

First Floor Medical/Dental Office in Downtown Naperville

405 S Main St, Naperville, IL 60540

OFFICE BUILDING FOR LEASE



john
green
COMMERCIAL

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Lot Size:	0.27± Acres
Building Size:	5,083 SF
Zoning:	R-2 with conditional use
Traffic Count:	17,652
CAM & Taxes Estimate:	\$9.74/SF

Jon Waldron
jonwaldron@johngreenecommercial.com
815.693.0544

Shamus Conneely
shamusconneely@johngreenecommercial.com
773.814.3378

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

PROPERTY OVERVIEW

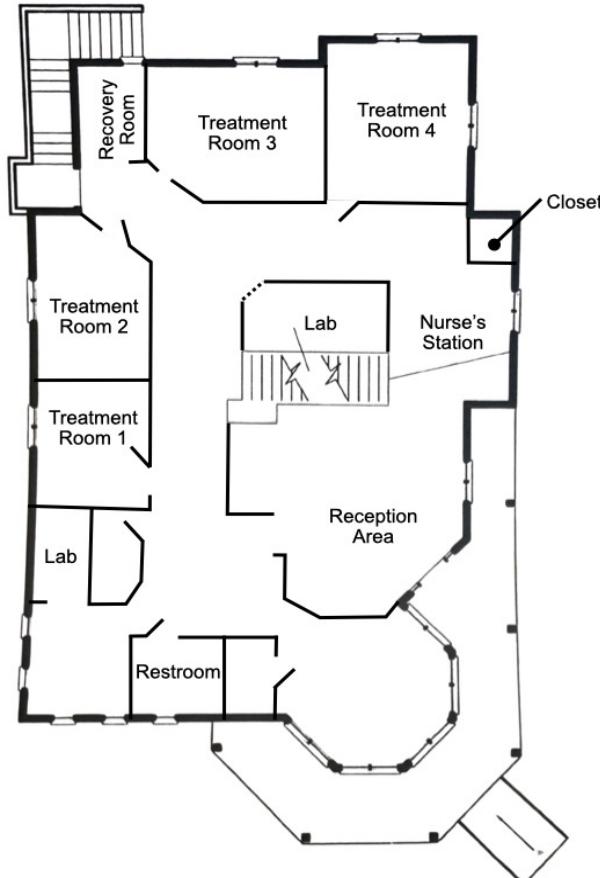
Rare first floor medical office in downtown Naperville. The 5,000± sf medical office space is zoned R-2 with a conditional use for professional/medical office, including first-floor office use. Located in downtown Naperville, directly across from Walgreens and one block from the Naperville Municipal Center, the property offers excellent visibility and prominent building signage.

The space is thoughtfully designed across three levels: a private doctor's office on the top floor, a reception area with multiple exam rooms on the main level, and a lower level featuring a break area, locker rooms, and dedicated private parking. In addition to two private garage parking spaces, the private lot consists of nine spaces, including one ADA accessible space. The location benefits from a vibrant mix of retail, dining, and hospitality amenities all within walking distance.

PROPERTY HIGHLIGHTS

- Rare first floor medical office in downtown Naperville
- Zoned R-2 with conditional use for professional/medical office
- Private garage spaces
- Additional dedicated parking lot (9 spaces, including 1 ADA accessible)

