

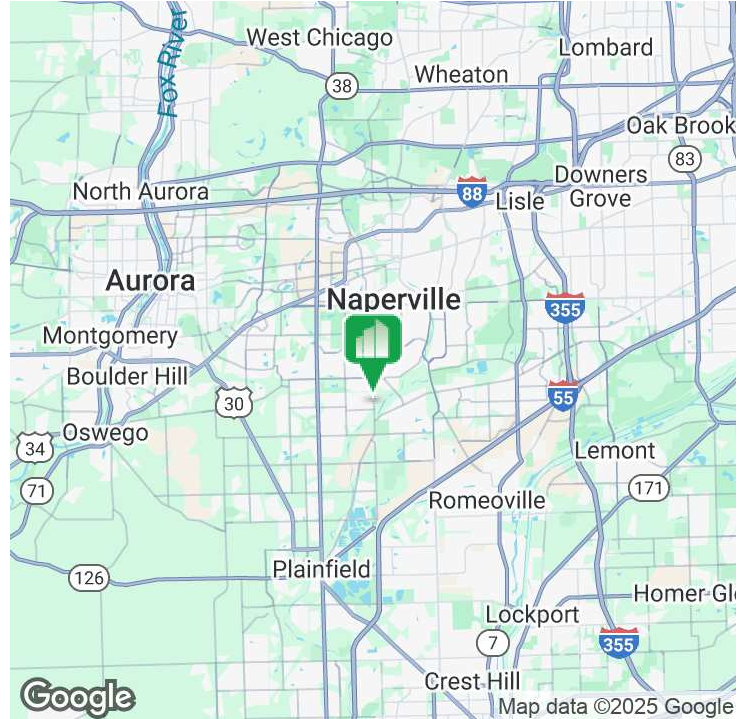
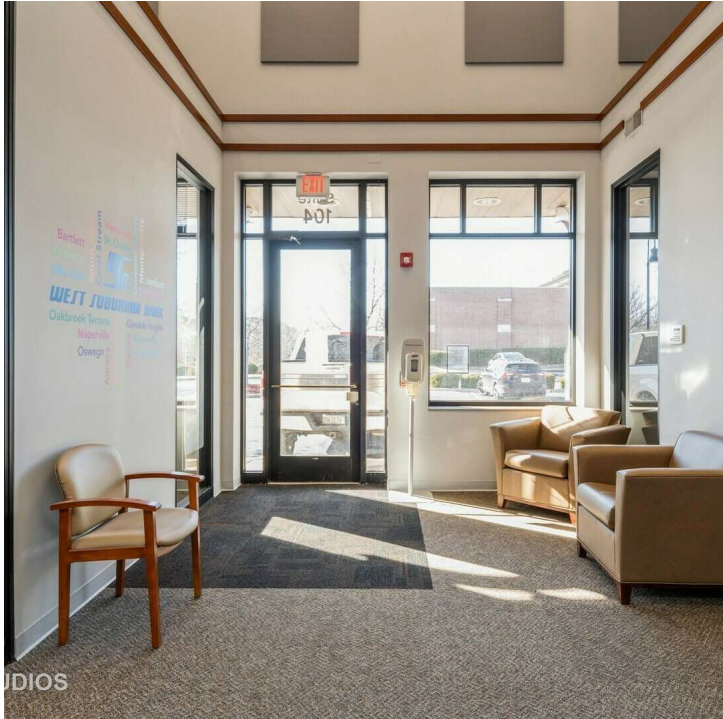
Office / Retail Space For Lease



PRIME OFFICE / RETAIL LOCATION

1004 104TH ST, NAPERVILLE, IL 60564

GREAT PRICE W/BUILT-IN CAFFEINE



OFFERING SUMMARY

Available Total SF:	3,712 SF
1st Floor SF:	2,561 SF
Mezzanine SF:	1,151 SF
Lease Rate:	\$20
Pass-Thrus (NNN):	\$10
Lot Size:	1
Building Size:	3,712 SF
Zoning:	C

PROPERTY OVERVIEW

Fully furnished Naperville Office with Mezzanine and ample parking. Co-tenant is Dunkin Donuts. Owner willing to subdivide space.

Ideal for professional services, medical dental office, associations, or satellite HQ seeking polished presence in a highly accessible Naperville corridor. Steps away from dining, fitness, childcare and service businesses. Located in high income residential neighborhoods with top-rated schools nearby.

