

LEASE

Hawthorne Square

1780-1795 S WASHINGTON STREET

Naperville, IL 60565

PRESENTED BY:

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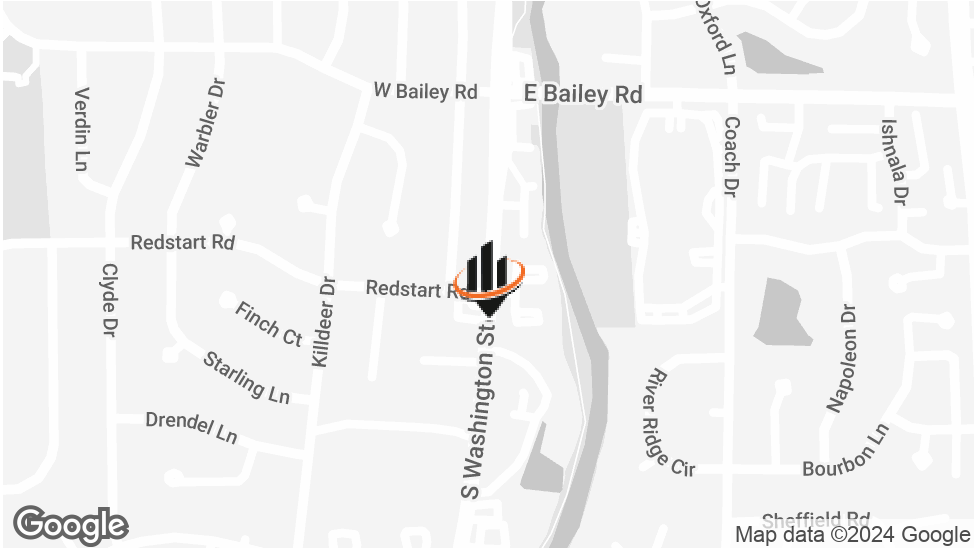
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr (NNN)
BUILDING SIZE:	14,040 SF
AVAILABLE SF:	2,194 SF
YEAR BUILT:	1989
ZONING:	B2 PUD
SUBMARKET:	Western East/West Corridor

PROPERTY OVERVIEW

One office property with one office suite available for lease, 2,194 square feet. Located in Naperville along busy Washington Street. On-site tenants include SPOKES, Big Apple Bagels, Edible Arrangements, DULY Health & Care Budget Blinds, and Bottoms Up restaurant among others.

PROPERTY HIGHLIGHTS

- One (1) office space available
- Pass Thrus: \$9.69 PSF
- CoTenants include Edward Jones, DULY Health & Care, SPOKES, Budget Blinds, Le Chocolat, Edible Arrangements

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ADDITIONAL PHOTOS



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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,194 SF	LEASE RATE:	\$18.00 SF/yr

AVAILABLE SPACES					
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1795-107-108	Available	2,194 SF	NNN	\$18.00 SF/yr	Former Dental Clinic

