

Office Building For Lease



**CATON**  
COMMERCIAL  
REAL ESTATE GROUP

# DOWNTOWN NAPERVILLE OFFICE

120-124 S. WEBSTER, NAPERVILLE, IL 60540



## OFFERING SUMMARY

Available SF: 386 SF

Lease Rate: Contact Broker

Building Size: 8,819 SF

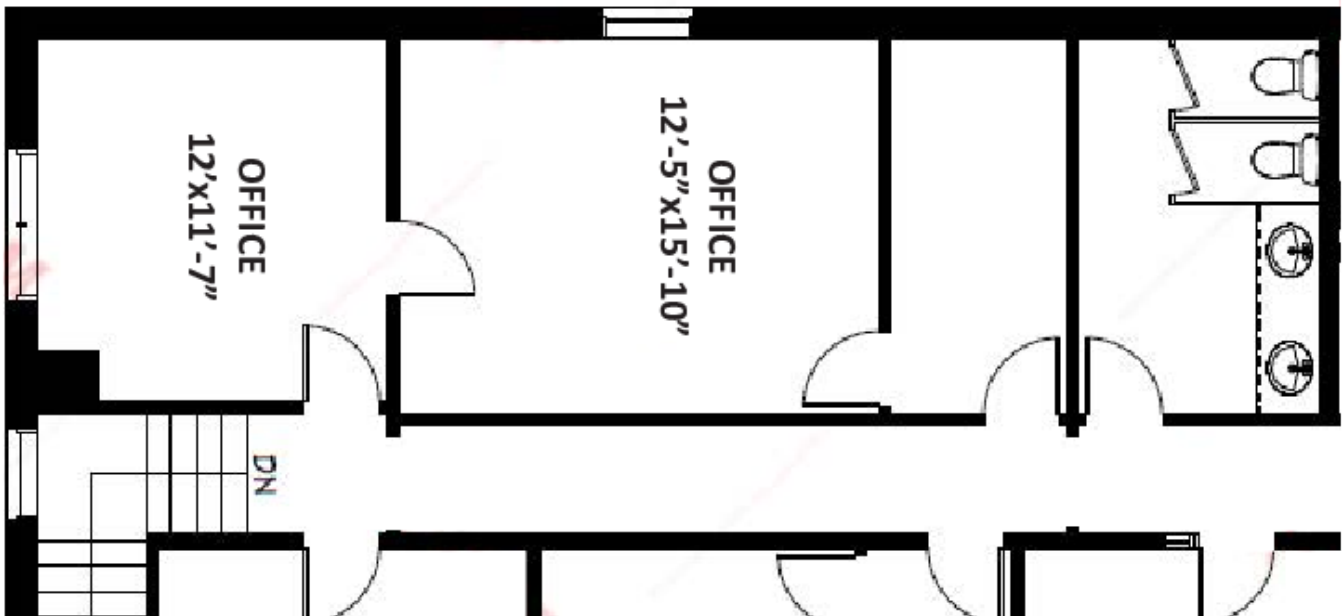
## PROPERTY HIGHLIGHTS

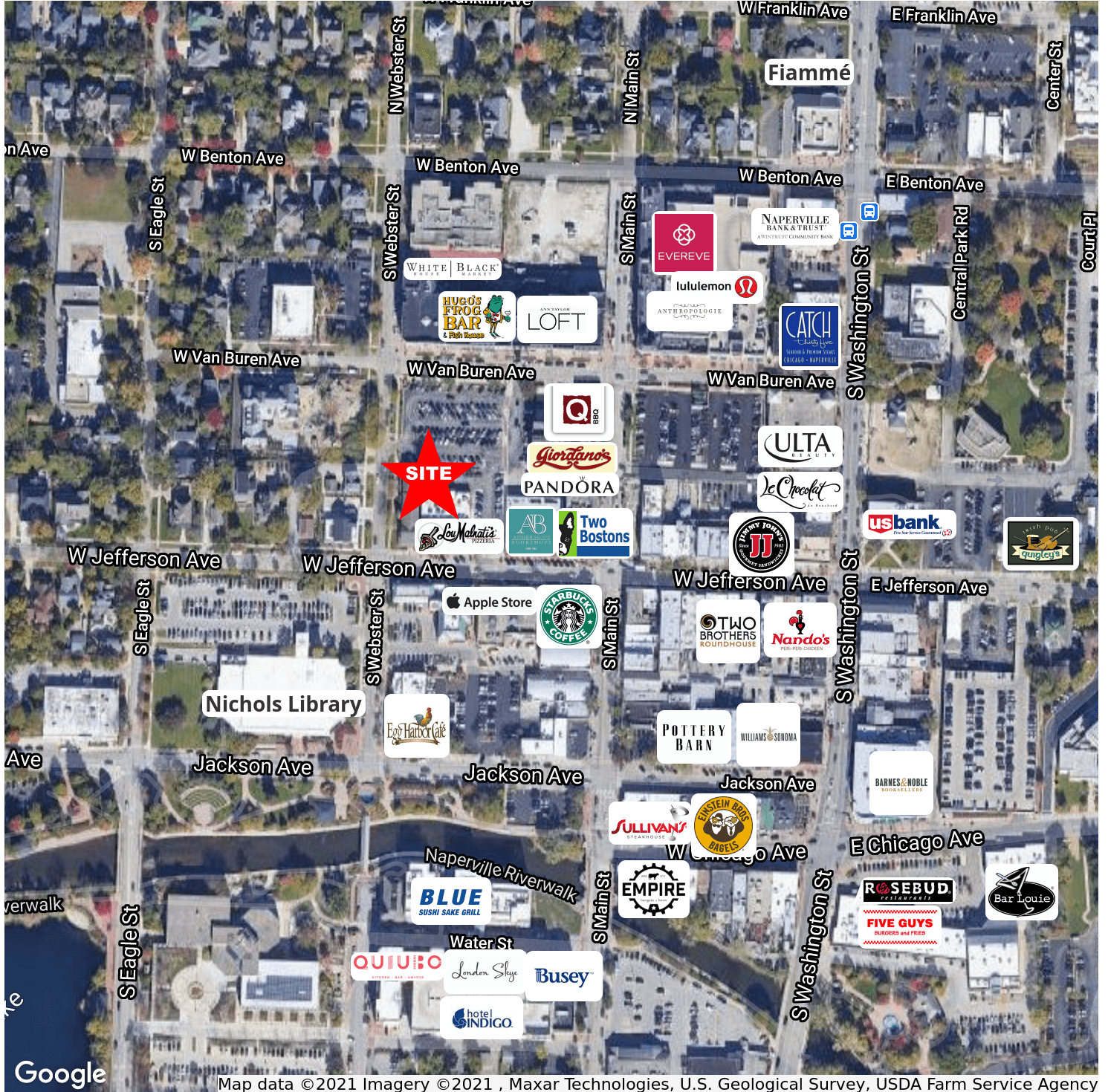
- Only one unit remaining! 386 SF 2nd floor office space in the heart of downtown Naperville
- Immediately adjacent to a free public parking surface lot and street front parking
- Prominent building/monument signage available
- Excellent visibility and access from Webster St in the heart of downtown Naperville

## LOCATION OVERVIEW

Steps to national retailers and restaurants including Starbucks Reserve, Lou Malnati's, The Apple Store, Sullivan's Steakhouse, Lululemon, Hugo's Frog Bar. Enjoy all the amenities downtown has to offer before, during and after the work day. Ideal for entertaining clients, lunch meetings and after work get togethers.

