



Each office independently owned and operated

**KAMMES COMMERCIAL**

1417 N Main St

Wheaton, IL 60187

630.667.3333

KAMMESCOMMERCIAL.COM

**FOR LEASE**

**OFFICE BUILDING**

# 2916 W OGDEN AVE SUITE 108

2916 W OGDEN AVE UNIT 108, NAPERVILLE, IL 60540



PRESENTED BY:

**LANCE KAMMES**

Broker, CCIM

630.868.6300

lkammes@remax.net

## DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kammes Commercial and it should not be made available to any other person or entity without the written consent of Kammes Commercial.

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The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Kammes Commercial.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

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The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Kammes Commercial has not verified, and will not verify, any of the information contained herein, nor has Kammes Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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# 1

## PROPERTY INFORMATION

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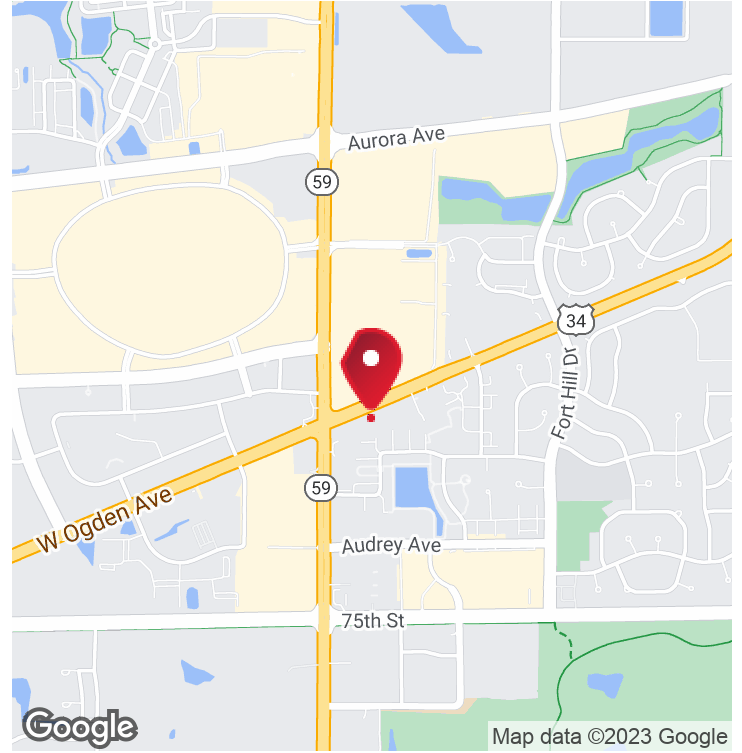
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (MG)
Building Size:	2,500 SF
Available SF:	2,500 SF
Number of Units:	1
Year Built:	1996
Zoning:	Comm

## PROPERTY OVERVIEW

Modified Gross \$25.00/SF/year

## PROPERTY HIGHLIGHTS

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# PROPERTY DESCRIPTION



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## PROPERTY DESCRIPTION

Modified Gross \$25.00/SF/year

## LOCATION DESCRIPTION

Prime visibility on Ogden just west of Rt 59 on south side of Ogden

## INTERIOR DESCRIPTION

2500 SF of prime Fox Valley commercial retail/office property available for lease in Naperville, IL. Expansive and versatile space ideal for a variety of businesses. Situated just east of Route 59 on the south side of Ogden Avenue. High visibility and accessibility, make it a desirable spot for both customers and employees. Automatic double doors lead to a welcoming reception area. Ideal space to greet clients, customers, or guests. Five separate offices, provide comfortable workspaces. Many windows for natural light. The kitchenette is a convenient amenity for employees. The property includes a large storage area with an overhead door, allowing for easy loading and unloading of goods or supplies, making it suitable for retail inventory or warehousing. Ample private parking is available. Highly versatile and desirable space for businesses looking to establish or expand their presence in the vibrant community of Naperville. Don't miss the chance to explore the possibilities offered by this exceptional commercial property.

## PARKING DESCRIPTION

Private lot

# COMPLETE HIGHLIGHTS



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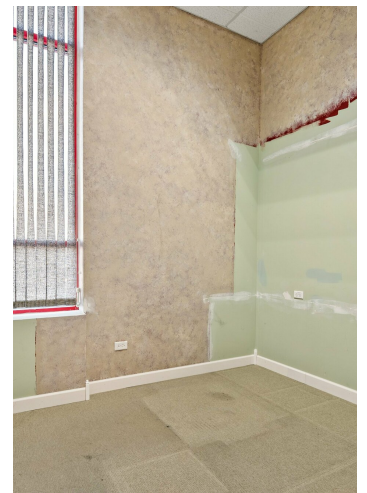
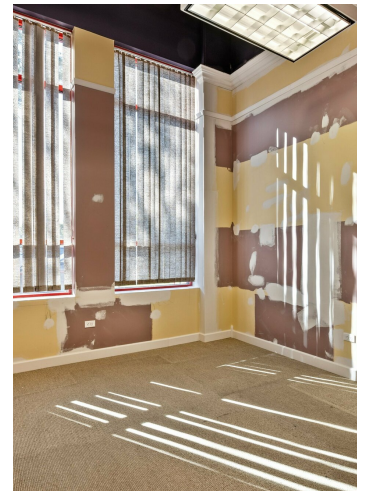
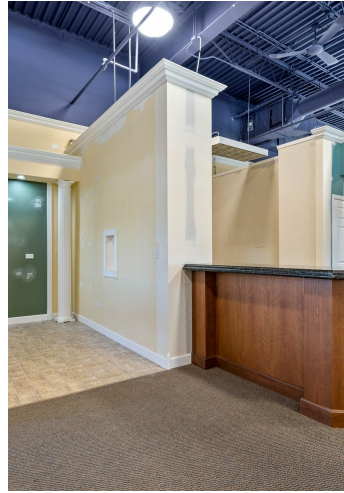
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# ADDITIONAL PHOTOS



