



1,647 - 13,680 SF OFFICE SUITES
FULL BUILDING AVAILABLE FOR LEASE
1288 RICKERT DRIVE, NAPERVILLE, IL



PRESENTED BY



Your SVN Suburban
NEXT LEVEL TEAM

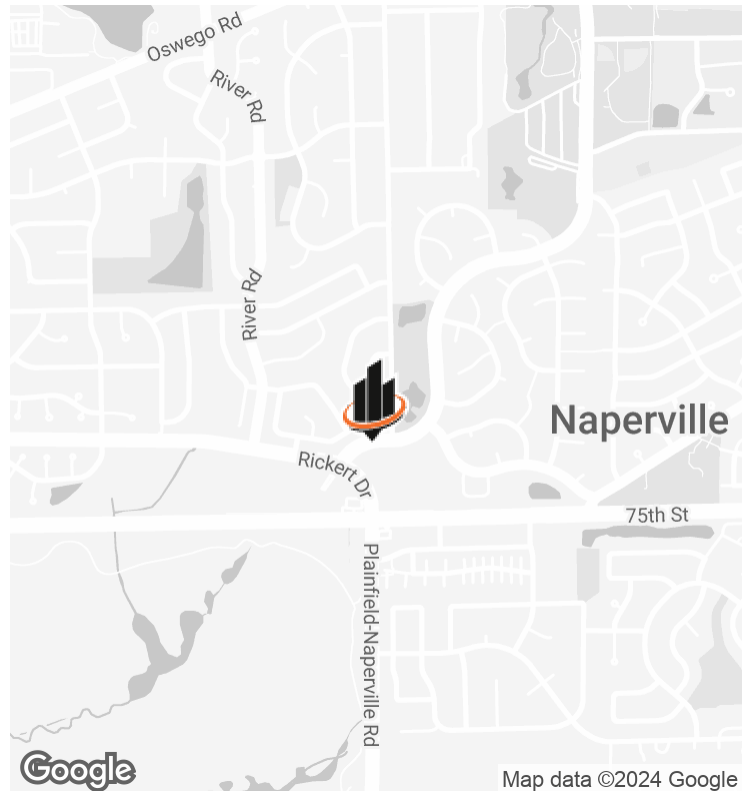
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PROPERTY SUMMARY



OFFERING SUMMARY

NNN LEASE RATE:	\$9.00 PSF NNN
TAX (2022):	\$2.90 PSF
CAM:	\$9.10 PSF
BUILDING SIZE:	13,680 SF
AVAILABLE SF:	1,647 - 13,680 SF
LOT SIZE:	45,533 SF
YEAR BUILT:	1989
ZONING:	B-3

PROPERTY OVERVIEW

1288 Rickert Drive, known as Brighton Commons, is a multi-tenant, 13,680 SF three-story office building. The property has high-end move-in ready suites ranging in size from 1,647 - 4,560 SF and up to 13,680 SF which encompasses the entire building. Additional suites include individual 1st and 3rd floor suites, a former pediatric dentist's office including some equipment and furniture along with a small corner suite with abundant window lines.

The property is located in Naperville, directly off 75th Street just south of Ogden Avenue (IL Route 34) along with being in DuPage County, renowned for its stable and low commercial real estate taxes compared to other counties in Northern Illinois.

PROPERTY HIGHLIGHTS

- Property Located 2 Miles from Downtown Naperville
- Dental/Medical/Office Space
- Office Space Rent Negotiable
- Includes Dental Equipment
- Abundant Parking
- One Mile from Edward Hospital
- Excellent Access to Naperville Restaurants, Public Transportation (3.5 Miles to Naperville Metra Station) & Financial Institutions Nearby

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	3-Year Minimum
TOTAL SPACE:	1,647 - 13,680 SF	LEASE RATE:	\$9.00 SF/yr

