
PHONE (630) 986-1773
FAX (630) 986-1783
SIMON NICHOLAS BATISTICH
A.I.A.



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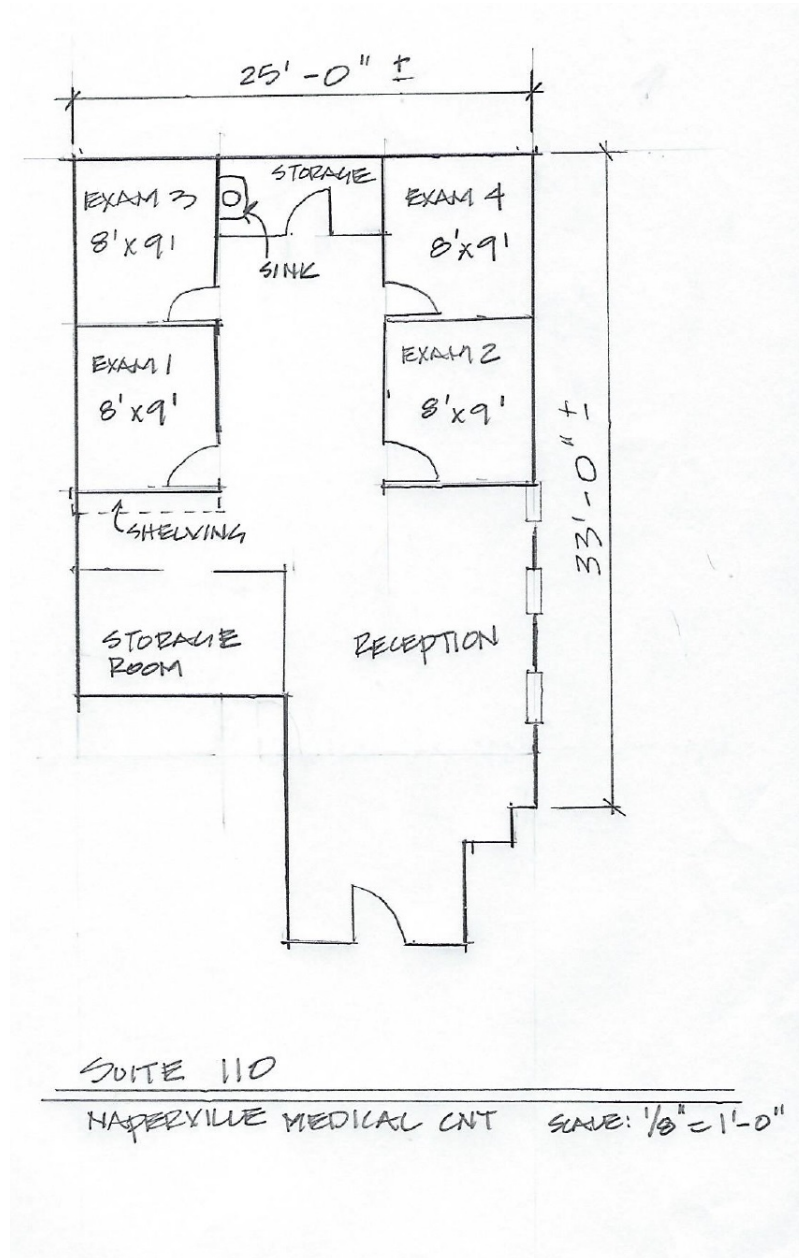
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SUITE 110; 1,388SF

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SUITE 180; 2,800SF

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EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"

NEW FLOOR PLAN
SCALE: 1/4" = 1'-0"

1 VESTIBULE ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS

NO.	DATE	BY
01	11/15	RS

ARCHITECTURAL RESOURCES
W. Alex Toppel - Architect
Robert M. Adams - Associate
Geneva, Illinois 60134 - (630) 233-1774

FLOOR PLAN
REMODELING for 180 West Lincoln Highway, DuKakis, Illinois
640 S. Washington Street, Naperville, IL
Spon Builders and Developers
1 DuKakis, Illinois

I hereby certify that these plans were prepared under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Illinois. My license number is 011-011616.

