



FOR LEASE

4425 Montgomery Road, Suite 102
Naperville, IL

\$24/SF/YR NNN
+\$6/SF/YR CAM - 2,500+/- SF

Situated just west of Route 59 in the thriving White Eagle Commons Professional Center, this space is ideal for medical, professional, or office use. The building is a standalone structure with two suites - one currently occupied and the other available for lease. The available suite features 10 distinct offices/rooms, a large reception area, and two ADA-compliant bathrooms, providing a functional and inviting environment for clients and employees. With both front and back entrances, the space ensures easy accessibility and convenience. It is located in a high-traffic area with excellent visibility and is surrounded by established professional offices and medical practices, ensuring a strong referral network. Whether for a medical practice, professional services, or corporate office, this space is a prime location for success.

JASON PESOLA

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**INTEGRA
COMMERCIAL**
REAL ESTATE

1960 Springbrook Square Dr #100
Naperville, IL 60564



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PROPERTY HIGHLIGHTS

PRIME
LOCATION

HIGHLY
ACCESSIBLE

AMPLE
PARKING

HIGH
VISIBILITY

SPACIOUS
LAYOUT

Property Type: Office / Property Sub Type: Medical / Built in 1998

Property Class: Commercial / Parcel ID: 07-33-400-034

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NAPERVILLE ILLINOIS DEMOGRAPHICS

4425 MONTGOMERY ROAD, NAPERVILLE, ILLINOIS

2023 POPULATION
150,245

MEDIAN PROPERTY VALUE
\$482,600

2018-2022 HOUSEHOLDS
58,815

ACCOMMODATION & FOOD SERVICE SALES
575,534
2017

TOTAL RETAIL SALES
\$26,603
PER CAPITA

MEDIAN HOUSEHOLD INCOME
\$143,754
2018 - 2022



<https://www.census.gov/quickfacts/fact/table/napervillecityillinois/PST045223>

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