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



FIRST FLOOR
2083.66± SF



Jon Waldron

jonwaldron@johngreenecommercial.com

815.693.0544

Shamus Conneely

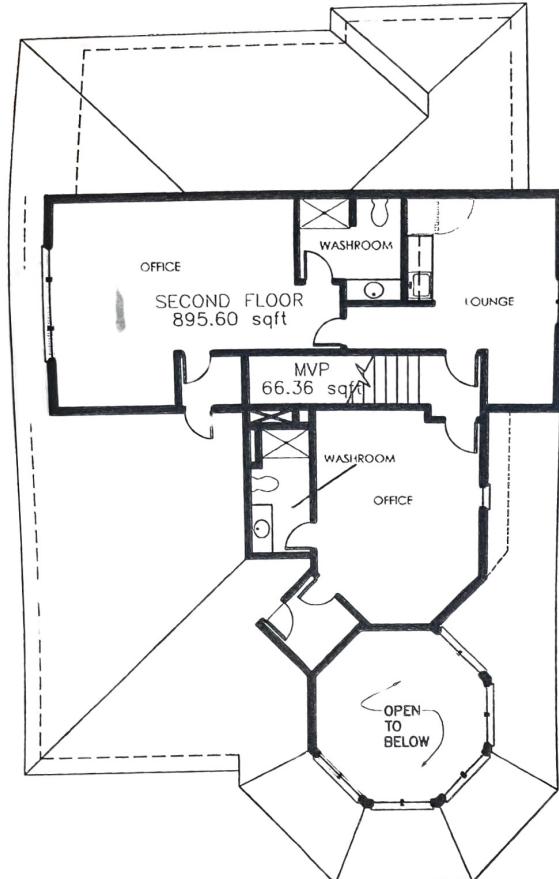
shamusconneely@johngreenecommercial.com

773.814.3378

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

**john
greene
COMMERCIAL**

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



SECOND FLOOR
961.96± SF

Jon Waldron

jonwaldron@johngreenecommercial.com

815.693.0544

Shamus Conneely

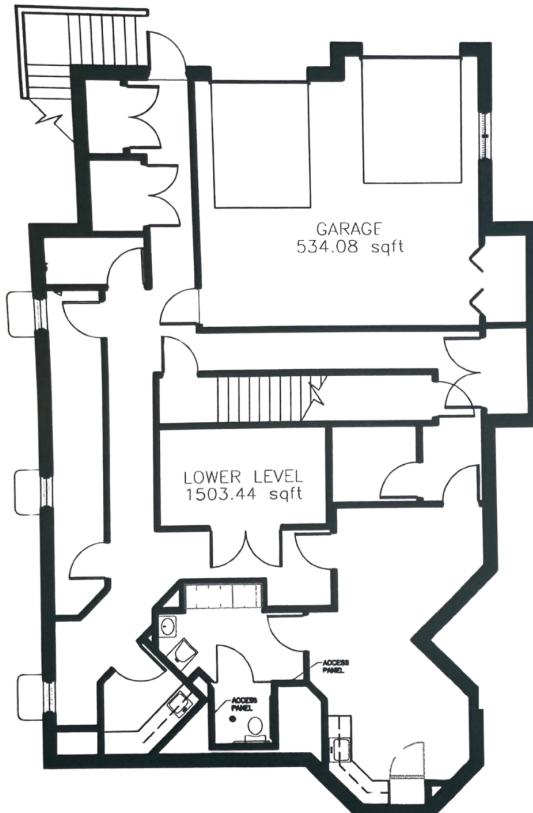
shamusconneely@johngreenecommercial.com

773.814.3378

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019



john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



LOWER LEVEL
2037.51± SF

Jon Waldron

jonwaldron@johngreenecommercial.com

815.693.0544

Shamus Conneely

shamusconneely@johngreenecommercial.com

773.814.3378

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019



**john
greene
COMMERCIAL**

First Floor Medical/Dental Office in Downtown Naperville | 405 S Main St, Naperville, IL 60540

OFFICE BUILDING FOR LEASE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



Jon Waldron

jonwaldron@johngreenecommercial.com

815.693.0544

Shamus Conneely

shamusconneely@johngreenecommercial.com

773.814.3378

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

john
greene
COMMERCIAL

First Floor Medical/Dental Office in Downtown Naperville | 405 S Main St, Naperville, IL 60540