AVAILABLE SPACES

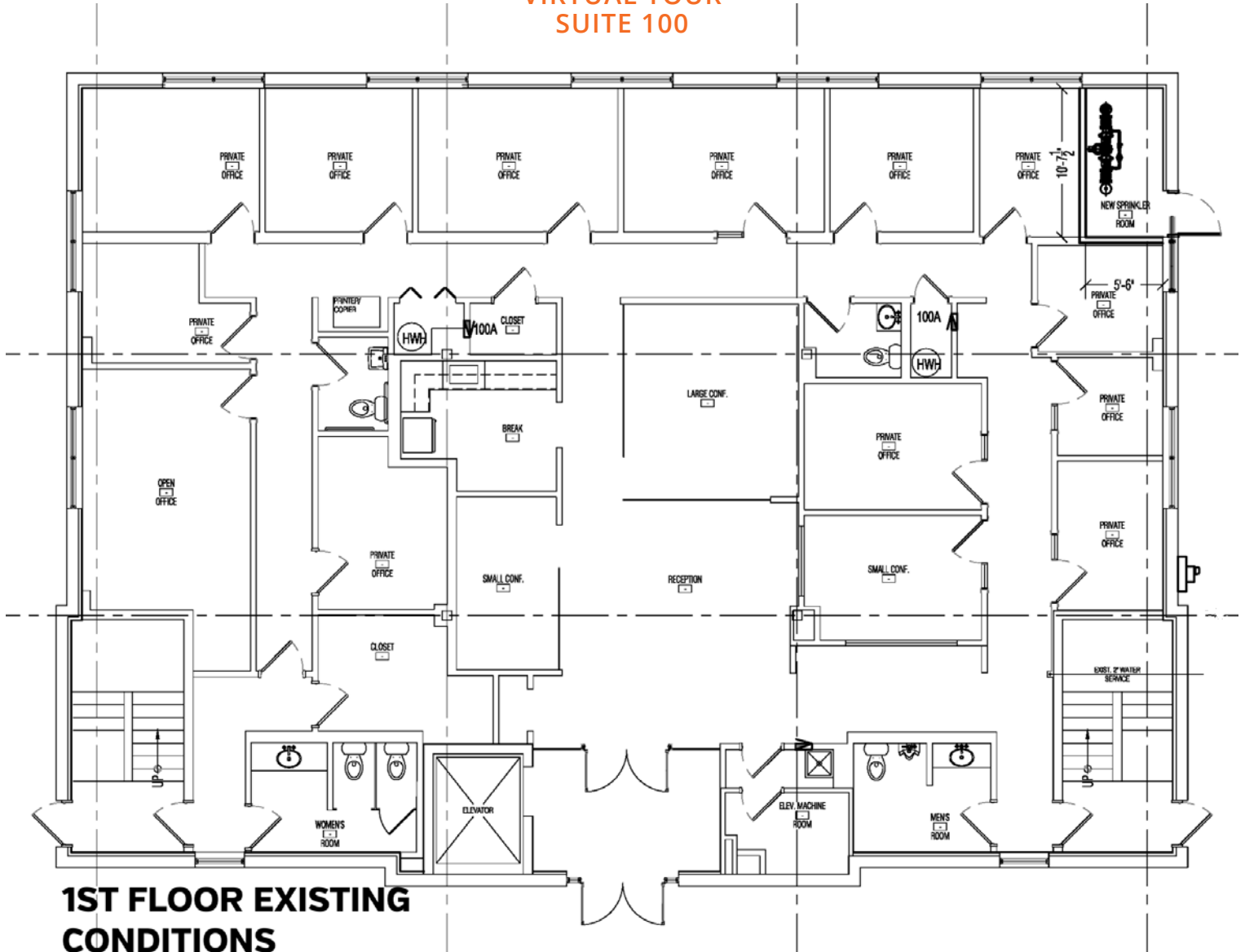
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100 - Available Now	Available	4,560 SF	NNN	\$9.00 SF/yr	Passthroughs - \$12.00 SF/yr
Suite 200 - Available Now	Available	2,317 SF	NNN	\$9.00 SF/yr	Passthroughs - \$12.00 SF/yr
Suite 220 - Available Now	Available	1,647 SF	NNN	\$9.00 SF/yr	Passthroughs - \$12.00 SF/yr
Suite 300 - Available 10/1/2024	Available	4,560 SF	NNN	\$9.00 SF/yr	Passthroughs - \$12.00 SF/yr
Full Building - Available 10/1/2024	Available	13,680 SF	NNN	\$9.00 SF/yr	Passthroughs - \$12.00 SF/yr