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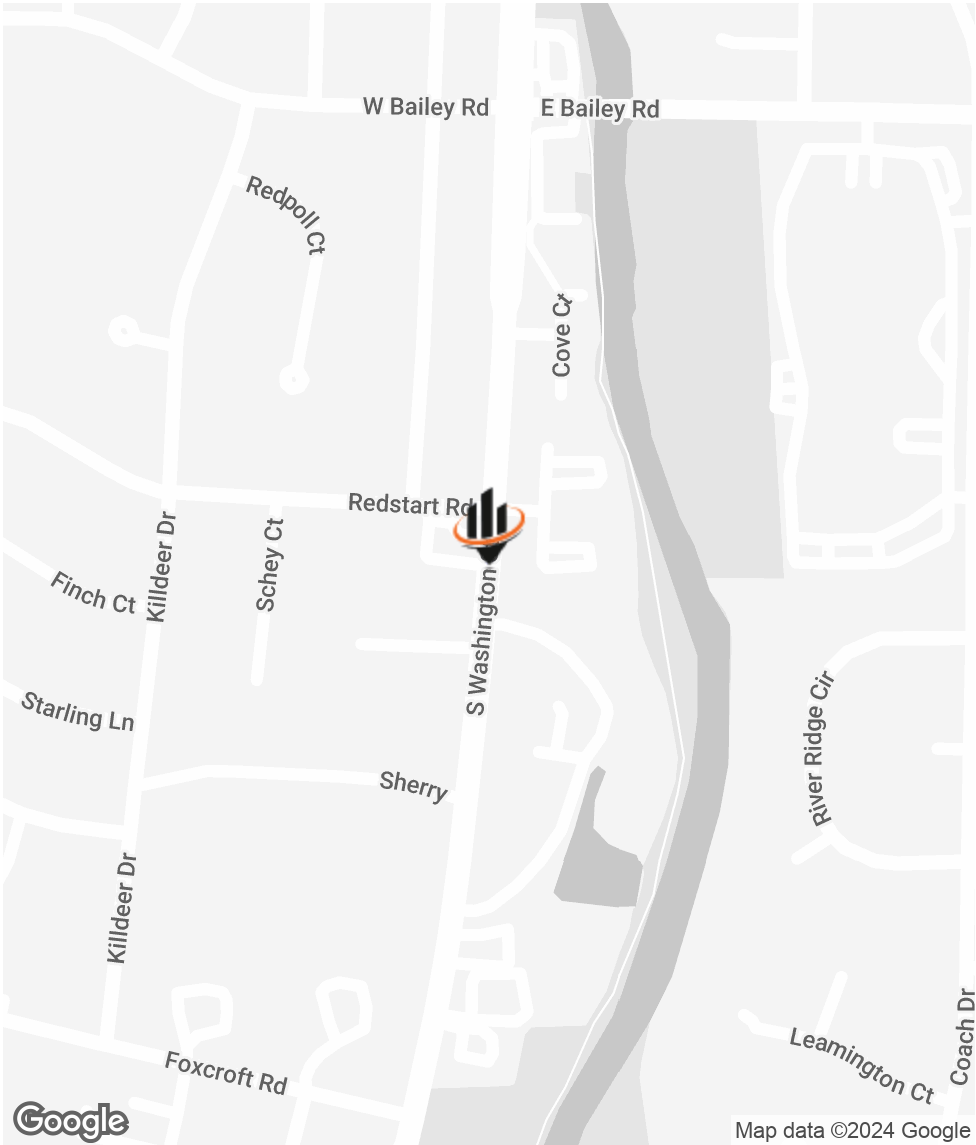
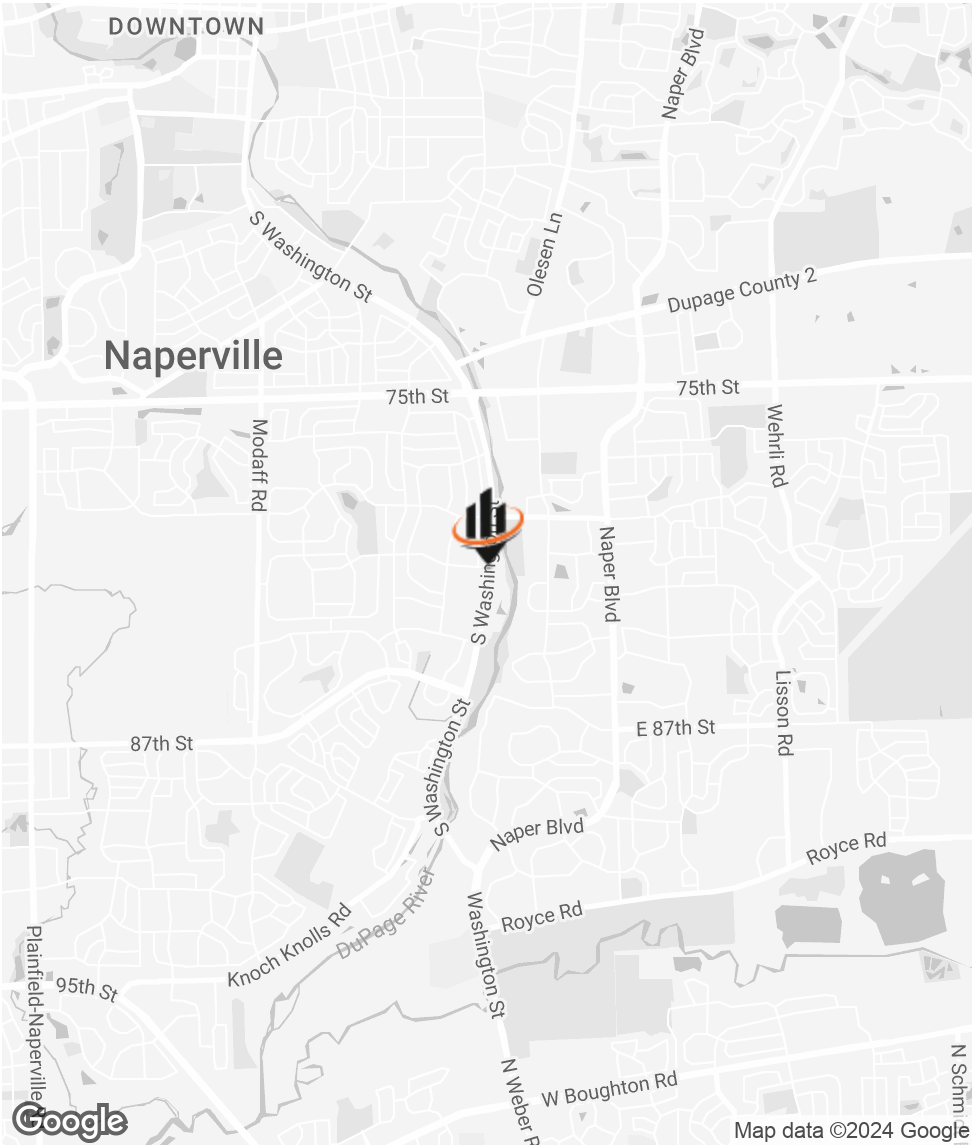
AERIAL SITE MAP



