

# Dental Office

1303 Macom Drive Naperville, IL  
**FOR SALE & LEASE**

Rare opportunity to lease or purchase a fully built-out former oral surgery office in Naperville. This 2nd generation dental space offers a functional layout with reception area, consultation room, multiple plumbed operatories, sterilization, lab space, private office, and staff area. Purpose-built for oral surgery, the existing infrastructure allows for immediate occupancy with minimal startup costs and downtime. Ideal for oral surgeons, general dentists, or other dental specialists seeking a plug-and-play opportunity in a strong, established location with convenient access and ample parking.



Sale Price:  
\$1,500,000

Lease Rate:  
\$30 SF/YR (NNN)

Parking Spaces:  
30

Floors  
2

Available SF:  
6,495 SF SF

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REAL ESTATE &  
PRACTICE ADVISORY

# 1303 Macom Drive

Naperville, IL

## PROPERTY SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,500,000
Lease Rate:	\$30.00 SF/yr (NNN)
Number of Units:	1
Available SF:	6,495 SF
Building Size:	6,495 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,381	33,945	91,562
Total Population	9,658	98,162	266,709
Average HH Income	\$186,457	\$180,708	\$168,662

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## ADDITIONAL PHOTOS



# 1303 Macom Drive

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## RETAILER MAP



**1303 Macom Drive**

**Naperville, IL**

**MEET THE TEAM**



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