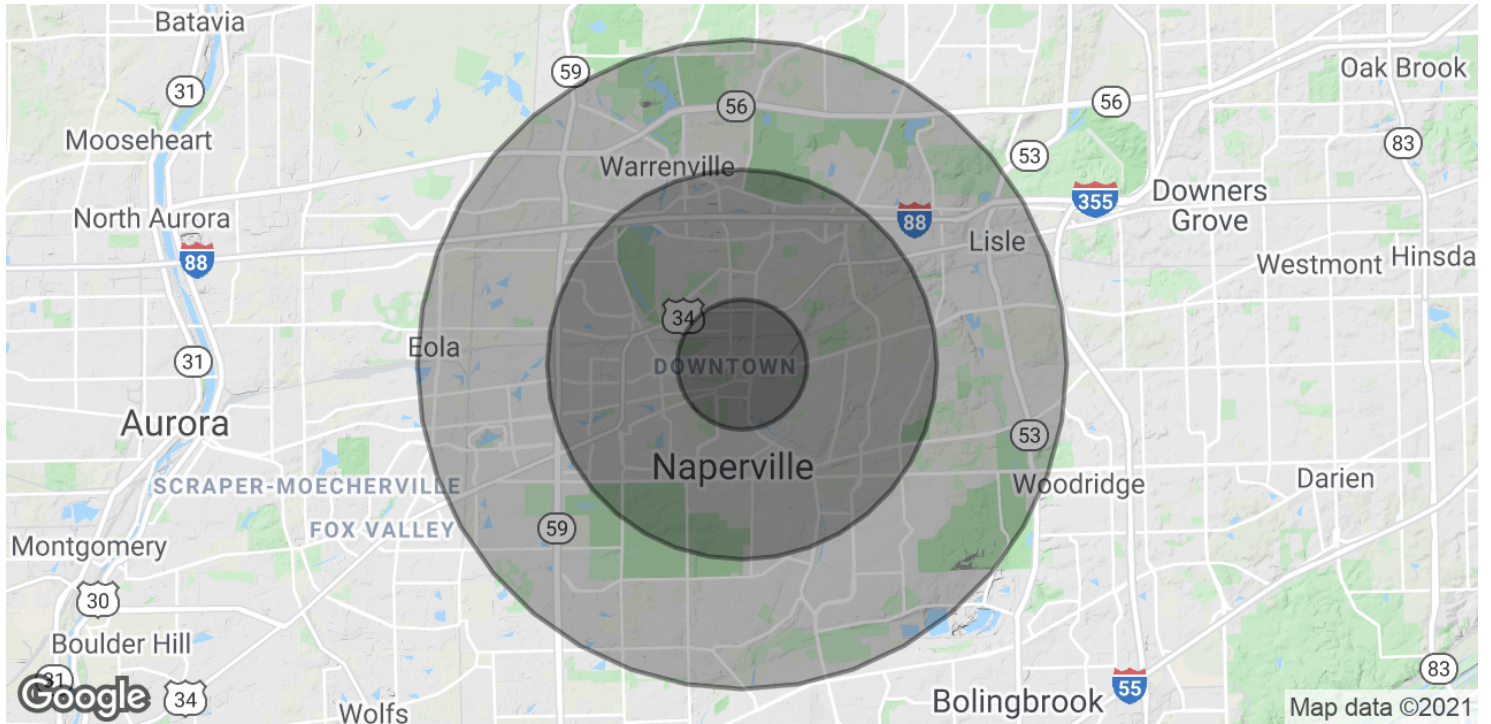
Multiple parking garages and lots offer approximately 4,000 free parking spaces within a 5 block radius for employees and customers. Conveniently located only a short distance from the Metra Train Station and I-88 interchange.







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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	11,763	87,467	217,400
Average age	38.9	39.3	37.5
Average age (Male)	36.6	37.6	36.3
Average age (Female)	39.9	40.3	38.3

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,489	31,897	80,146
# of persons per HH	2.6	2.7	2.7
Average HH income	\$111,604	\$125,429	\$118,632
Average house value	\$496,899	\$475,988	\$427,541

\* Demographic data derived from 2010 US Census

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