

Office Space For Lease

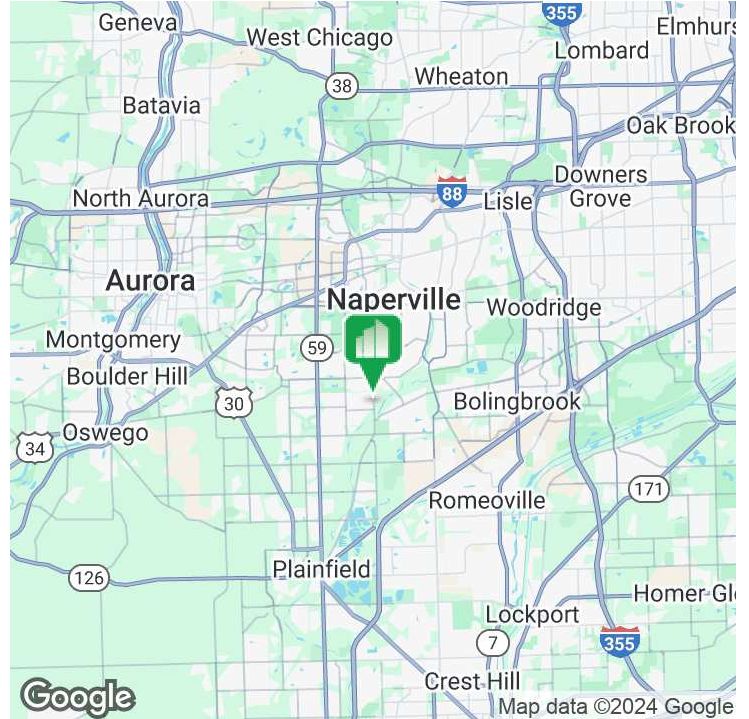
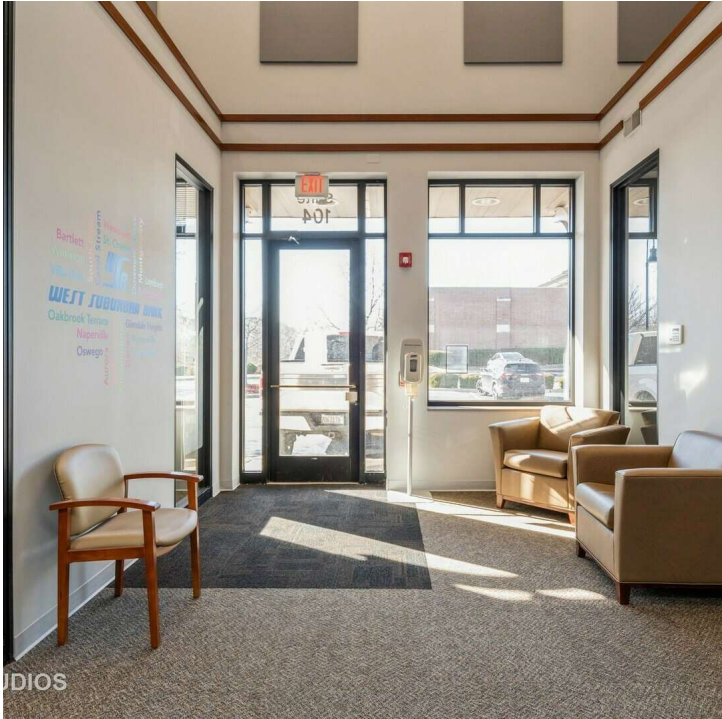


CATON
COMMERCIAL
REAL ESTATE GROUP

PRIME OFFICE LOCATION

1004 104TH ST, NAPERVILLE, IL 60564

GREAT PRICE W/BUILT-IN CAFFEINE



OFFERING SUMMARY

Available SF:	3,712 SF
Lease Rate:	\$20.00 SF/yr (NNN)
Pass-Thrus (NNN):	\$10.00/SF/yr
Lot Size:	1.09 Acres
Building Size:	3,712 SF
Zoning:	C

PROPERTY OVERVIEW

Fully furnished Naperville Office with Mezzanine and ample parking. Co-tenant is Dunkin Donuts. Owner willing to subdivide space.