OFFICE BUILDING FOR LEASE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



Jon Waldron

jonwaldron@johngreenecommercial.com

815.693.0544

Shamus Conneely

shamusconneely@johngreenecommercial.com

773.814.3378

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

**john
greene
COMMERCIAL**

First Floor Medical/Dental Office in Downtown Naperville | 405 S Main St, Naperville, IL 60540

OFFICE BUILDING FOR LEASE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

Jon Waldron

jonwaldron@johngreenecommercial.com

815.693.0544

Shamus Conneely

shamusconneely@johngreenecommercial.com

773.814.3378

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

**john
greene**
COMMERCIAL

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290

Naperville



150,245

Residents



\$150,937

Median Household Income



2.71

Average Household Size



LIVE + LEARN

Naperville continuously ranks as a top community in the United States in which to raise a family. Also known for the best public schools, Naperville offers two public school districts, Community Unit School District 203 and Indian Prairie School District 204. The city has one of the best public library system in the country, offering access to three public libraries. Downtown Naperville is known for its stores, restaurants, businesses, and the beautiful Riverwalk. There is an array of transportation options available, including Pace Bus, Metra, and Amtrak. Two commuter rail stations are available, one near downtown Naperville and one on Route 59.

District 203



District 204



SchoolDigger.com rating

EVENTS

The City of Naperville is excited to host a variety of community events throughout the year! Enjoy concerts at the Naperville Community Concert Center, the Naperville Jaycees Last Fling over Labor Day weekend, the Naperville Women's Half Marathon & 5K, Farmers Markets, Oktoberfest, and All Hallows Eve at Naper Settlement.

EXPLORE

Discover the charm of Downtown Naperville, where you can easily stroll around The Riverwalk, museums, historic landmarks, and shops —all within a short walk. Experience Centennial Beach, situated just west of downtown, where you can enjoy a unique outdoor swimming atmosphere throughout the summer. Don't miss the Naper Settlement, an acclaimed outdoor museum that spans 13 acres and hosts a variety of educational programs, exhibits, guided tours, and special events!

SHOP

Naperville's lively downtown area features a delightful mix of charming boutiques and popular national brands, making it a top shopping spot. Despite its growth, downtown Naperville has maintained its quaint charm, walkability, and inviting atmosphere. Explore local shops, enjoy delicious cuisine at cozy cafes, and soak in the beautiful scenery.

PLAY

The Naperville Park District maintains 2,400 acres of parkland and the parks and facilities. Recreational activities include champion designed golf courses, indoor and outdoor tennis and racquetball courts, several fitness and aquatic facilities, skate park and disc golf course.

EAT

Naperville features many dining options, including:

Hugo's Frog Bar & Fish House : Upscale seafood restaurant in a contemporary setting famous for its crab cakes, steaks & frog legs.

Allegory: Casual dining, offering farm-to-table dishes with a Southern flair and craft cocktails.

Santa Cielo: Globally inspired menu with artistic presentations in a bright, modern space boasting city views!

Meson Sabika: Charming historic mansion specializing in Spanish tapas and sangria, complete with a beautiful outdoor garden.