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1ST FLOOR PLAN



CLICK FOR
VIRTUAL TOUR
SUITE 100



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2ND FLOOR PLAN



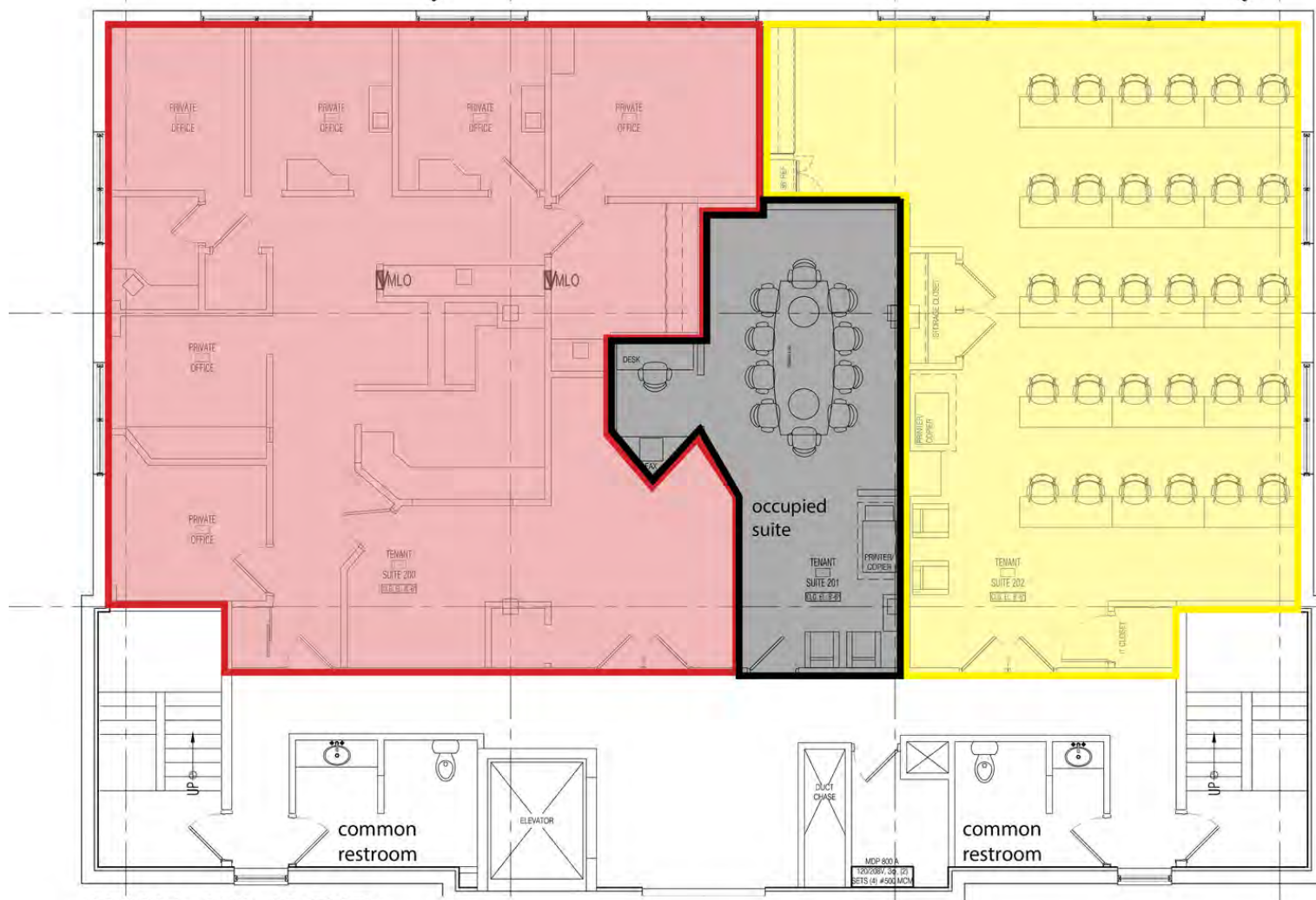
VACANT #200
dental suite
