

4003 Plainfield-Naperville Rd, Naperville, IL 60564

Naperville South Commons - 7,330 SF of Office Space Available in Naperville, IL

CRER



Tuyen Nguyen

Director

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CRER

Chicago Real Estate Resources, Inc.

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PROPERTY PHOTOS

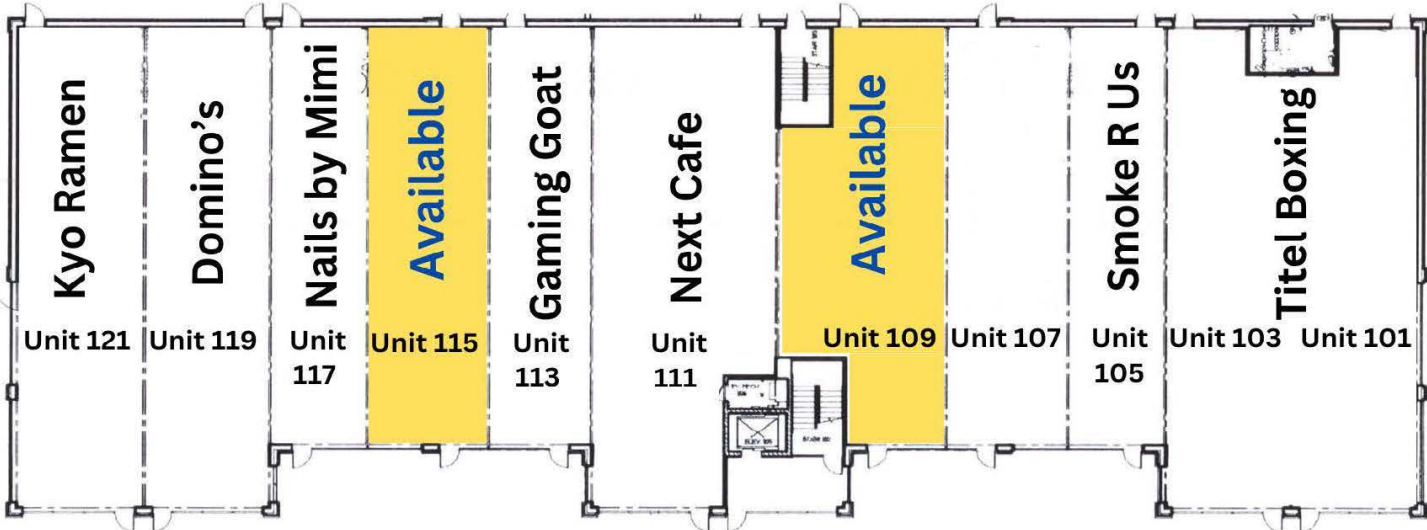


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SITE MAP



Corner of 104th Street and Naper-Plainfield Road

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SPACE AVAILABILITY

<u>Ground Level Retail</u>	SIZE	RATE	NNN	TERM
115 – Retail	1,416	\$24	\$5.75	5 Years
107 – Retail	1,416	\$24	\$5.75	5 Years
109– Retail	1,664	\$24	\$5.75	5 Years
<u>Second Level Office</u>				
Suite 201	1,054	\$16	\$5.75	5 Years
Suite 207	1,171	\$16	\$5.75	5 Years

TRANSPORTATION

Naperville Station Commuter Rail (Burlington Northern–Santa Fe Railway Line)	16 min drive	7.0 mi
Route 59 Station Commuter Rail (Burlington Northern–Santa Fe Railway Line)	18 min drive	8.6 mi

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EXECUTIVE SUMMARY

CRER (Chicago Real Estate Resources, Inc.) is proud to offer newer shopping Center retail spaces available in Naperville South Commons. Located in upscale south Naperville at NWC of Plainfield/ Naperville Rd and 104th, right next to Red River Center office building.

Surrounded by residential communities, this offers a remote location a mile radius away from other business competition.