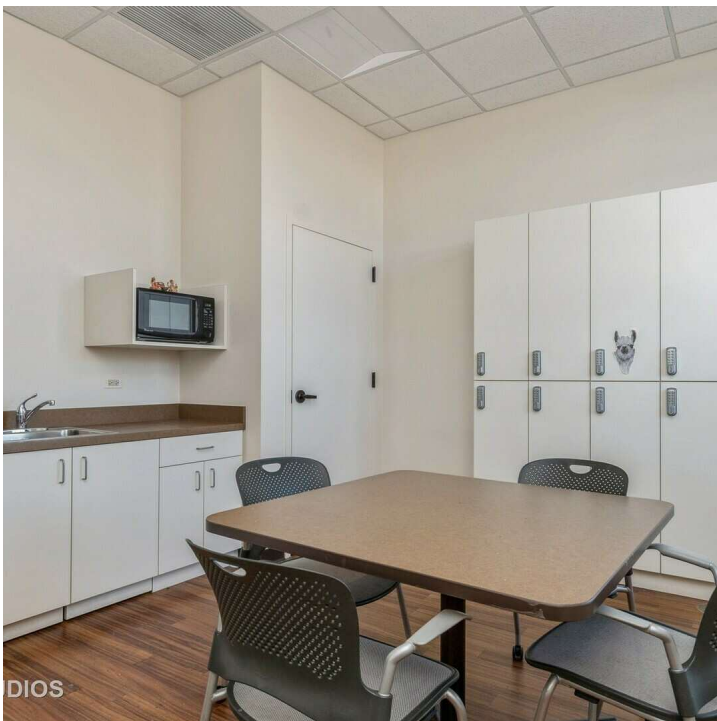
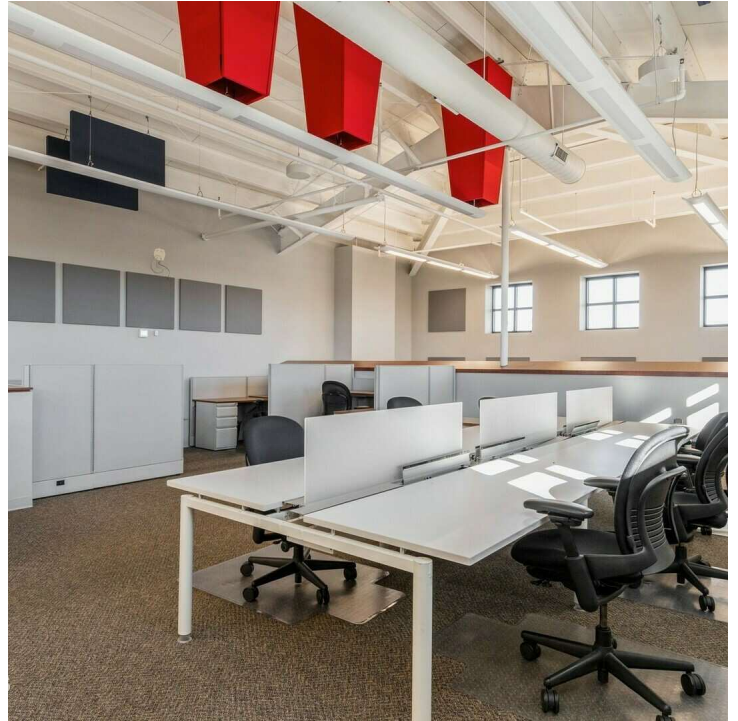
PROPERTY HIGHLIGHTS

- 2 Private offices
- Conference/training room
- Lobby
- Open concept with 8 cubicles, 9 workstations
- Storage room
- Breakroom with lockers