2,317 SF

CLICK FOR
VIRTUAL TOUR
SUITE 200



CLICK FOR
VIRTUAL TOUR
SUITE 220

VACANT #220
office suite
1,647 SF



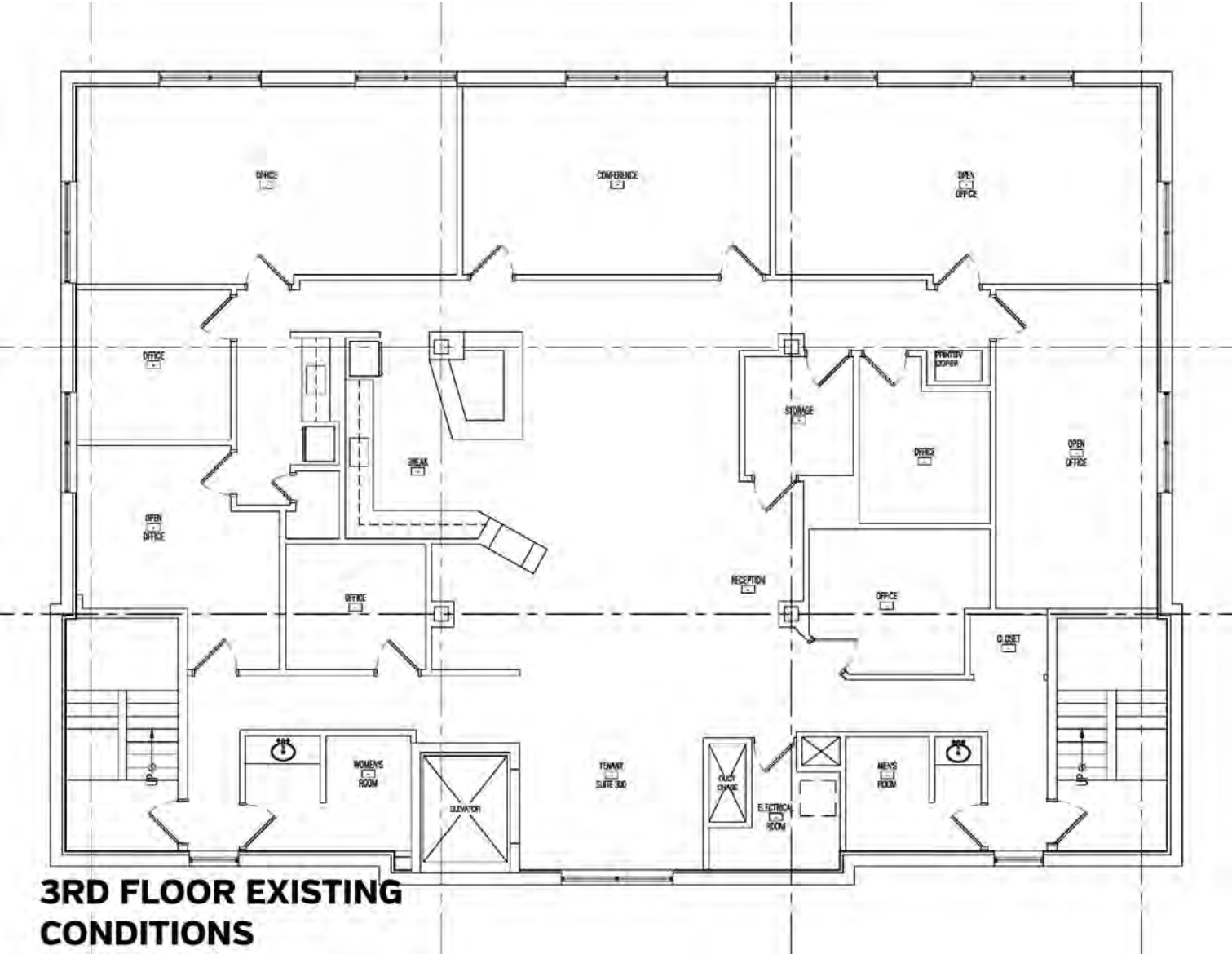
2ND FLOOR EXISTING CONDITIONS

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3RD FLOOR PLAN



