

# NOW LEASING | RED RIVER CENTER OFFICE BUILDING

4015 Plainfield-Naperville Rd, Naperville, IL 60564

CRER



**Tuyen Nguyen, CCIM**

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CRER (Chicago Real Estate Resources, Inc.)

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The logo for CRER (Chicago Real Estate Resources, Inc.) is located in the top right corner. It consists of the letters "CRER" in a white, sans-serif font, positioned above a short horizontal white line, all contained within an orange square.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.



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## PROPERTY OVERVIEW

### PROPERTY ADDRESS:

**4015 Plainfield-Naperville Rd Naperville, IL 60564**

### PROPERTY TYPE:

**Office**

### PROPERTY CLASS:

**B**

### PARKING:

**22 Surface Spaces**

### YEAR BUILT:

**2009**

### BUILDING SIZE:

**22,854 Sq. Ft.**

### TYPICAL FLOOR PLAN:

**11,368 Sq. Ft.**

### SMALLEST SIZE:

**1,171 Sq. Ft.**

### MAX CONTIGUOUS SPACE:

**3,344 Sq. Ft.**

### # OF SPACES:

**11**

## PROPERTY DESCRIPTION

“Red River Center: The premier office space in upscale south Naperville. Located at the intersection of Plainfield/Naperville Rd and 104th, right next to the Naperville Shopping Plaza, this building offers easy access to all the amenities of the area.

The building features a range of spaces from finished offices to “dark shell delivery”, making it perfect for businesses of all sizes. Whether you’re a small startup or a large corporation, we have a space that will suit your needs. The surrounding area is home to a diverse range of businesses, including professional services such as law firms, accounting firms, and financial services. The building is also in close proximity to a variety of shopping and dining options, making it a convenient location for employees and clients alike. The local area development is well established and continues to grow, making it an excellent location for businesses looking to expand.

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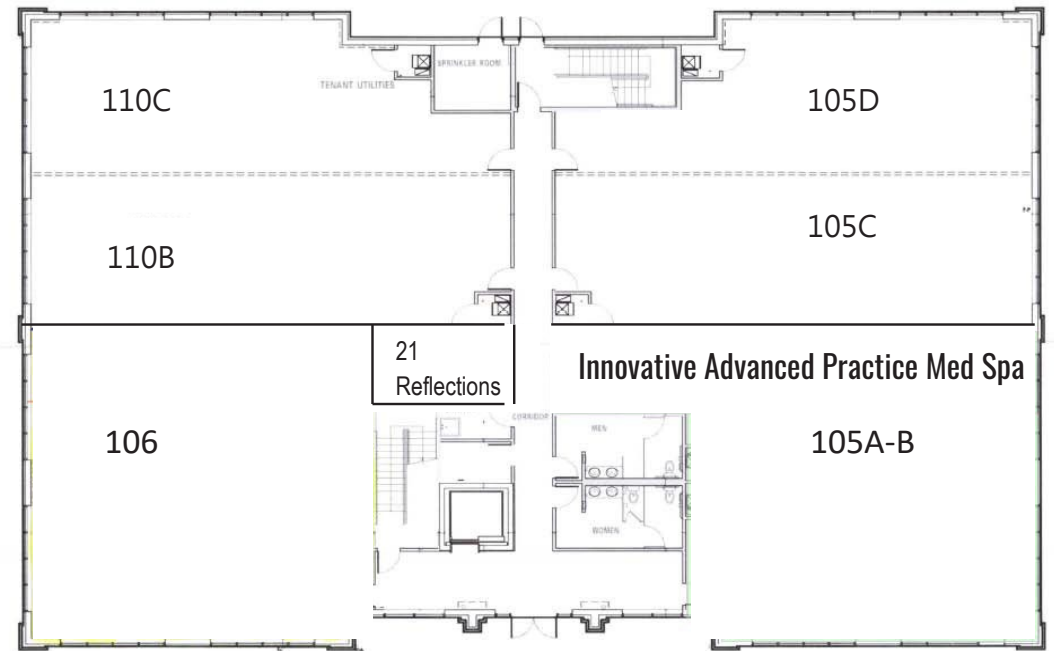
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## AVAILABLE UNITS - MAIN LEVEL

|               |                                      |
|---------------|--------------------------------------|
| 106           | Dental                               |
| 110A          | Reflection 21                        |
| 110B          | 1,667 GSF - Available **             |
| 110C          | 1,440 GSF - Available **             |
| Max Continues | 110A & B - 3,117 SGF - Available     |
| 105 A&B       | Innovative Advanced Practice Med Spa |
| 105C          | 1,677 GSF - Available **             |
| 105D          | 1,373 GSF - Available **             |
| Max Continues | 105 C & D - 5,697 GSF - Available**  |

\*\* Denotes cold shell delivery.