1ST FLOOR

- 2 - 4 offices
- Conference/training room
- Lobby
- 2 restrooms

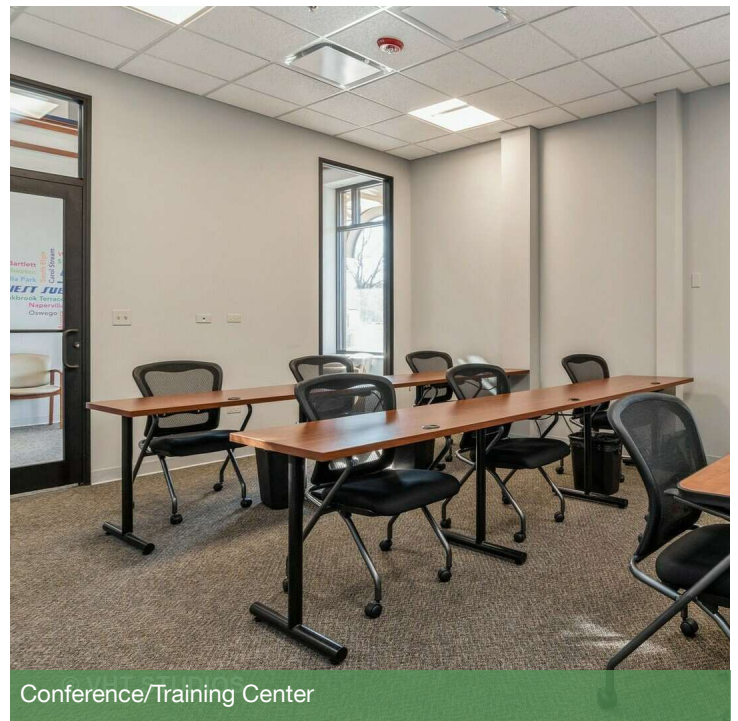
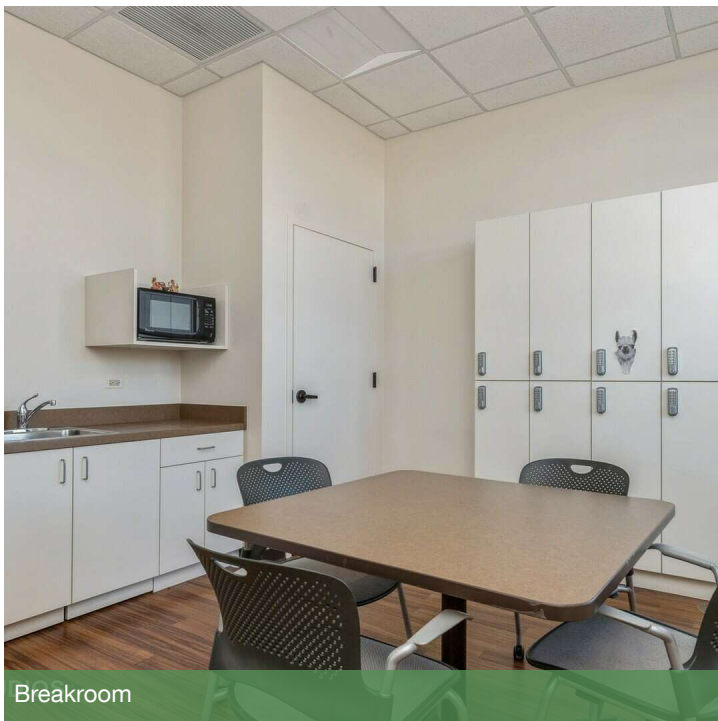
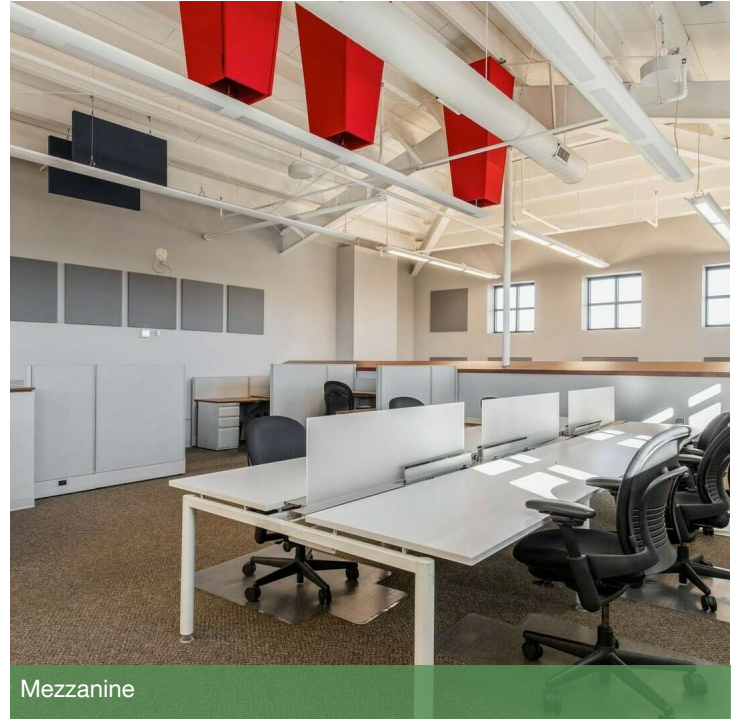
MEZZANINE