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ADDITIONAL PHOTOS



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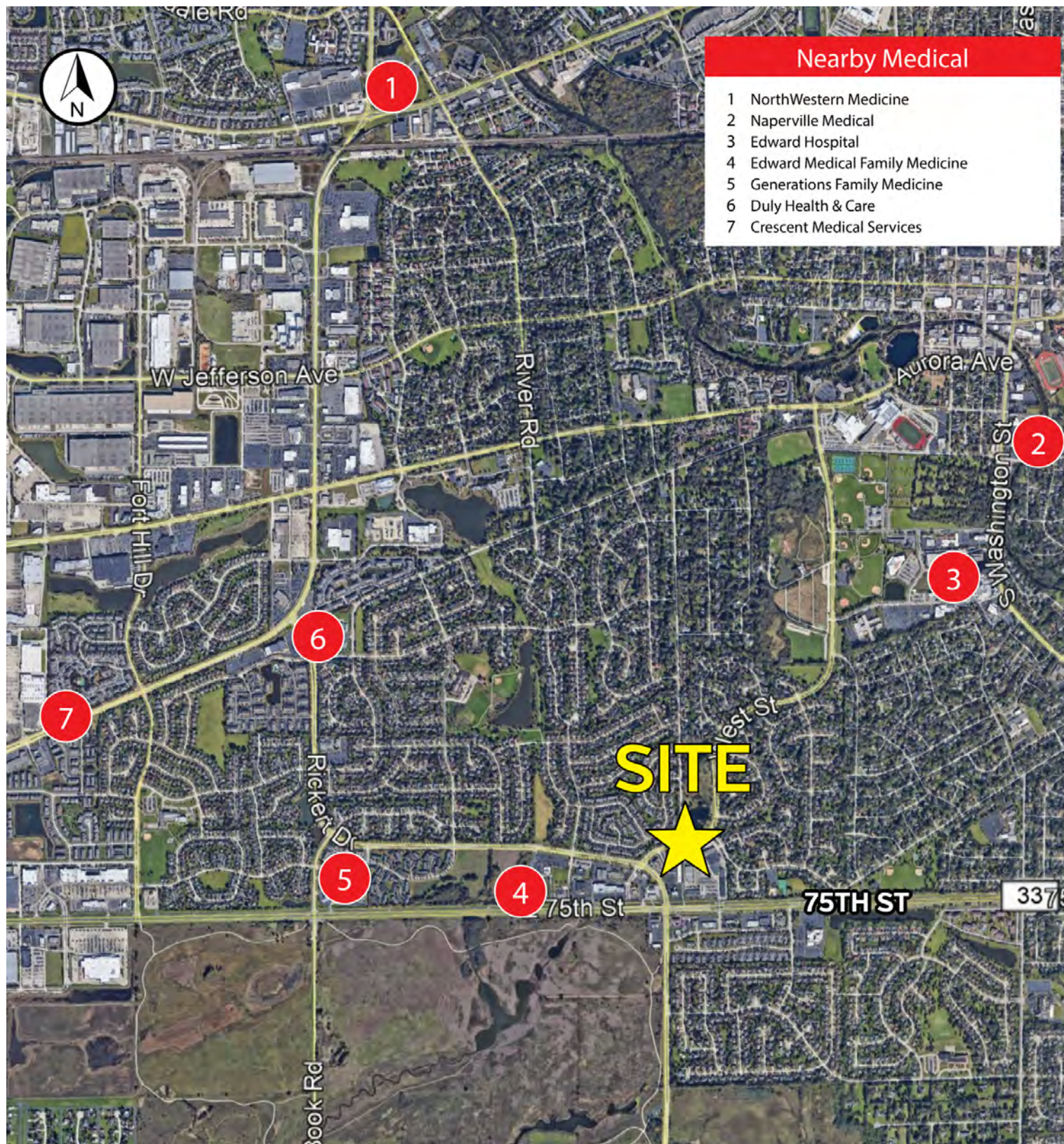
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LOCATION MAP



