



Brighton Commons

1288 Rickert Drive, Naperville, IL



1,827 SF OFFICE OR MEDICAL SPACE FOR LEASE



presented by
Your SVN Suburban
NEXT LEVEL TEAM

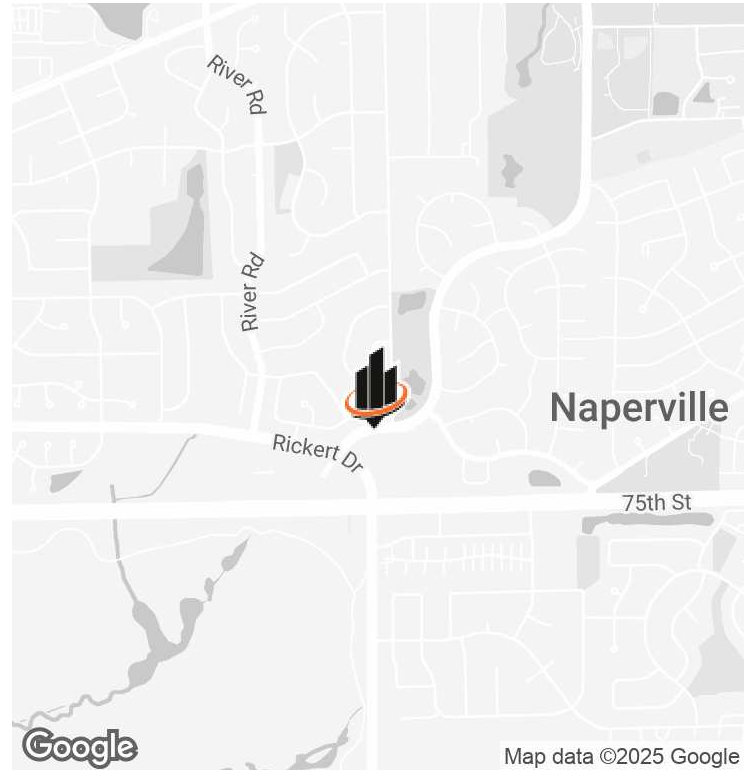
Olivia Czyzynski
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PROPERTY SUMMARY



OFFERING SUMMARY

NNN LEASE RATE:	\$9.00 PSF NNN
TAX (2022):	\$2.90 PSF
CAM:	\$7.60 PSF
BUILDING SIZE:	13,719 SF
AVAILABLE SF:	1,827 SF
LOT SIZE:	45,533 SF
YEAR BUILT:	1989
ZONING:	B-3

PROPERTY OVERVIEW

1288 Rickert Drive, known as Brighton Commons, is a three-story, 13,917 SF multi-tenant office building featuring a strong medical and professional tenant mix, including Century 21, a dental practice, and an allergist. Currently, there is one remaining suite available at 1,827 SF, which is ideal for office use or can be converted to medical. The suite offers abundant natural light and a functional layout, making it a great fit for a variety of professional or healthcare users.

The property is located in Naperville, directly off 75th Street just south of Ogden Avenue (IL Route 34) along with being in DuPage County, renowned for its stable and low commercial real estate taxes compared to other counties in Northern Illinois.

PROPERTY HIGHLIGHTS

- Property Located 2 Miles from Downtown Naperville
- Medical or Office Space
- Abundant Parking
- One Mile from Edward Hospital
- Excellent Access to Naperville Restaurants, Public Transportation (3.5 Miles to Naperville Metra Station) & Financial Institutions Nearby