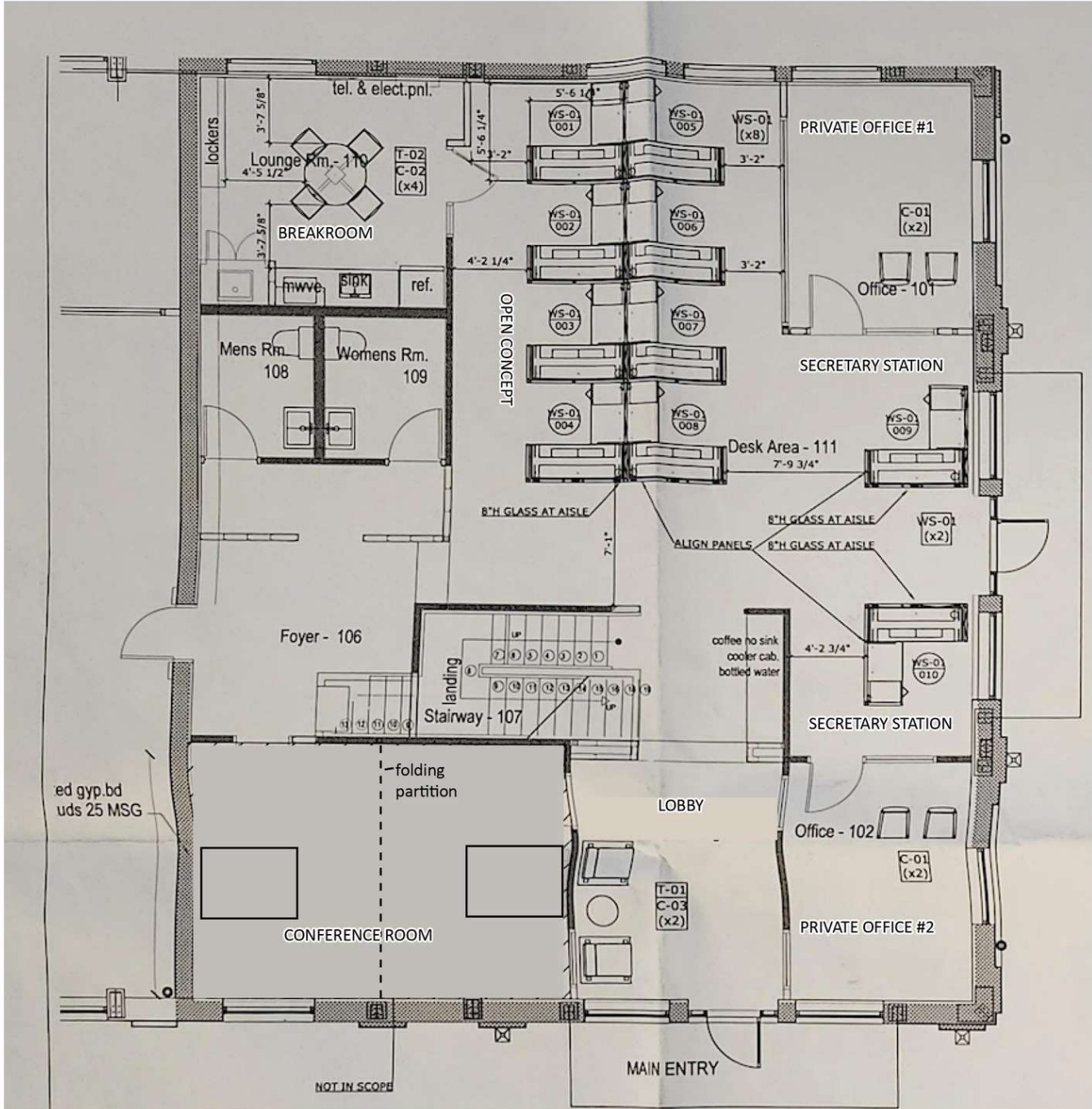
LOCATION OVERVIEW

Located on the corner of Plainfield/Naperville Rd and 104th Street. Heavy traffic count- 17,000 VPD.

