



Brighton Commons Office Building

FOR SALE

1288 Rickert Drive, Naperville, IL



\$2,850,000
\$207.74 PSF



7.04% CAP
\$200,522 NOI



13,719 SF
1.05 AC



**Medical & Office
Building**

Brighton Commons is a 100% occupied, 13,719 SF three-story medical/office building in Naperville, IL, demised into four suites and anchored by three established medical tenants and one professional office user. Positioned one mile from Edward Hospital, the property benefits from strong healthcare demand, affluent demographics (average household income exceeding \$201,000 within three miles), and high visibility at Rickert Drive and 75th Street with traffic counts of 30,000 vehicles per day. All tenants operate under NNN leases, providing stable cash flow with reimbursed operating expenses and historically consistent DuPage County real estate taxes. With the opportunity to convert the third floor to medical office upon lease expiration in April 2028, Brighton Commons offers investors a rare combination of in-place stability and future value-add upside in a highly sought-after suburban medical corridor.



Property Highlights

- 100% Occupied Multi-Tenant Medical and Office Investment
- Long-Term Tenancy (three medical tenants and one professional tenant)
- Medical Tenant Suites Fully Built-Out in 2025/2026
- Additional Income from 3-Year Parking License Agreement
- No Significant Deferred Maintenance
- Professionally Managed and Well Maintained Property

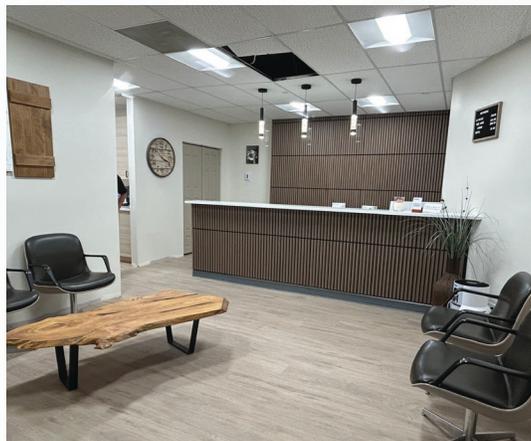
PLEASE CONTACT US FOR A FULL OFFERING MEMORANDUM!

Your SVN Suburban
NEXT LEVEL TEAM

Olivia Czyzynski
312.676.1862
olivia.czyzynski@svn.com

Jennifer Hopkins
312.676.1865
jennifer.hopkins@svn.com

Lina Adamis
224.723.2528
evangelina.adamis@svn.com



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