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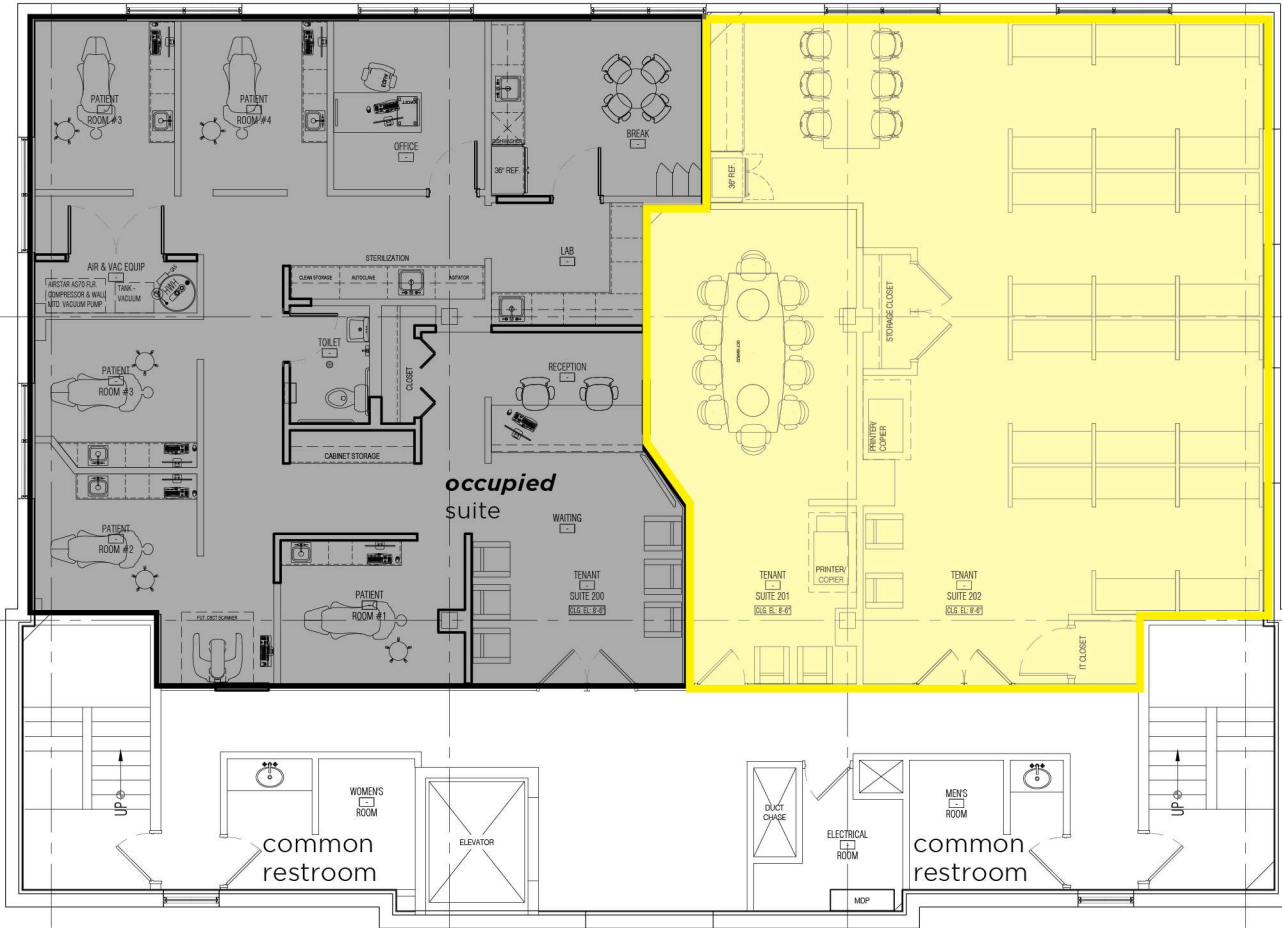
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ADDITIONAL PHOTOS



