

405 S Main St

Naperville, IL 60540

OFFICE BUILDING FOR LEASE



john
greene
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

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)

Jon Waldron

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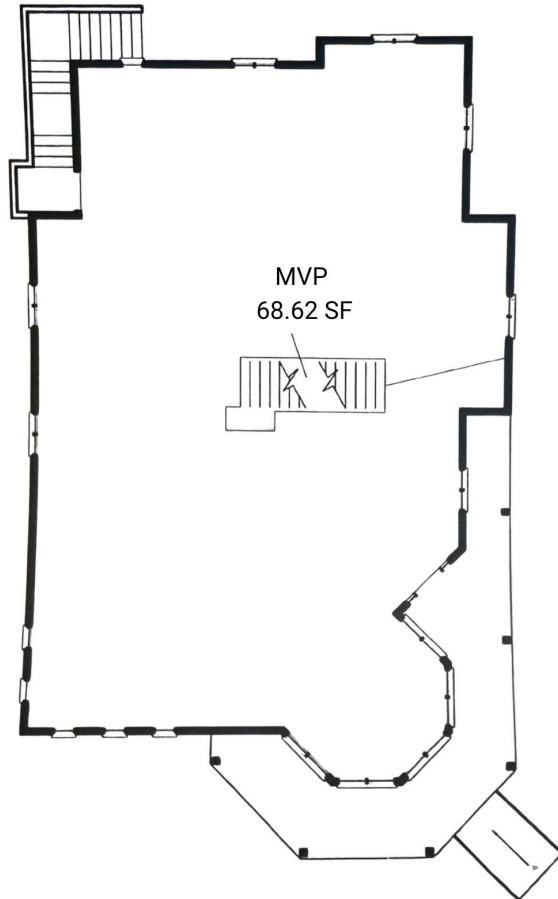
773.814.3378

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FIRST FLOOR
2083.66± SF



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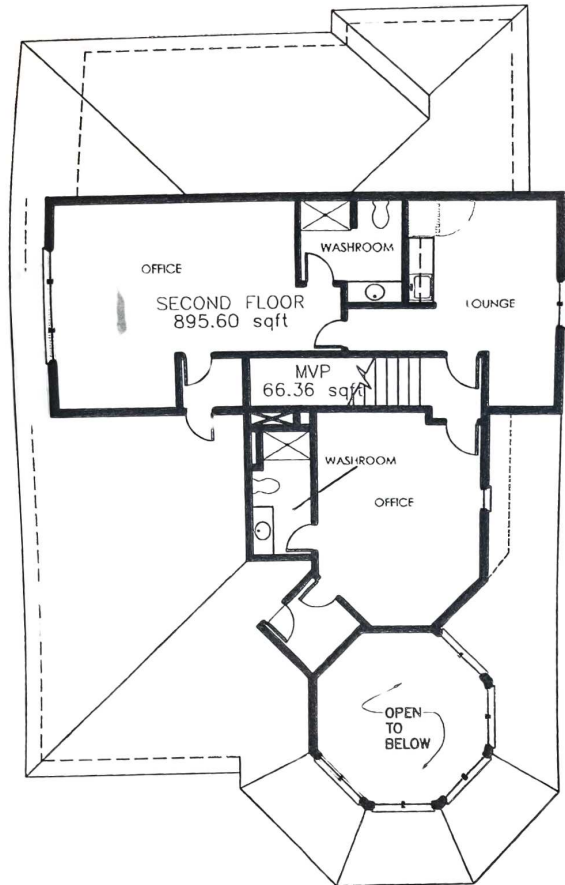
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SECOND FLOOR
961.96± SF



