

AVAILABLE FOR LEASE

1242 W. Ogden Ave
Naperville, IL 60563

RETAIL SPACE

\$12.00 PSF NNN | 1,400 SF



BRUSH HILL

- 1,400 SF retail space available now!
- High traffic Ogden Ave location in busy, well-established retail center
- Illuminated marquee signage plus signage above store front.
- Other tenants include Los Burritos Tapatio, foot massage salon, hair salon, aquatic store & Chinese restaurant.
- Professionally managed by Key Investment & Management Inc.



**KEY INVESTMENT
& Management Inc.**

Office: 630.932.5757
Fax: 630.932.5755
1263 S. Highland Ave., Suite 2W,
Lombard, IL 60148
www.key-investment.com

FOR FURTHER INFORMATION CONTACT:

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Real Estate

Brokerage

Leasing

Management

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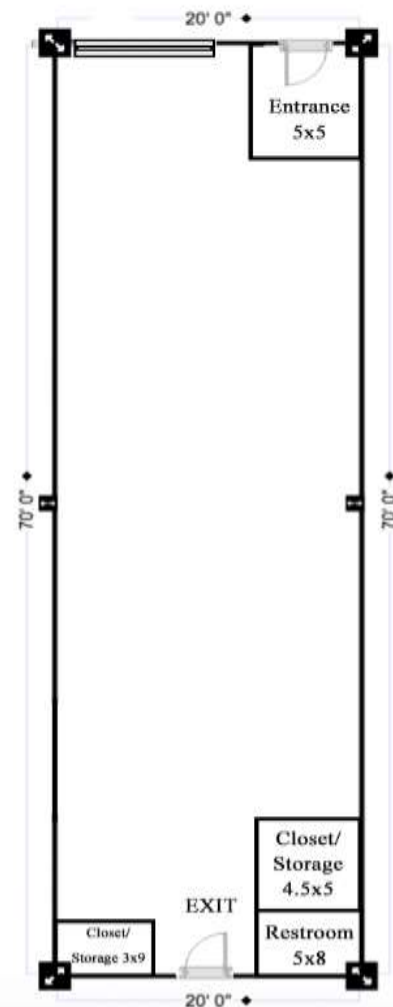
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PROPERTY SPECIFICATIONS

Building Size:	15,424 SF
Available Space:	1,400 SF
Year Built:	1980
Zoning:	B2
Parking:	Open lot
Ceiling Height:	11 FT
Power:	3 Phase 100 AMP
Washrooms:	1
Sprinklered:	No
Utilities:	Gas, Electric, Water/Sewer
Real Estate Taxes:	\$2.07 PSF
CAM:	\$3.69 PSF
Possession:	Immediately
Lease Term:	Min. 2 Years
Lease Rate:	\$12.00 PSF Base \$17.76 PSF \$2,072 Per Mo. Gross



All dimensions are approximate. Drawing not to scale.



1/23/2023

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