- Open concept with 8 cubicles, 9 workstations
- Storage room
- Breakroom with lockers

LOCATION OVERVIEW

Located on the corner of Plainfield/Naperville Rd and 104th Street.
Heavy traffic count- 17,000 VPD.
Strong road visibility and traffic flow
Convenient connectivity to retail mega-centers, recreation and major routes

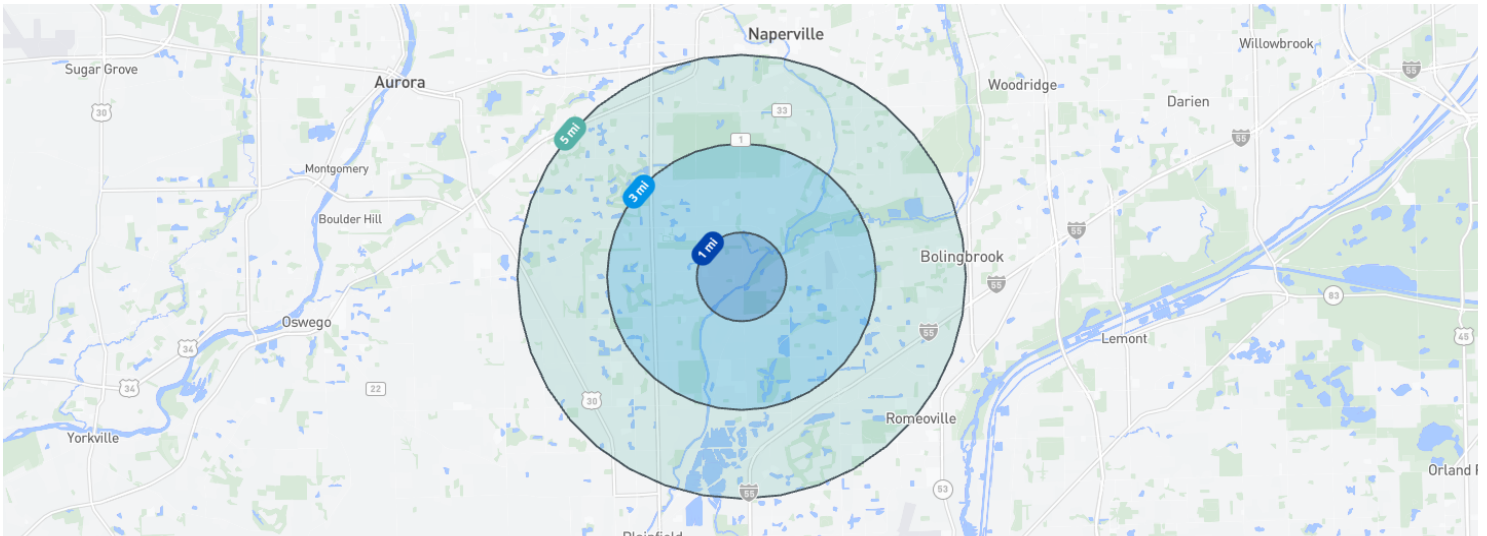
PRIME OFFICE/RETAIL LOCATION



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PRIME OFFICE/RETAIL LOCATION



1 mile



\$200,001

Median Household
Income



\$72,899

Per Capita
Income



\$1,276,523

Median Net
Worth



Median Age



9,387

Population



2,889

Households



\$151,990

Median Disposable
Income

3 miles



\$158,092

Median Household
Income



\$62,835

Per Capita
Income



\$1,005,511

Median Net
Worth



Median Age



77,062

Population



24,676

Households



\$118,541

Median Disposable
Income

5 miles



\$131,383

Median Household
Income



\$58,218

Per Capita
Income



\$688,662

Median Net
Worth



Median Age



215,832

Population



72,709

Households



\$104,297

Median Disposable
Income