

1150 E. OGDEN AVENUE NAPERVILLE



PROPERTY OVERVIEW

BUILDING SPECIFICATIONS:

ADDRESS:	1150 E. Ogden Avenue, Naperville, IL
PROPERTY TYPE:	Freestanding medical office
BUILDING SIZE:	4,945 SF
LEASE RATE:	Negotiable
LEASE STRUCTURE:	NNN

PROPERTY DESCRIPTION:

The building was originally designed for a pain management practice and is equipped with infrastructure that supports today's healthcare demands. With robust electrical capacity, extensive plumbing, and upgraded HVAC systems, the property is well suited for high intensity medical use. The existing improvements provide a seamless transition for pain management, physical therapy, orthopedic, vascular, regenerative medicine, primary care, or many other medical uses.

The property has been significantly enhanced from the parking lot through the mechanical systems and interior buildout. The site features convenient ingress and egress along with ample parking for patients and staff. The exterior delivers strong curb appeal with professional architectural elements, clear sight lines from the roadway, and prominent signage opportunities that reinforce brand identity.

Inside, the layout reflects thoughtful planning around patient flow, privacy, and operational functionality. The existing buildout allows for immediate occupancy with minimal downtime, substantially reducing startup costs and construction timelines.

1150 E. Ogden Ave offers a true plug and play medical opportunity in a highly visible Naperville Location.



PROPERTY HIGHLIGHTS:

- Standalone medical office building for lease
- Infrastructure tailored for medical use with sufficient power, plumbing, and HVAC
- High visibility location on a major thoroughfare
- Excellent signage and branding opportunity
- Ample onsite parking with easy access
- Strong surrounding trade area and established commercial corridor
- Significant interior and exterior improvements

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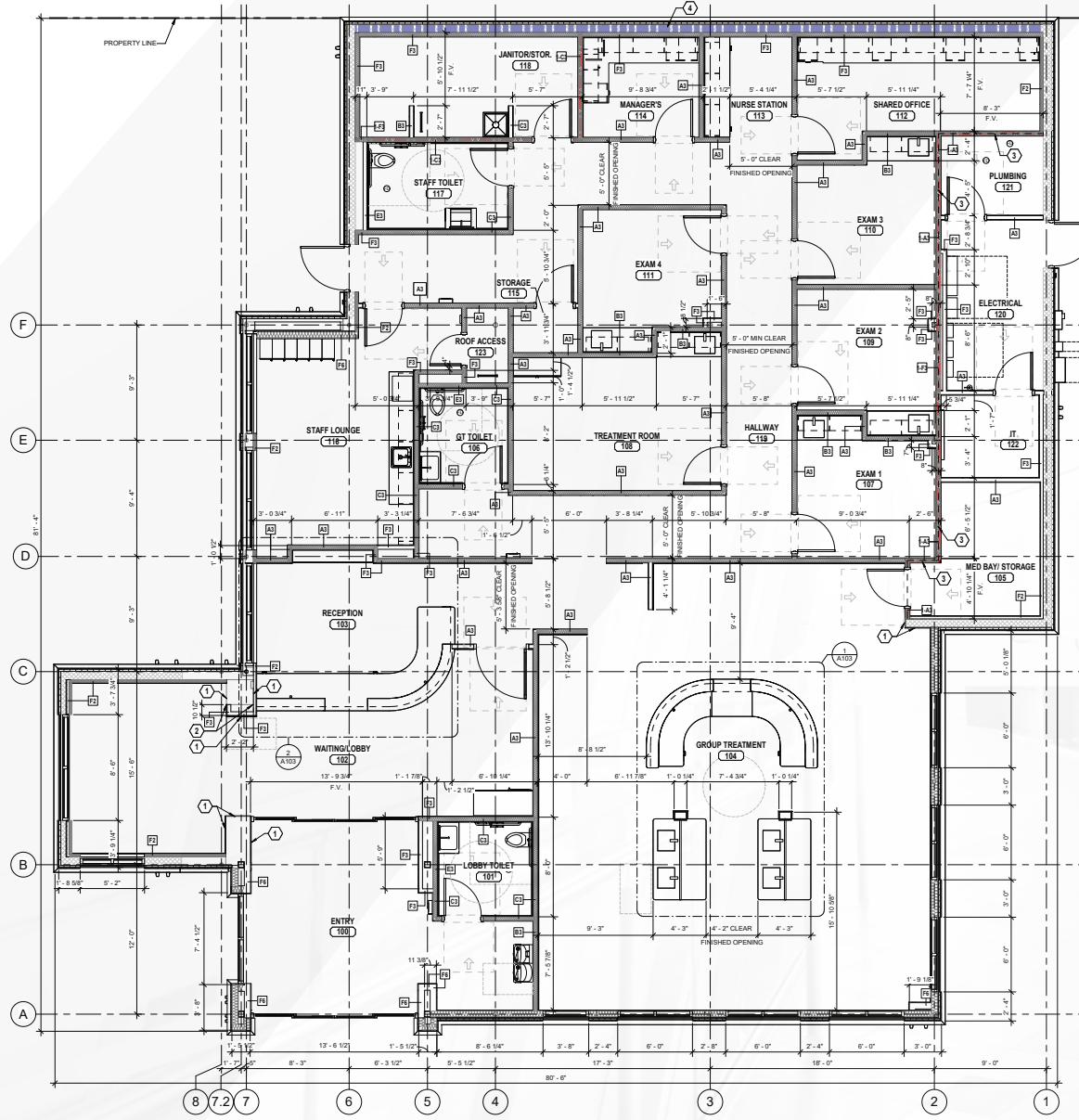
PROPERTY PHOTOS



PROPERTY PHOTOS



SITE PLAN



[CLICK HERE TO VIEW FULL SITE PLAN](#)

LOCATION OVERVIEW

Positioned along one of Naperville's primary commercial corridors, 1150 E. Ogden Ave presents a rare opportunity to lease a fully improved medical facility in a dominant trade area. This standalone asset offers exceptional visibility, convenient access, and strong daily traffic counts, making it ideal for medical users seeking both operational efficiency and brand presence.