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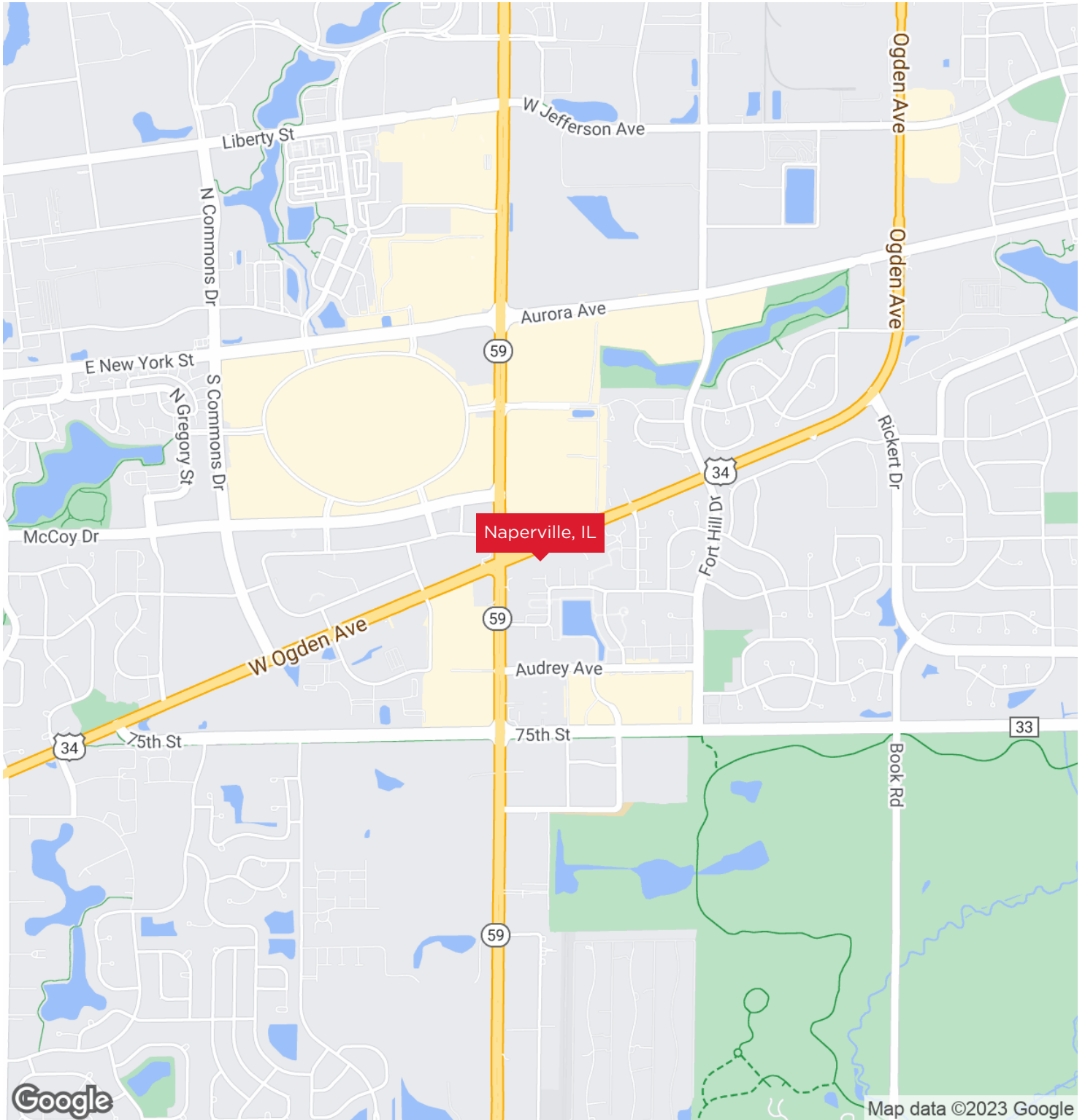
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## LOCATION INFORMATION

