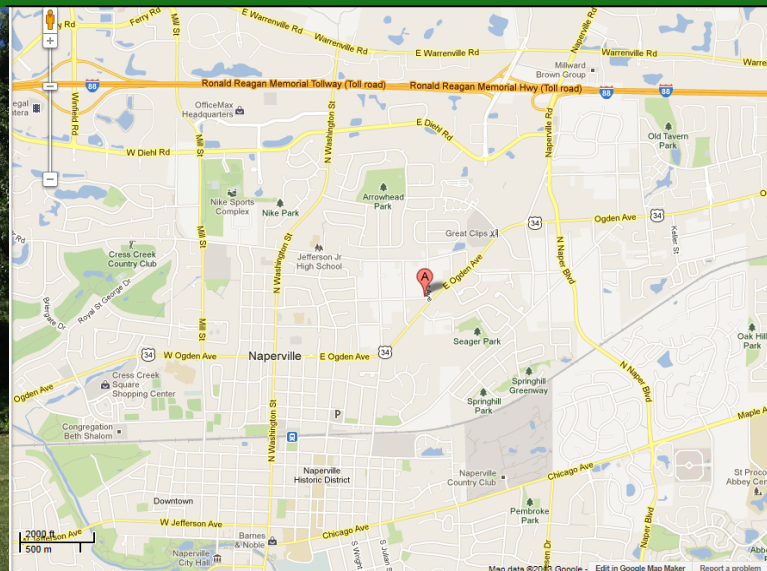


**RETAIL/MEDICAL/OFFICE SPACE  
FOR LEASE - SUITE 102 (FIRST FLOOR)  
2,000 SQUARE FEET  
OGDEN AVE. FRONTAGE**

**Robert A. DeSalvo, Jr.**  
**Sierra Realty Services, Inc.**  
**Phone: 630-428-4992**  
**Email: rdesalvo@sierrarealtyinc.com**



<b>LOCATION</b>	1001 E. Ogden Avenue, Suite 102 Naperville, Illinois
<b>AVAILABLE</b>	2,000 Square Feet
<b>BUILDING SIZE</b>	7,800 Square Feet
<b>CONFIGURATION</b>	1 Private office/Conference room 1 Utility Room 2 Washrooms Open Floor Plan
<b>ASKING RATE</b>	\$17.00 Net per square foot
<b>C.A.M.</b>	\$4.98 per sq. ft. (actual 2016)
<b>REAL ESTAE TAXES</b>	\$2.72 per sq. ft. (2016 payable in 2017)
<b>OCCUPANCY</b>	August 1, 2017
<b>COMMENTS</b>	Retail/Medical/Office First Floor Suite, Quality building image, Ogden Avenue frontage and signage, 38,000 cars per day, separately metered utilities, wired for voice and data, 4 to 1 parking ratio, north Naperville location, convenient access I-88 with Pace Bus service to site. (Broker has ownership interest in this property).



**Sierra Realty Services, Inc.**

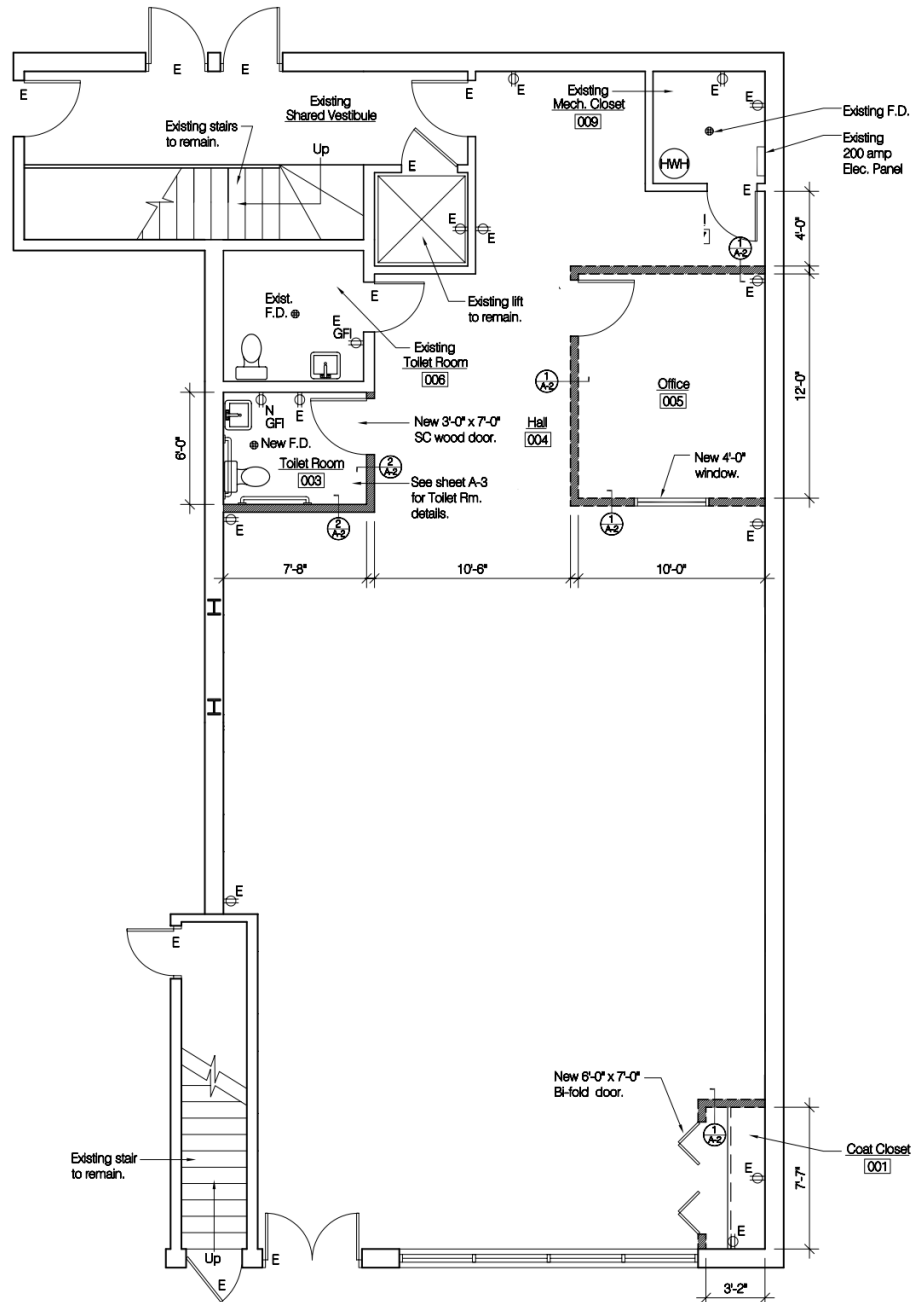
BROKERAGE  
MANAGEMENT  
DEVELOPMENT  
CONSTRUCTION SERVICES

1001 E. Ogden Avenue, Suite 201  
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Phone: 630-428-4992  
Fax: 630-428-4997

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