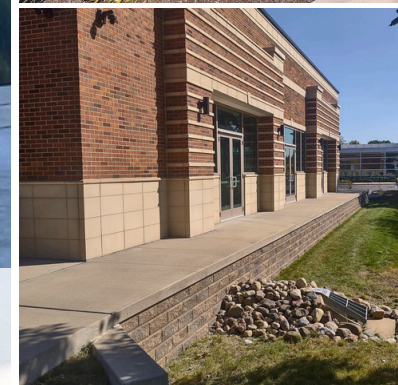


FOR LEASE



4,400 SF | NEW CONSTRUCTION

MEDICAL/OFFICE/RETAIL SPACE

1932 McDowell Road, Naperville, IL 60563



PROPERTY HIGHLIGHTS



1932 McDowell is a newly built property offering premium raw space for lease, ready to be tailored to your specific needs. Located in a thriving area with nearly 12,000 people within one mile, this space is ideal for medical, dental, chiropractic, therapy, or general office use.

Take advantage of this prime opportunity to establish your presence in a modern, versatile property situated in a high-density community, ensuring strong potential for growth and success.



**NEW
CONSTRUCTION**



**EXCELLENT
LOCATION**



**1/2 MILE TO
INTERSTATE 88**

RENTABLE SF:	4,400
FLOORS	1
YEAR BUILT	2020
LOT SIZE:	0.55 acres
PROPERTY TYPE:	Medical/Office/Retail
ZONING:	Industrial District (I)
PARKING:	25 surface spaces 5.68:1,000

LOCATION MAP

DOWNTOWN NAPERVILLE ▶
4 Miles

CANTIGNY PARK

WARRENVILLE
PARK DISTRICT

TOP GOLF
NAPERVILLE

CALAMOS
376+ EMPLOYEES

Nicor Gas
2,000+ EMPLOYEES



W DIEHL ROAD

ECOLAB
4,400+ EMPLOYEES

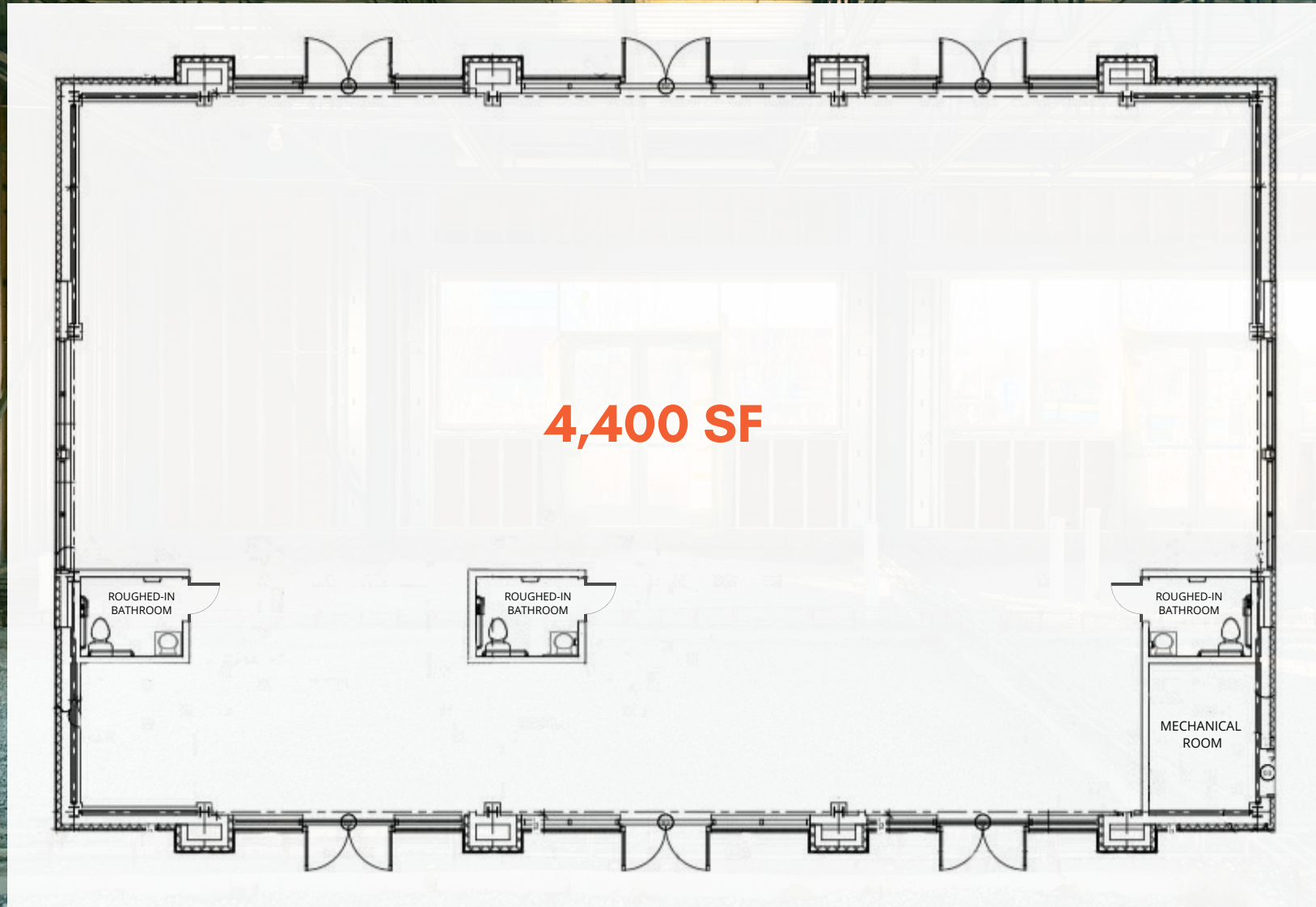
CANTERA AMENITIES

- Starbucks
- Rock Bottom
- Buffalo Wild Wings
- Corner Bakery
- Honey Berry Cafe
- Target
- Cinemark Cantera
- Main Event



FOX VALLEY MALL
3 Miles ▶

FLOOR PLAN



RENTAL RATE /SF

LEASE TYPE: Triple Net (NNN)

BASE RATE: \$27.00

REAL ESTATE TAXES: \$2.38*

OPERATING EXPENSES: \$1.88*

GROSS RATE: \$31.26**

*Not fully assessed.

**Tenant pays electric, gas, water/sewer, and janitorial.

CONTACT

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