Located within a strong retail and medical corridor in Naperville, the property benefits from established neighboring businesses, dense residential rooftops, and consistent traffic patterns. The standalone configuration provides operational independence, enhanced signage control, and a professional healthcare setting that supports long term growth.

NAPERVILLE

Naperville is a well established community in DuPage County community located approximately 28 miles west of Downtown Chicago with a population of approximately 153,000 residents. The city is known for its strong residential neighborhoods, highly regarded school districts, and a vibrant, walkable downtown district anchored by locally owned dining, retail, and professional services. Naperville benefits from excellent regional connectivity via the Metra Union Pacific West commuter rail line, providing direct access to downtown Chicago and surrounding western suburbs. The Naperville Riverwalk also runs through the community along the DuPage River, supporting recreational use and enhancing overall quality of life. Strong household incomes, long term residency, and consistent demand for healthcare and service oriented uses contribute to the area's long term stability and long term investment appeal.



DEMOGRAPHICS

1 MILE

10,481

Estimated Population

4,088

Number of Households

\$182,164

Household Income

\$27.8M

Annual Healthcare Expenditure

3 MILES

80,011

Estimated Population

32,383

Number of Households

\$192,824

Household Income

\$220M

Annual Healthcare Expenditure

5 MILES

223,198

Estimated Population

89,319

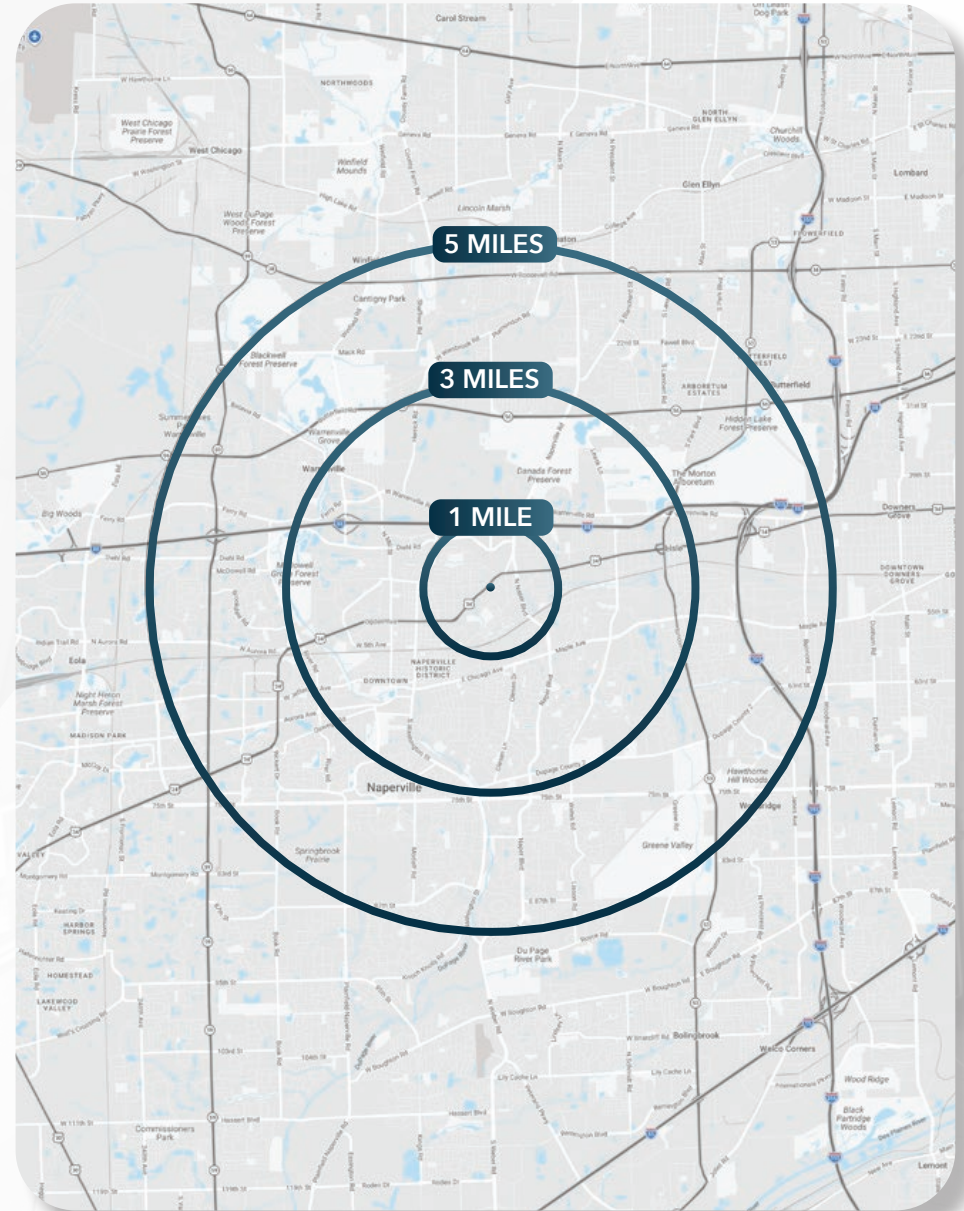
Number of Households

\$180,013

Household Income

\$606M

Annual Healthcare Expenditure



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