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LOCATION MAPS



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HAWTHORNE SQUARE | 1780-1795 S Washington Street Naperville, IL 60565

DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE5 MILES10 MILES

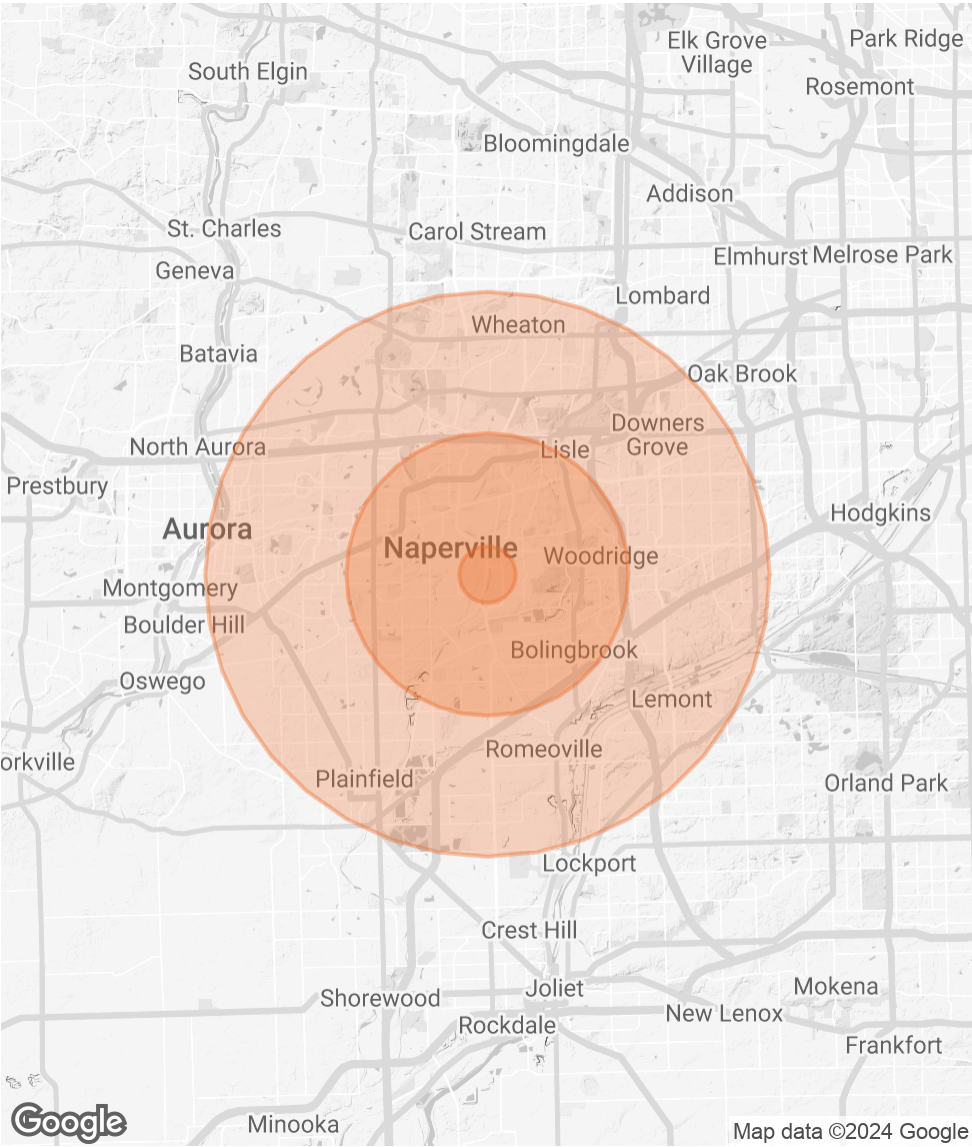
TOTAL POPULATION	15,569	257,722	817,393
AVERAGE AGE	42.6	39.0	39.0
AVERAGE AGE (MALE)	39.1	38.1	38.0
AVERAGE AGE (FEMALE)	43.7	39.8	39.9

HOUSEHOLDS & INCOME

1 MILE5 MILES10 MILES

TOTAL HOUSEHOLDS	6,033	95,943	306,375
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$139,470	\$129,361	\$117,842
AVERAGE HOUSE VALUE	\$336,653	\$336,450	\$308,501

* Demographic data derived from 2020 ACS - US Census



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