CLICK FOR
VIRTUAL TOUR
SUITE 220

VACANT #220
office suite
1,827 SF



2ND FLOOR EXISTING CONDITIONS

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LOCATION MAP

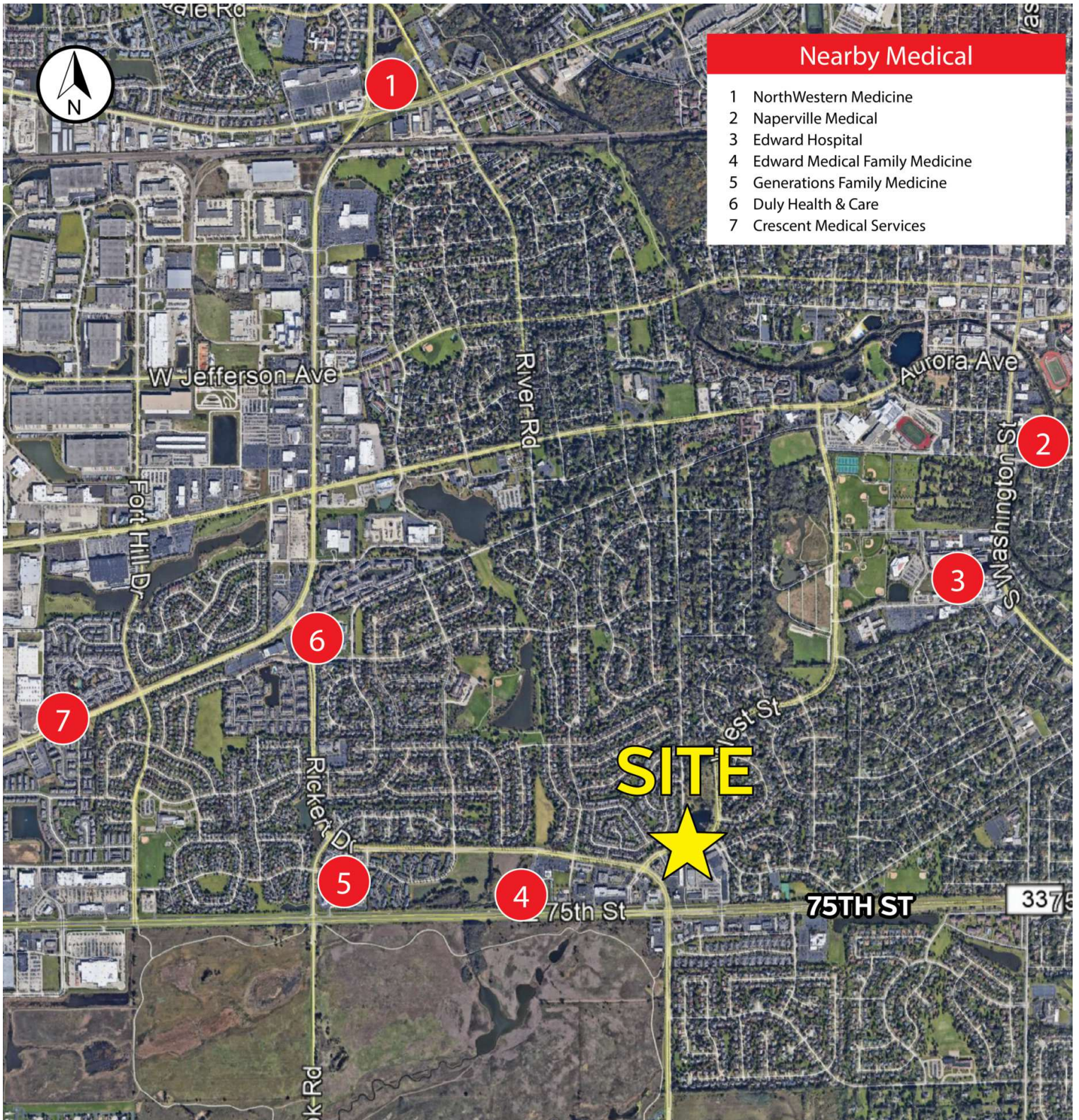


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MEDICAL BUILDINGS NEAR 1288 RICKERT