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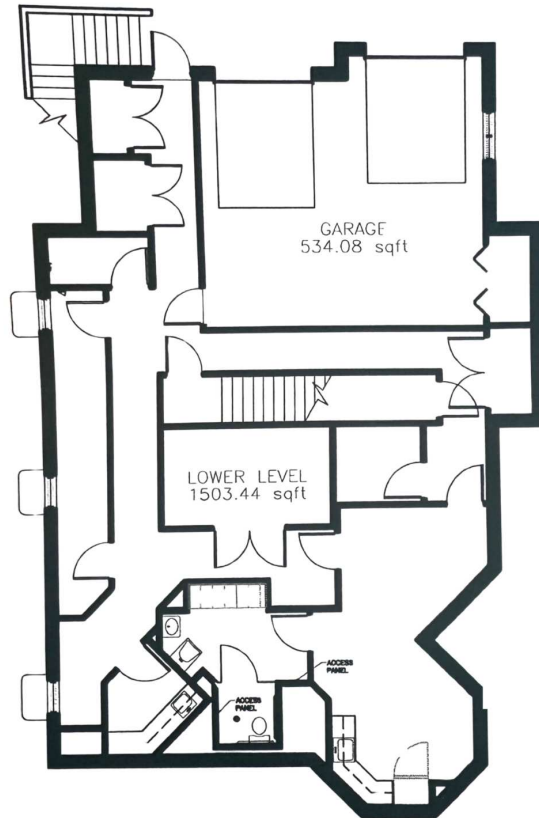
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LOWER LEVEL
2037.51± SF