Exp. Date: 11/30/16



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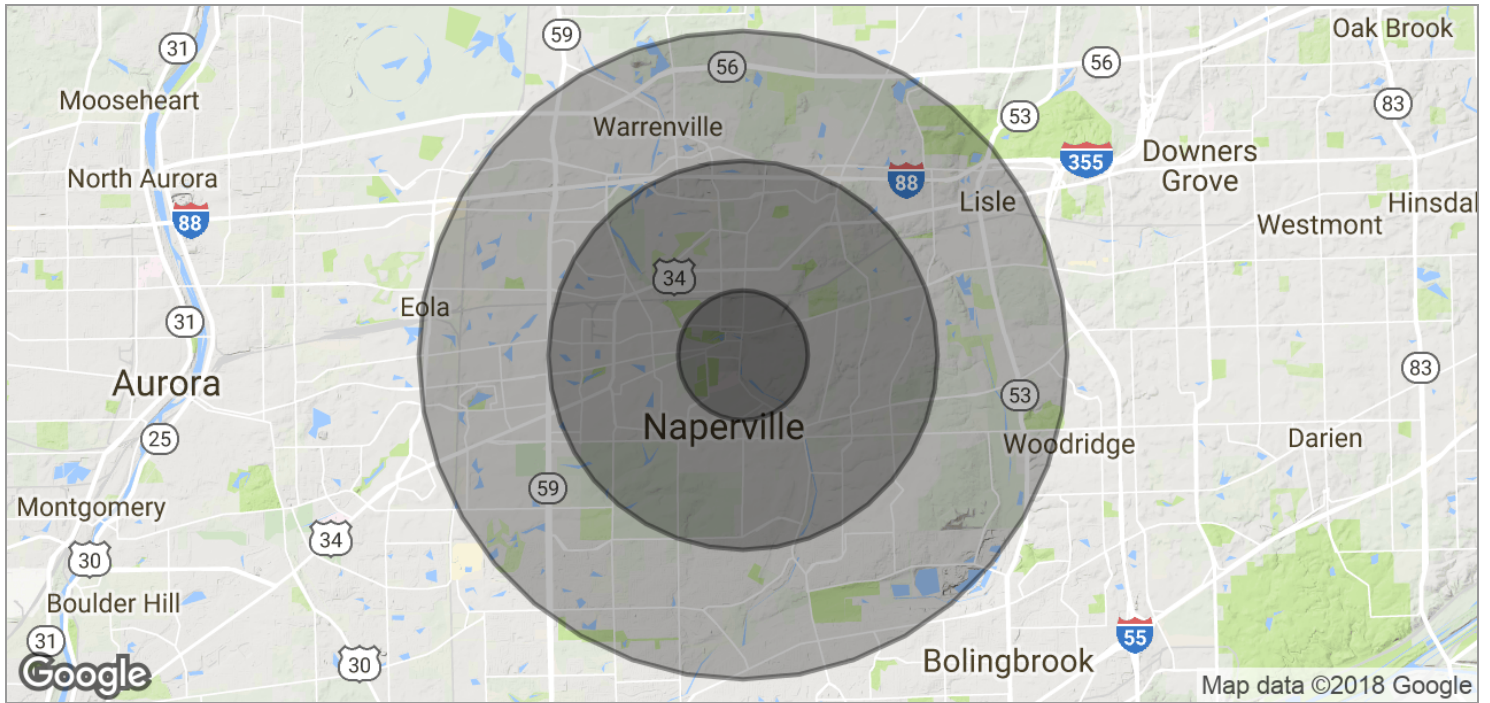
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,904	91,861	223,327
MEDIAN AGE	40.1	39.2	37.4
MEDIAN AGE (MALE)	38.5	37.6	36.2
MEDIAN AGE (FEMALE)	40.7	40.2	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,895	33,026	81,410
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$130,822	\$127,118	\$119,940
AVERAGE HOUSE VALUE	\$513,706	\$474,513	\$429,390



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