Jon Waldron

jonwaldron@johngreenecommercial.com

815.693.0544

Shamus Conneely

shamusconneely@johngreenecommercial.com

773.814.3378

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

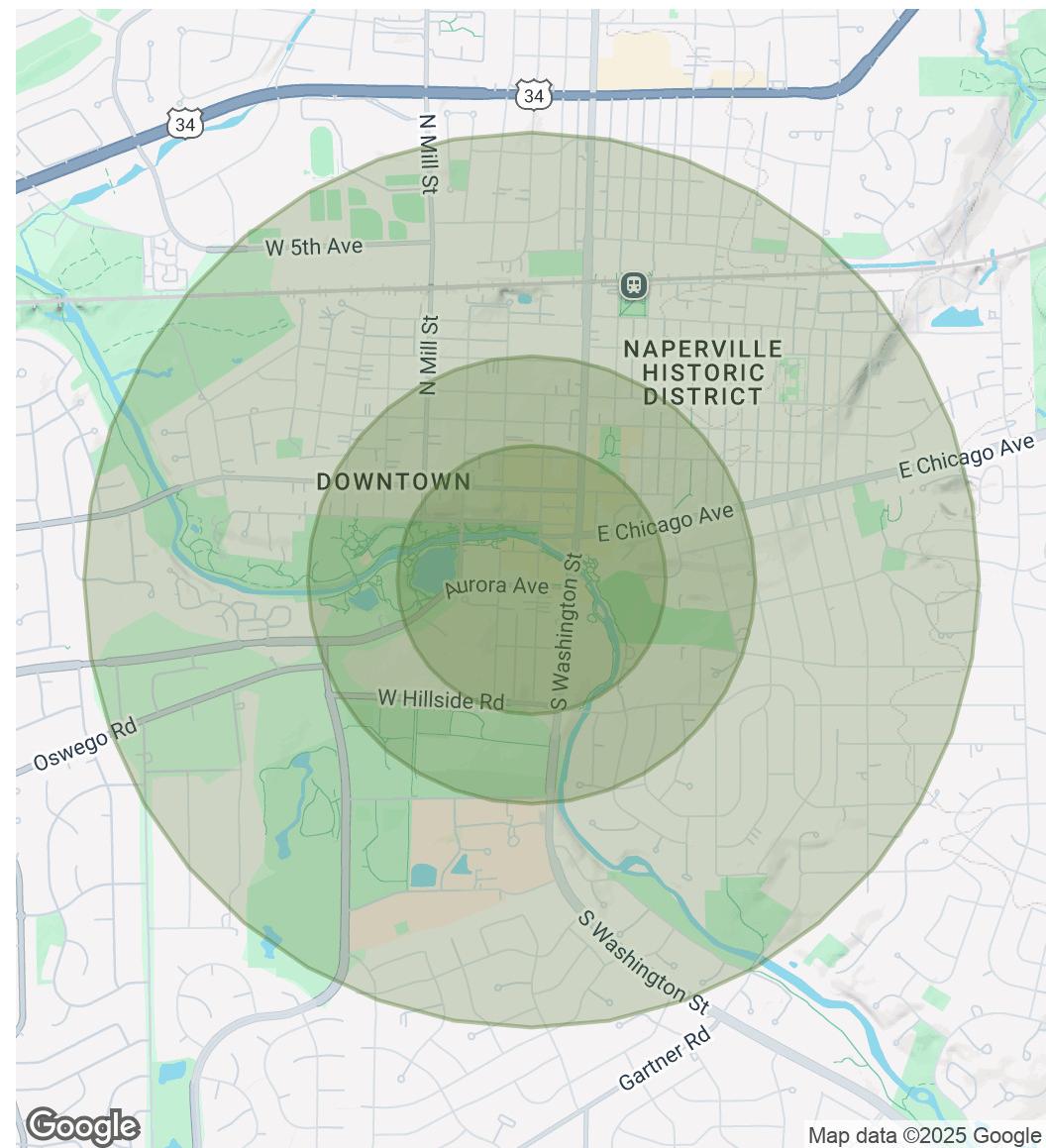
**john
greene
COMMERCIAL**

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	768	3,190	11,450
Average Age	43	39	40
Average Age (Male)	41	38	39
Average Age (Female)	45	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	264	1,024	4,068
# of Persons per HH	2.9	3.1	2.8
Average HH Income	\$203,494	\$212,592	\$200,900
Average House Value	\$797,121	\$797,627	\$757,781

Demographics data derived from AlphaMap



Jon Waldron
jonwaldron@johngreenecommercial.com
815.693.0544

Shamus Conneely
shamusconneely@johngreenecommercial.com
773.814.3378

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

**john
greene**
COMMERCIAL