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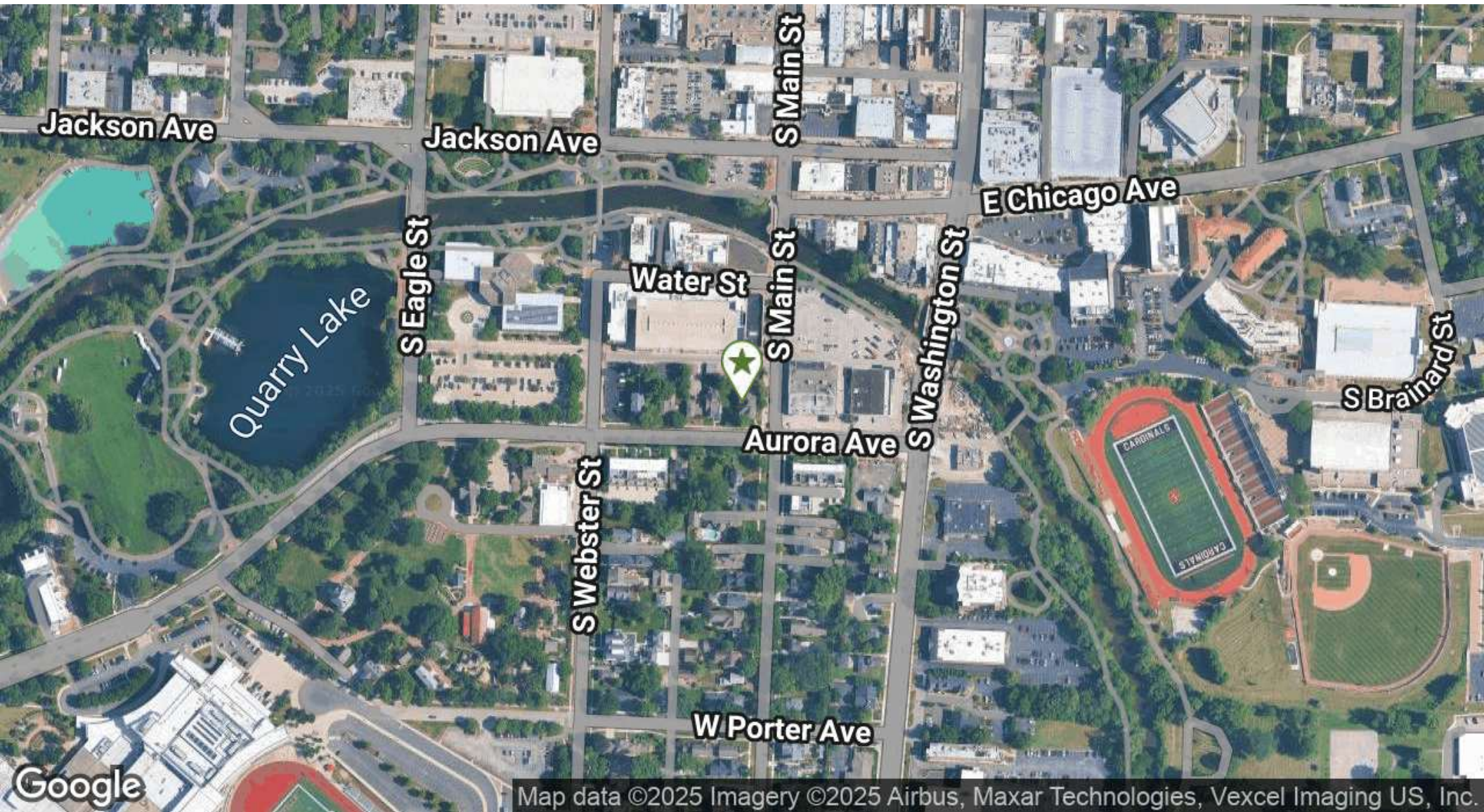
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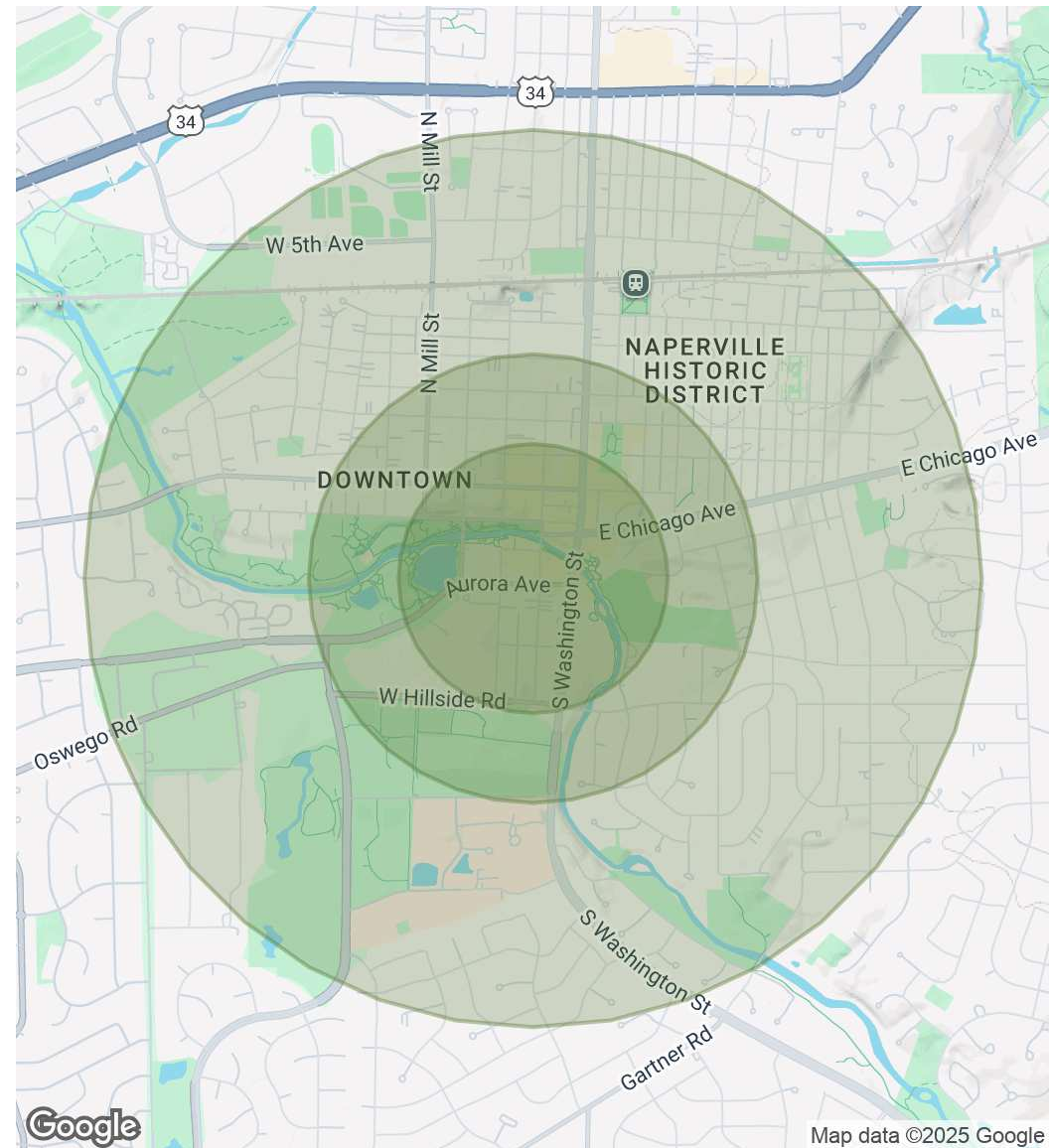
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	768	3,190	11,450
Average Age	43	39	40
Average Age (Male)	41	38	39
Average Age (Female)	45	41	40

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



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