FIRST FLOOR PLAN

PLAINFIELD/NAPERVILLE ROAD

NOR:

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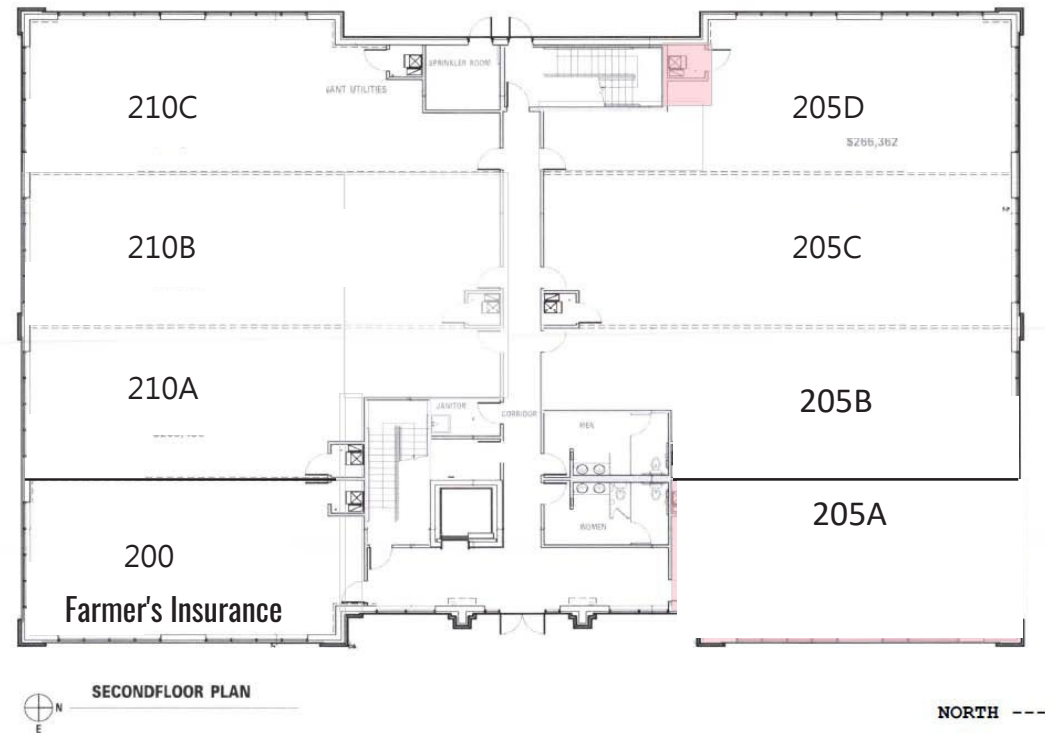
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## PROPERTY OVERVIEW - SECOND FLOOR

|               |  |
|---------------|--|
| 200           | Farmer's Insurance                       |
| 210A          | 1,384 GSF - Available **                 |
| 210B          | 1,667 GSF - Available **                 |
| 210C          | 1,561 GSF - Available **                 |
| Max Continues | 4,622 SGF - Available                    |
| 205A          | 1,198 - Available - Former Insurance Co. |
| 205B          | 1,445 GSF - Former Medical Office **     |
| 205C          | 1,677 GSF - Available **                 |
| 205D          | 1,373 GSF - Available **                 |
| Max Continues | 3,050 GSF - Available**                  |

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## PROPERTY PHOTOS 205 A



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## DEMOGRAPHICS

|                           | <u>1 Mile</u> | <u>3 Miles</u> |
|---------------------------|---------------|----------------|
| Population                | 9,990         | 76,276         |
| Households                | 2,842         | 23,266         |
| Median Age                | 37.60         | 39.20          |
| Median HH Income          | \$176,057     | \$142,232      |
| Daytime Employees         | 790           | 17,591         |
| Population Growth 22 - 27 | -1.07%        | 0.11%          |
| Household Growth 22 - 27  | -0.99%        | 0.21%          |

