

# Medical Office Building Available



## 1891 Bay Scott Circle, Naperville, Illinois 60540

**Offering Price: \$2,600,000**

**Cap Rate: 6.92%**

**Net Operating Income (NOI): \$179,918**

**Building Size: 10,000 SF – One Story**

**Price per Square Foot: \$260.00**

**Number of Suites: 5**

**Average Suite Size: 2,000 SF**

**Largest Suite: 2,440 SF**

**(WALT): 4 Years**

**Use: Medical Office**

**Location: Naperville, Illinois — Premier Western**

**Suburb of Chicago**

**Minimal Common Areas:** Suites have dedicated  
ingress/egress

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# Executive Summary



Ellsworth Partners has been exclusively retained to offer for sale a medical office investment opportunity located at 1891 Bay Scott Circle in Naperville, Illinois. This modern, well-maintained, five-suite, single-story medical office building totals 10,000 rentable square feet (“the Property”). Positioned within Bay Scott Center Office Park, one of Naperville’s most desirable medical and professional corridors, the Property is surrounded by a strong mix of healthcare, retail, and residential uses. It offers investors a stabilized asset with diversified tenancy, predictable income, and a current Weighted Average Lease Term (WALT) of 4.07 years. The Property is offered “as-is” to a select group of qualified investors. All inquiries should be directed to Ellsworth Partners.

## Investment Merits

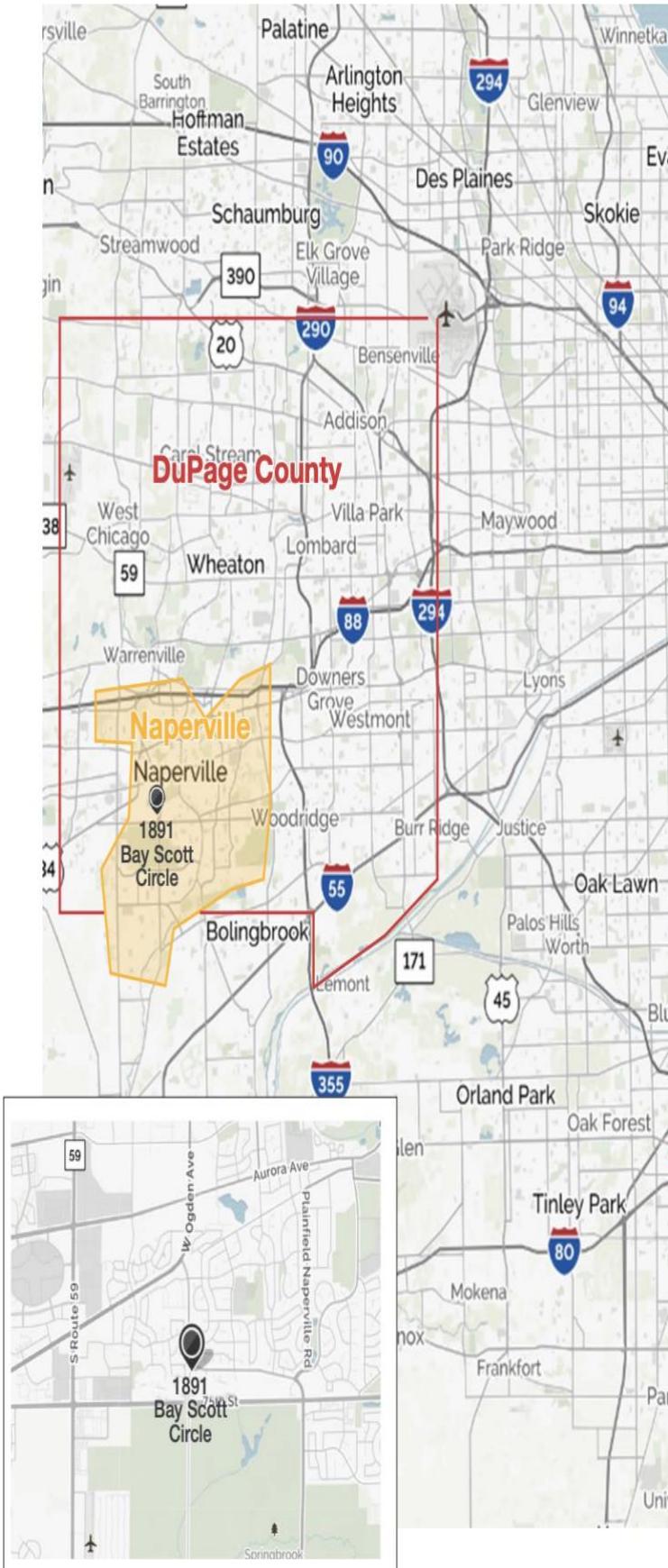
1891 Bay Scott Circle presents an excellent opportunity to acquire a fully stabilized, multi-tenant medical office building in one of Chicago’s premier suburban markets. The Property is 100% leased to a diverse mix of long-standing medical and professional tenants, providing investors with reliable in-place income and steady annual rent growth.