PROPERTY HIGHLIGHTS

Office Rental Rate:	\$13.50/SF/YR	Frontage:	3016' on Plainfield–Naperville Rd
Retail Rental Rate	\$24.00/SF/YR	Gross Leasable Area:	17,000 SF
Parking:	115 Spaces	Total Land Area:	3.49 AC
Zoning:	PUD	Year Built:	2006
Center Properties:	1		

INVESTMENT HIGHLIGHTS

- One of the lowest sales tax and property tax rates in the area
- Surrounded by residential community
- Fifth largest city in Illinois

TRAFFIC COUNT

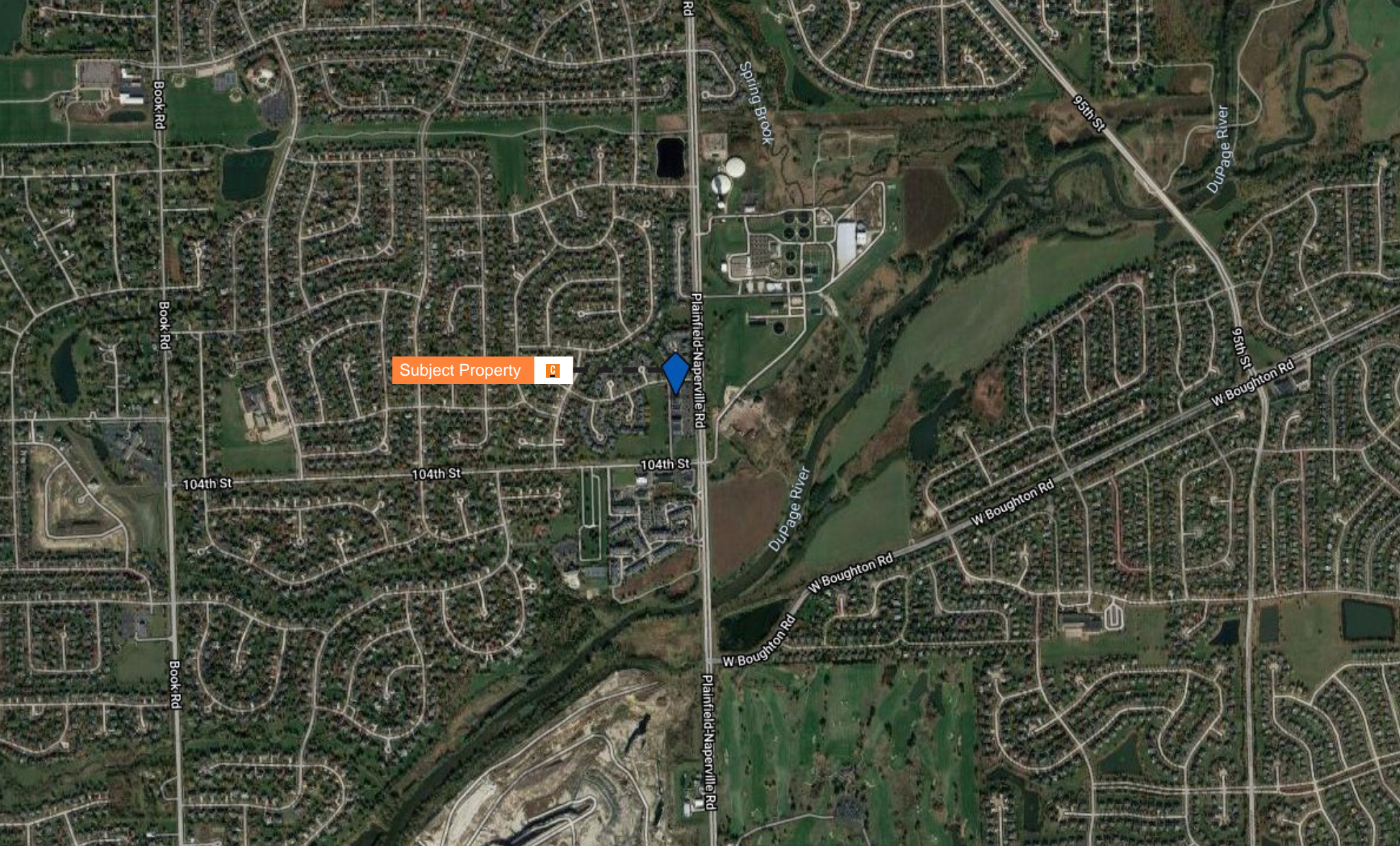
Plainfield–Naperville RD	17,000 per Day
104th St	4,900 per Day

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AREA MAP



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