

Office Building For Lease



CATON  
COMMERCIAL  
REAL ESTATE GROUP



# CORNER SUITE 1,500 SQ.FT

1415 BOND STREET, NAPERVILLE, IL 60563



### OFFERING SUMMARY

**Available SF:** 1,500 - 3,700 SF

**Lease Rate:** \$17.95 SF/yr (MG)

**Building Size:** 30,000 SF

**Renovated:** 2000

**Market:** Naperville  
IL-Rt 59 Office Park

### PROPERTY OVERVIEW

Corner Office, large windows

Professional office park just off IL Rt 59

Beautiful build out, fully furnished

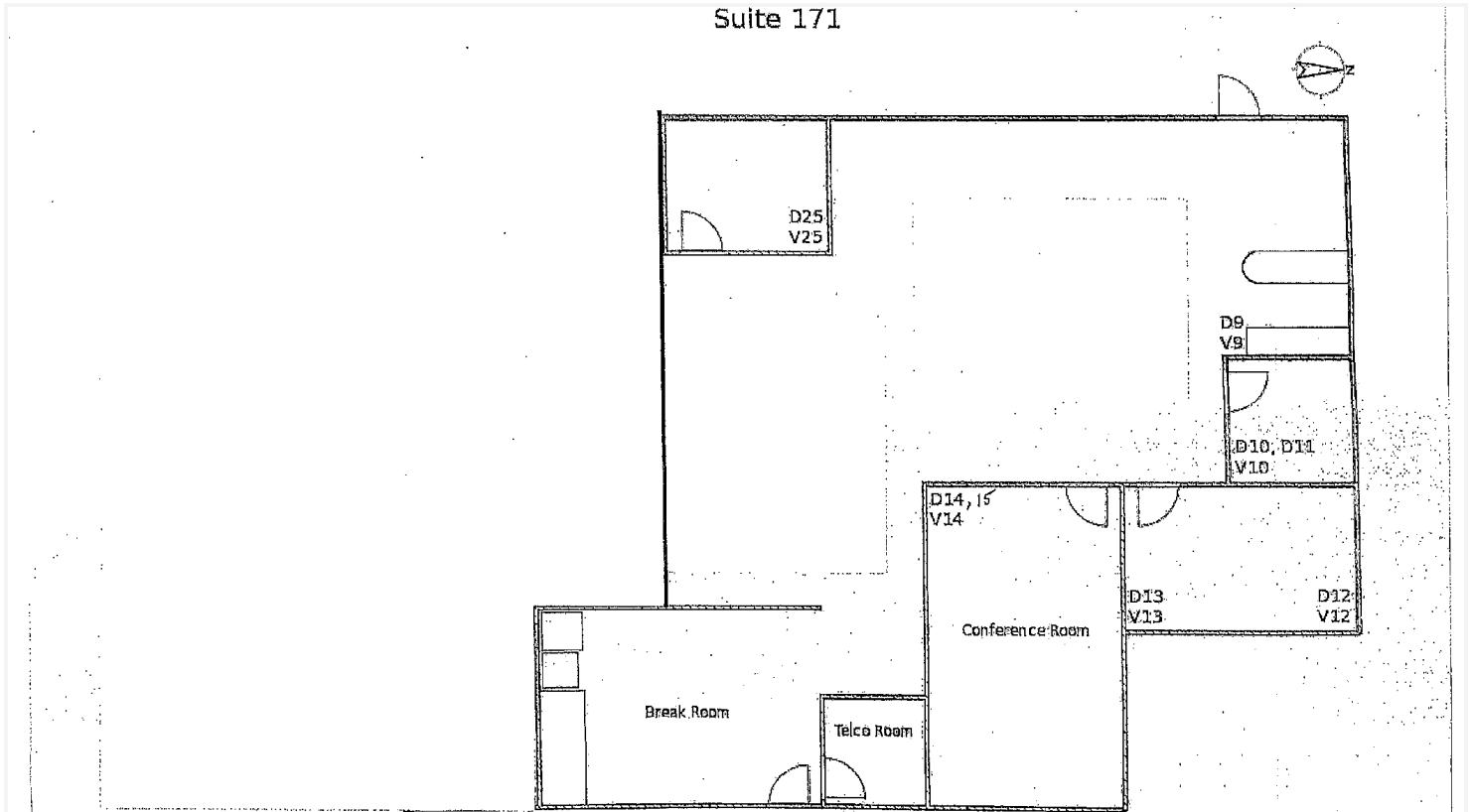
Can be expanded into adjacent 2,200 SF with 90 day notice