This investment is supported by several key strengths:

- **Stabilized Medical Office Asset:** 100% leased across five suites totaling approximately 10,000 SF, anchored by reputable healthcare and professional tenants with long-term operating histories.
- **Attractive Yield:** Current NOI of \$174,464 and a 6.75% capitalization rate, offering a balanced blend of income stability and market competitiveness.
- **Prime Naperville Location:** Situated within Bay Scott Center, a premier office park in Naperville—consistently ranked among the top suburbs in the Chicago metropolitan area for quality of life, demographics, and business environment.
- **Quality Construction:** Built in 2003 with modern mechanical systems, efficient layouts, and ample parking (4 per 1,000 SF ratio).
- **Strong Tenant Mix & Retention:** Diverse tenant base of medical and service-oriented practices with renewal options and consistent rent escalations.
- **Ease of Management:** Single-story design and NNN-leases provide minimal landlord responsibilities and predictable expenses. Many management responsibilities are undertaken by Association.

These attributes make 1891 Bay Scott Circle a **well-positioned asset** for investors seeking stable cash flow, medical tenancy security, and long-term value appreciation in one of the region’s most desirable submarkets.

## Location Overview:



The city of Naperville is a western suburb of Chicago located approximately 30 miles from downtown Chicago, 28 miles southwest of O'Hare International Airport, and 29 miles from Midway International Airport. The property is located five miles south of a full-diamond interchange at U.S. Route 59 and Interstate 88. Interstate 88 provides direct access to many of the area's main highways, including I-290, I-355, and I-294. Bordering communities include Warrenville, Wheaton, Lisle, Woodridge, Bolingbrook, Plainfield, and Aurora.

Naperville is a desirable location to live and work due to the city's extensive amenities, including restaurants, hotels, high-quality schools, and recreational facilities. The property is located just two miles from downtown Naperville, a vibrant hub of professional services, restaurants, and shopping. The surrounding area features a mix of office, residential, and big-box retail developments, providing a strong and stable patient base for medical office tenants.

Naperville has been recognized nationally for its strong economic base and consistent population growth. The city combines a highly educated workforce, excellent infrastructure, and a balanced mix of commercial and residential developments. Its business-friendly environment and established community services make it one of the most sought-after locations in the Chicago metropolitan area for professional and medical office users.

DuPage County, considered by many to be the heart of Chicago's western suburbs, is home to approximately 937,000 residents. Centrally located within the seven-county Northeastern Illinois region and approximately 30 miles west of Chicago, DuPage County is the second most populous county in Illinois and part of the Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area, the third most populous in the United States with roughly 9.5 million residents. With convenient access to major interstates, local airports, and a well-established rail and bus network, transportation in DuPage County is unmatched. Major interstates I-355, I-88, I-55, and I-290 provide efficient north-south and east-west access throughout the region.

## Location Overview:

The Bay Scott Business Park features a professional environment of low-rise office buildings, providing ample parking, landscaped surroundings, and easy access to major arterial routes. Within a five-minute drive are high-traffic retail destinations including Downtown Naperville, Costco, Walmart Supercenter, Home Depot, Lowes and Fox Valley Mall drawing millions of annual visits and serving as anchors for the broader Naperville–Aurora trade area. The Edward Hospital Medical Center on Washington Street at W. Martin Ave and Duly Medical Center at 808 Rickert Drive are also less than a five-minute drive. Naperville's robust economy is driven by a mix of corporate headquarters, medical institutions, and professional service firms. Major area employers include Edward-Elmhurst Health, Nicor Gas, BP North America, and Navistar International, collectively supporting a highly educated workforce and stable commercial real estate demand.

1891 Bay Scott Circle sits within a dynamic growth corridor that combines strong demographics — average household incomes exceeding \$160,000 within a three-mile radius — and excellent transportation access, making it an ideal location for medical, professional, or owner-user office occupancy in the western suburbs.