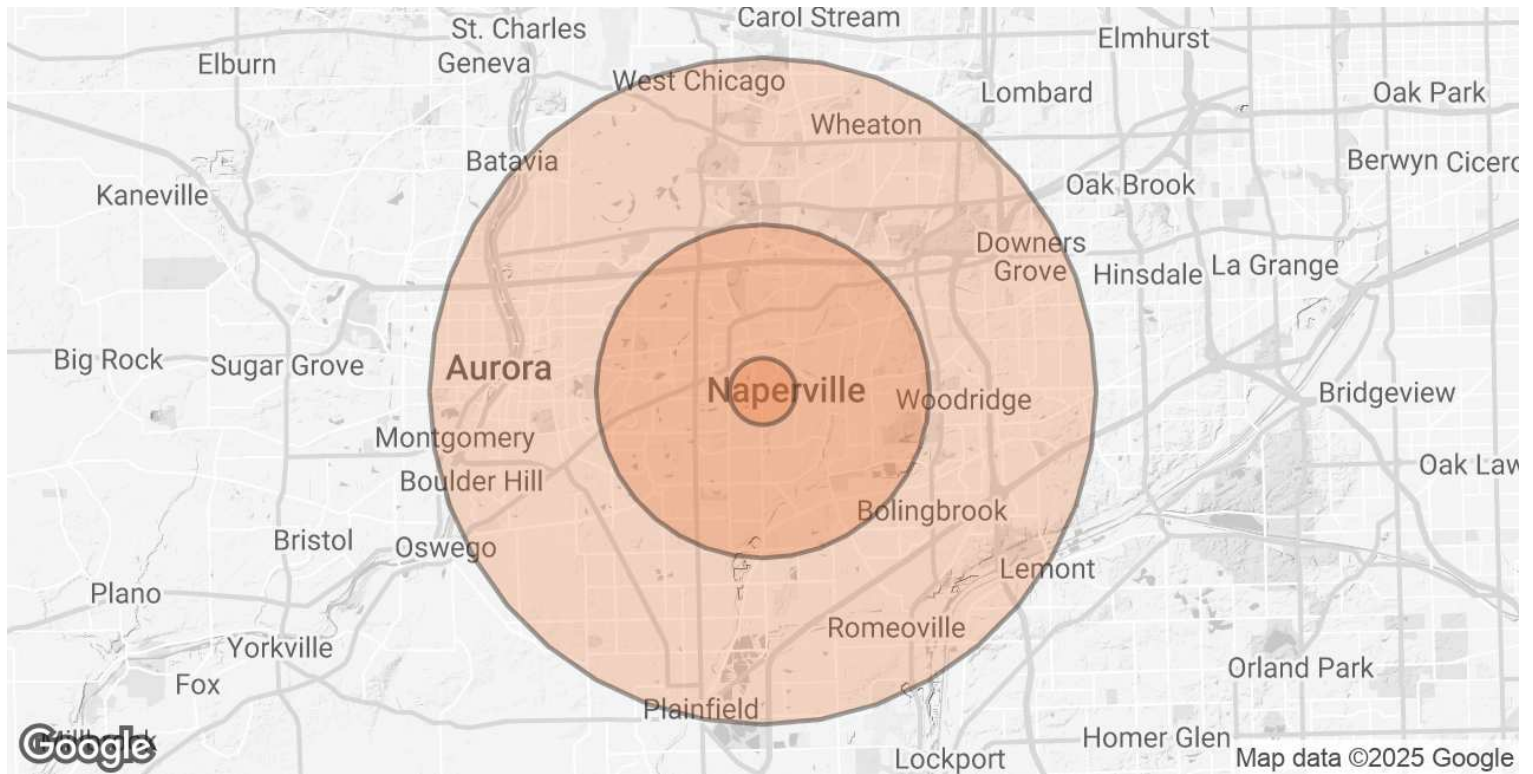


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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	8,997	246,225	836,987
AVERAGE AGE	42.3	39.0	38.2
AVERAGE AGE (MALE)	43.9	38.1	37.2
AVERAGE AGE (FEMALE)	41.4	39.6	39.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,454	92,267	306,095
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$149,526	\$140,336	\$115,982
AVERAGE HOUSE VALUE	\$407,189	\$358,528	\$297,718

2020 American Community Survey (ACS)

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