### LOCATION OVERVIEW

Right off of Route 59

I-88 ramp located 1 mile North

Across Rt 59 from Aurora Metra Station





Interior



Interior



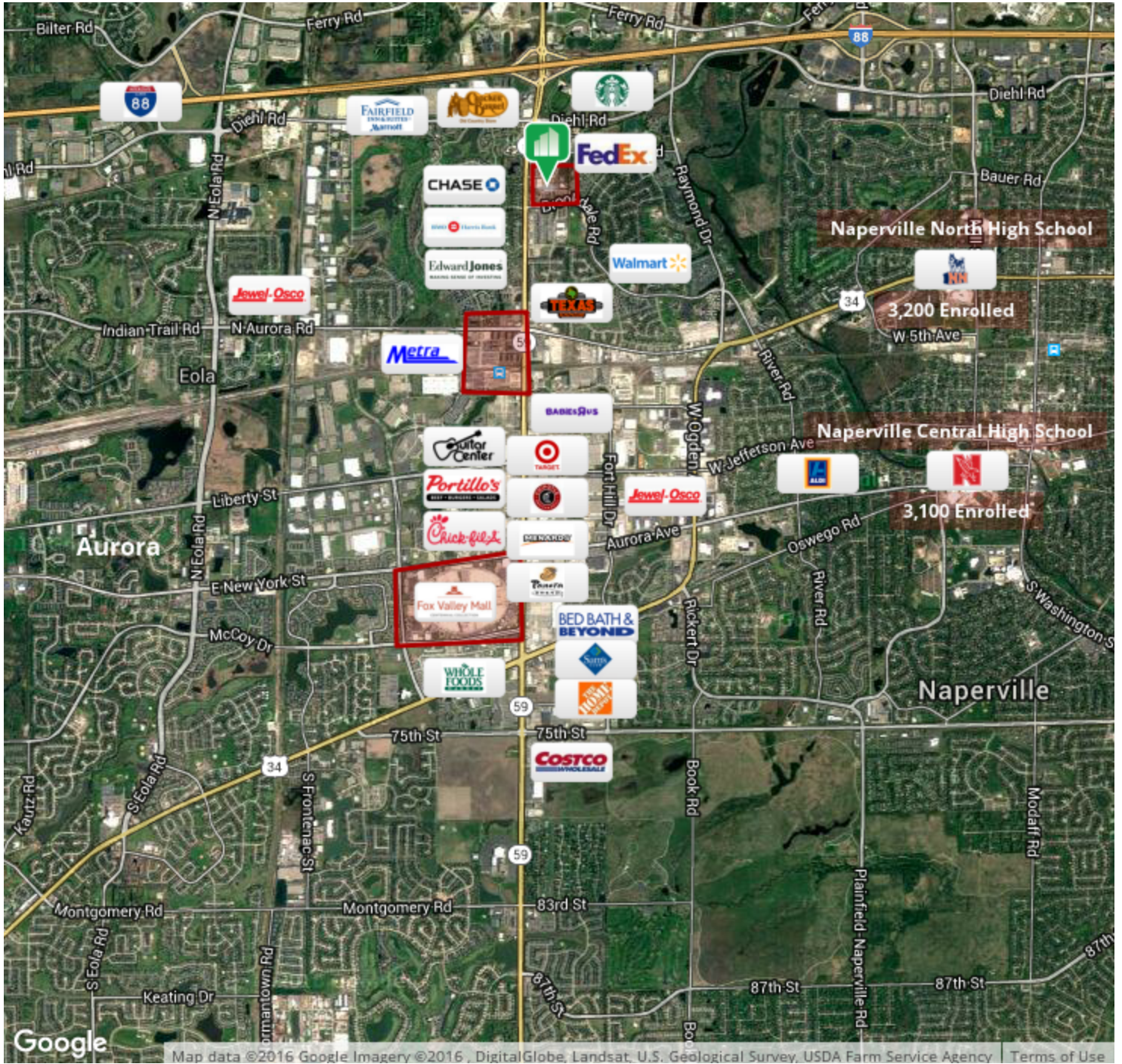
Interior



Signage



Front







<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	10,460	64,430	167,695
MEDIAN AGE	33.5	34.7	35.4
MEDIAN AGE (MALE)	32.9	33.5	34.4
MEDIAN AGE (FEMALE)	33.7	35.9	36.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	4,660	26,544	63,387
# OF PERSONS PER HH	2.2	2.4	2.6
AVERAGE HH INCOME	\$79,236	\$93,757	\$103,887
AVERAGE HOUSE VALUE	\$325,914	\$342,717	\$384,923

\* Demographic data derived from 2010 US Census