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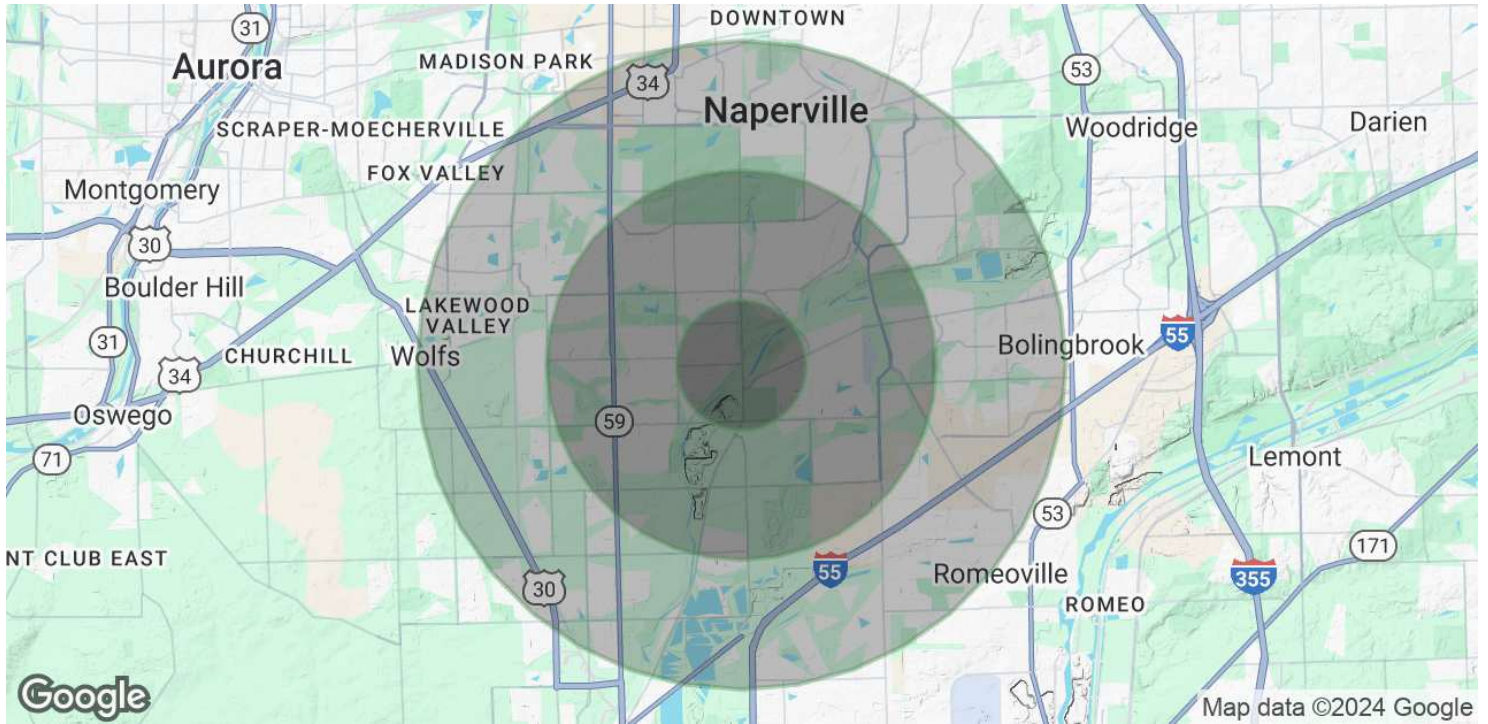
FIRST FLOOR - 2,561 SF



PRIME OFFICE LOCATION



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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,660	72,943	210,111
Average Age	39.8	38.5	39.2
Average Age (Male)	41.6	38.8	38.3
Average Age (Female)	37.0	38.0	39.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,733	23,082	71,251
# of Persons per HH	3.2	3.2	2.9
Average HH Income	\$208,304	\$166,383	\$140,473
Average House Value	\$505,919	\$401,251	\$339,729

2020 American Community Survey (ACS)