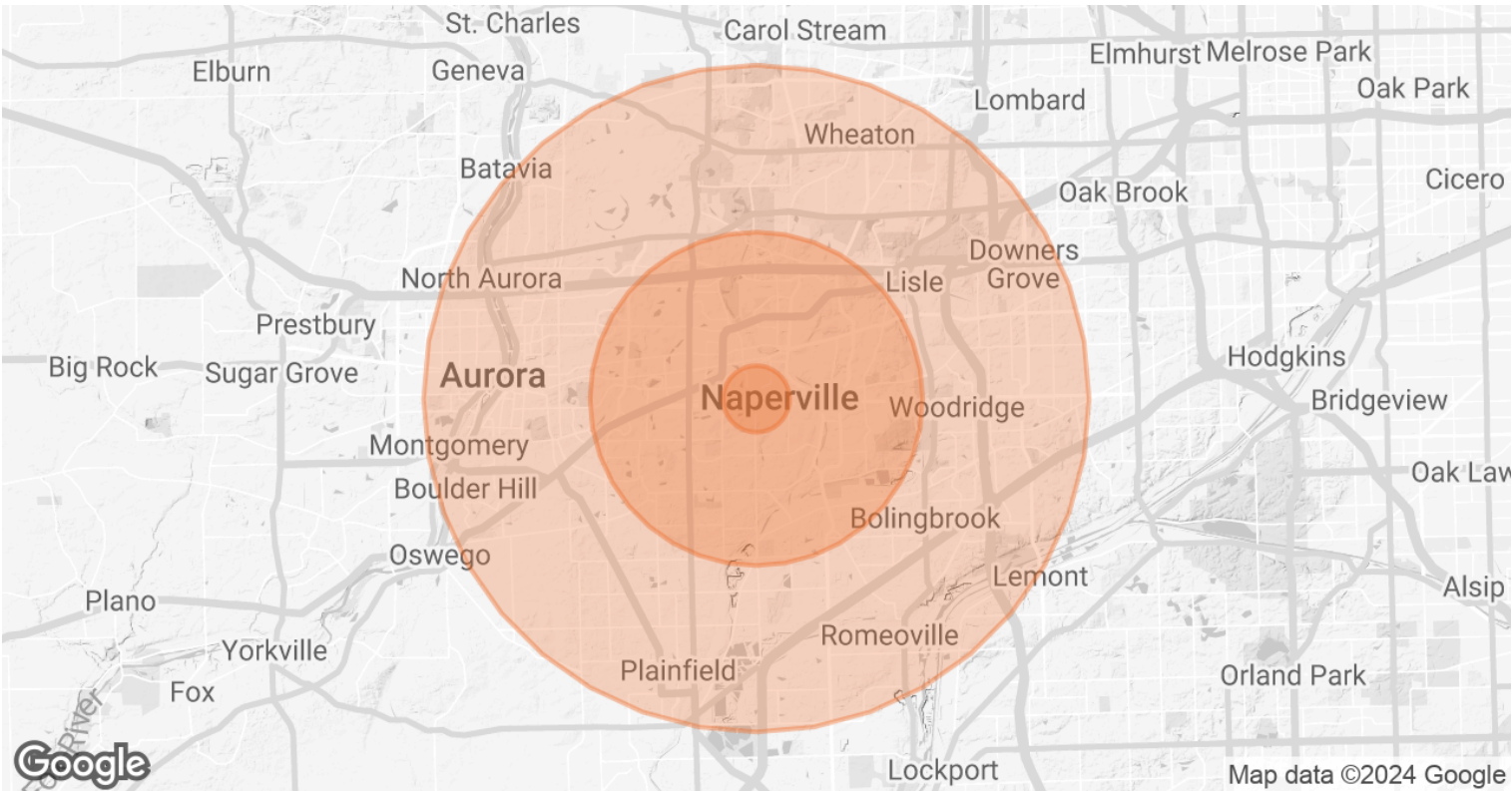
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MEDICAL BUILDINGS NEAR 1288 RICKERT



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	8,997	246,225	836,987
AVERAGE AGE	42.3	39.0	38.2
AVERAGE AGE (MALE)	43.9	38.1	37.2
AVERAGE AGE (FEMALE)	41.4	39.6	39.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,454	92,267	306,095
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$149,526	\$140,336	\$115,982
AVERAGE HOUSE VALUE	\$407,189	\$358,528	\$297,718

* Demographic data derived from 2020 ACS - US Census

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