## TRAFFIC

| <u>Collection Street</u> | <u>Cross Street</u> | <u>Traffic Volume</u> | <u>Last Measured</u> | <u>Distance</u> |
|--------------------------|---------------------|-----------------------|----------------------|-----------------|
| Plainfield/Naperville Rd | 104th St S          | 18,328                | 2022                 | 0.05 mi         |
| Plainfield/Naperville Rd | 104th St N          | 19,893                | 2022                 | 0.15 mi         |
| Plainfield/naperville Rd | Winner's Cup Ct N   | 21,919                | 2022                 | 0.63 mi         |

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## TRANSPORTATION



### COMMUTER RAIL



Naperville Station Commuter Rail (Burlington Northern-Santa Fe Railway Line)

15 min drive

6.9 mi



Route 59 Station Commuter Rail (Burlington Northern-Santa Fe Railway Line)

17 min drive

8.5 mi



### AIRPORT



Chicago O'Hare International Airport

23 min drive

13.7 mi



Chicago Midway International Airport

20 min drive

10.7 mi



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## ABOUT CRER

### Company Achievements

**96%** Satisfaction rate among our clients

**16 Years**- Average CRER broker experience

**30%** of CRER brokers are CCIM designees

**\$2.5 Billion** sold by CRER brokers

**75%** of CRER listings sell within 90 days

**19 Years** of continuous company growth

### Company Introduction

CERE (Chicago Real Estate Resources, Inc.) is a full-service, boutique commercial real estate firm devoted to providing exceptional service for your every real estate need.

From new regulations to emerging technologies, the commercial real estate market is constantly changing. It's our job to simplify that complexity and empower you with clear information so you can make the best decisions for your own portfolio. Founded in 2004 by Chicago real estate veteran Eric Janssen, Chicago Real Estate Resources specializes in a multitude of services including investment real estate sales and leasing, tenant representation, property management and receivership services.

### Partnerships

CRER is partnered with TCN Worldwide, a consortium of independent commercial real estate firms serving more than 200 markets worldwide. The national platform provides the opportunity for our brokers to directly market our assignments to a much larger audience which is very beneficial to our clients.



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## ABOUT CRER

### Areas of Expertise

CRER brokers offer a breadth of knowledge and expertise encompassing all asset classes and marketplaces throughout the Chicago metro area. CRER provides professional expertise in the following areas of commercial real estate:

#### Sales

Our extensive database of investors, knowledge of the market and listing syndication with CoStar, LoopNet and the MLS, ensures maximum market exposure for all of our listings.

#### Aquisitions

With access to all on-market listings as well as many off-market and REO opportunities, our commercial brokers will find the opportunity you are looking for.

#### Leasing

Our experienced brokers work with building owners to properly market and attract quality tenants to maximize occupancy as well as negotiate leases at maximize a property's profit potential.

#### Valuation

With a team of experienced commercial brokers knowledgeable on the day-today market conditions, CRER is wellequipped to handle valuations of all property types.





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### Sales by Sector

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### Leases by Sector

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## ABOUT TUYEN NGUYEN



### Tuyen Nguyen, CCIM

Director

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Tuyen Nguyen is a highly experienced commercial real estate broker with over 20 years of industry expertise. Throughout her career, Tuyen has established a reputation for providing exceptional service and creative solutions to her client's real estate needs. She specializes in the sales and leasing of retail, office, industrial, and multifamily properties, as well as consulting start-up businesses.

Tuyen is also an expert in the sales and leasing of businesses in sectors such as nail salons, restaurants, franchised tea/coffee shops, and daycare centers. With a strong entrepreneurial mindset and a deep understanding of the challenges and opportunities involved in owning and operating her own businesses, Tuyen is a trusted advisor who takes a service-oriented approach to help her clients achieve their real estate goals.

Tuyen is a trusted advisor who believes every client can achieve their real estate goals with the right support and resources. With a B.S. in Computer Information Technology, she leverages her analytical and technical skills to develop marketing strategies and manage portfolios.

As a North Side Chicago native and fluent Vietnamese speaker, Tuyen possesses diverse knowledge of the local real estate market and is extensively involved with the Asian-American community. She served as President of the Asian Real Estate Association of America from 2019-2020 and has also served on several boards including AREAA's National Commercial Board, CAR Global Council, and CAR Commercial Forum. Tuyen was also named a top producer by the Chicago Association of Realtors' 2022 Commercial Forum.



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