**IN THIS SECTION**

REGIONAL MAP

# REGIONAL MAP



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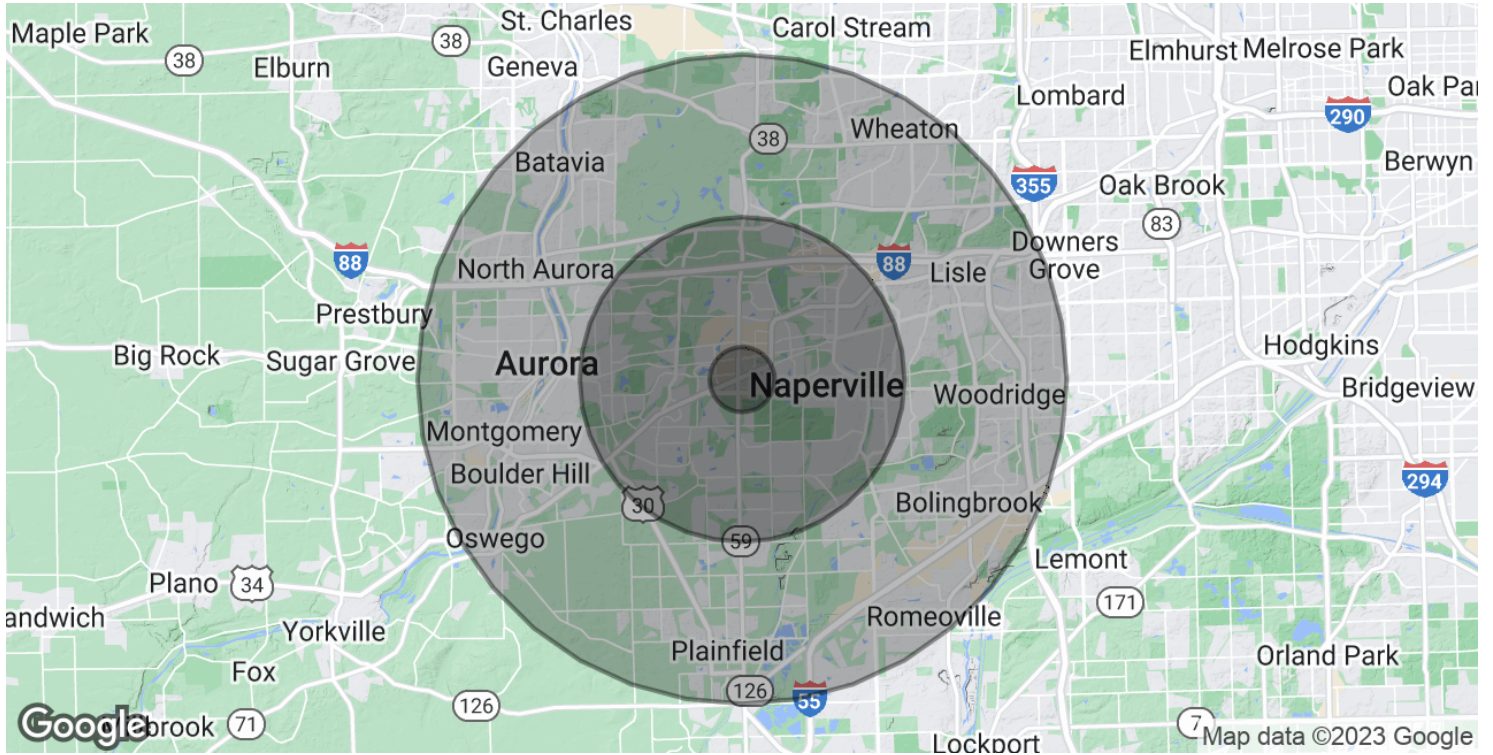
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## DEMOGRAPHICS

**IN THIS SECTION**

DEMOGRAPHICS MAP & REPORT

# DEMOGRAPHICS MAP & REPORT



**POPULATION**

**1 MILE**

**5 MILES**

**10 MILES**

Total Population	8,948	262,748	798,934
Average Age	33.6	38.0	37.9
Average Age (Male)	34.9	36.7	36.9
Average Age (Female)	33.1	38.6	38.9

**HOUSEHOLDS & INCOME**

**1 MILE**

**5 MILES**

**10 MILES**

Total Households	3,593	95,283	289,177
# of Persons per HH	2.5	2.8	2.8
Average HH Income	\$119,544	\$129,314	\$114,843
Average House Value	\$304,201	\$325,359	\$286,882

\* Demographic data derived from 2020 ACS - US Census

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ADVISOR  
BIOS

**IN THIS SECTION**

ADVISOR BIO 1

# //ADVISOR BIO 1

**LANCE KAMMES**

Broker, CCIM

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Direct: **630.868.6300** | Cell: **630.667.3333****PROFESSIONAL BACKGROUND**

Ranked #3 Re.Max Commercial Team in the nation  
Ranked #6 Re/Max Commercial Team in the World

Affiliated with Re/Max Suburban, Wheaton. Lance's real estate career began in November 1985. His high code of ethics, experience and tenacity has consistently earned him countless awards and he has been recognized as one of the "Top Real Estate Agents in the United States."

**MEMBERSHIPS**

CCIM  
SIOR

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