

# SHARED OFFICE SPACE WITHIN ANYTIME FITNESS

1271 RICKERT DRIVE, SUITE 111  
NAPERVILLE, IL 60540

**Neil Johnson**  
Managing Director/Broker  
O: 630.938.4950  
[neil.johnson@svn.com](mailto:neil.johnson@svn.com)

# 1271 Rickert Drive Suite 111, Naperville



## OFFERING SUMMARY

Available SF:

Lease Rate:

Negotiable

Building Size:

6,053 SF

Zoning:

R3-PUD

Market:

Chicago

Submarket:

Suburbs - Far West

Traffic Count:

40,100 VPD

## PROPERTY OVERVIEW

Shared office space with retail exposure located inside of Anytime Fitness in Naperville. Five private offices with a common waiting area and restrooms. Separate entrance for the waiting area from main gym. Cross marketing opportunity with Anytime Fitness is available as well.

## LOCATION OVERVIEW

South of downtown Naperville. On north side of 75th Street, just west of intersection with Plainfield Naperville Rd. Property has curb cuts and entrance on 75th St. Also accessible from Rickert Drive at signaled intersection with West Street. The property is just west of Taco Bell and east of the new iMed medical center on 75th Street. 40,100 vpd daily traffic count.



# Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner [“Owner”], or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Lease Offering Brochure may include certain statements and estimates by SVN with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Lease Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Lease Agreement between it and Owner.

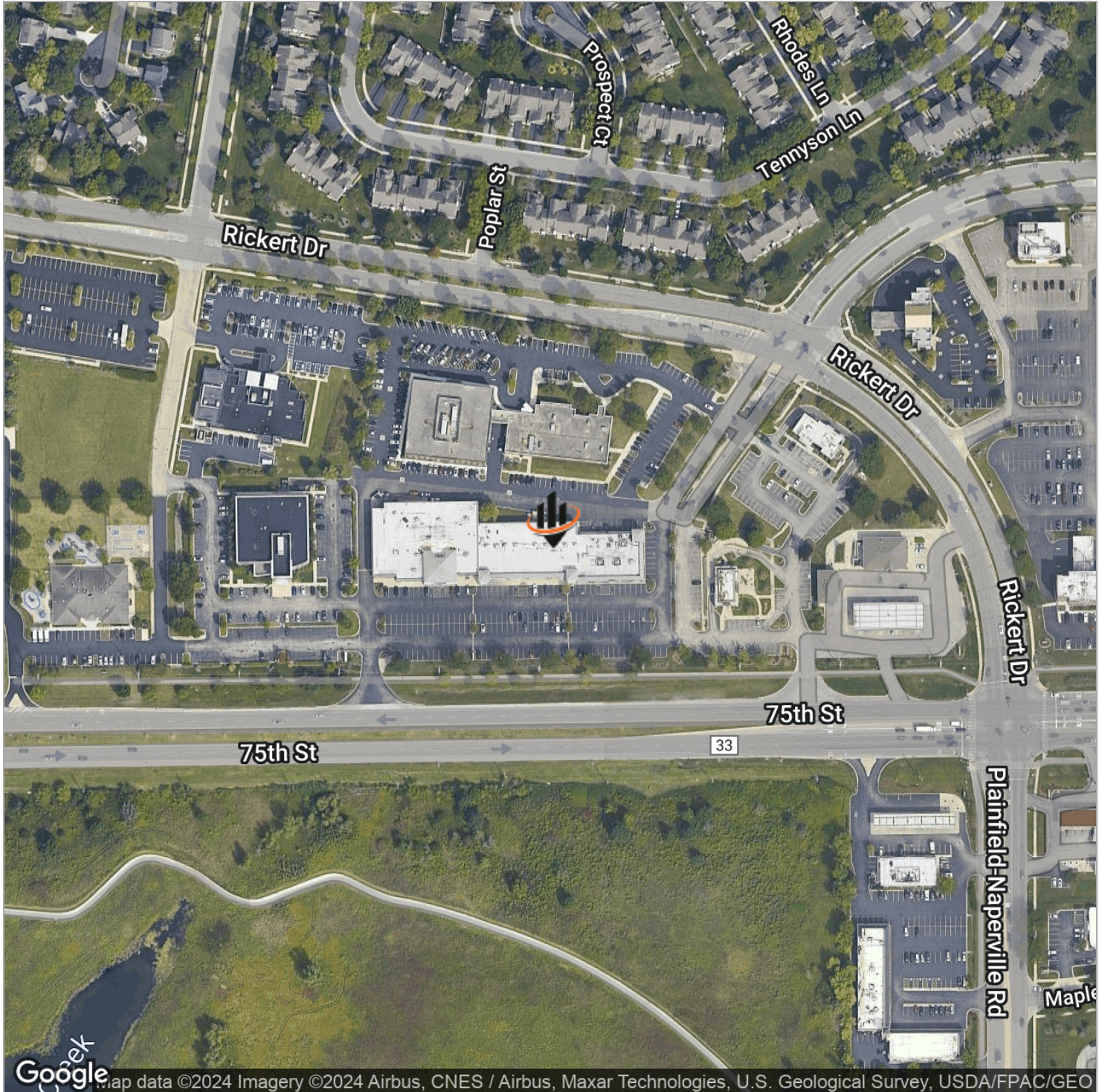
The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Aerial Map





# Highlights

## LEASE HIGHLIGHTS

- Ideal for medical and sports related practices
- Up to 5 private offices
- Common waiting area & restrooms
- Cross marketing with the gym possible
- Frontage and access on 75th St
- 40,100 vpd daily traffic count
- 1.25 miles from Edward Hospital
- Many restaurants in walking distance

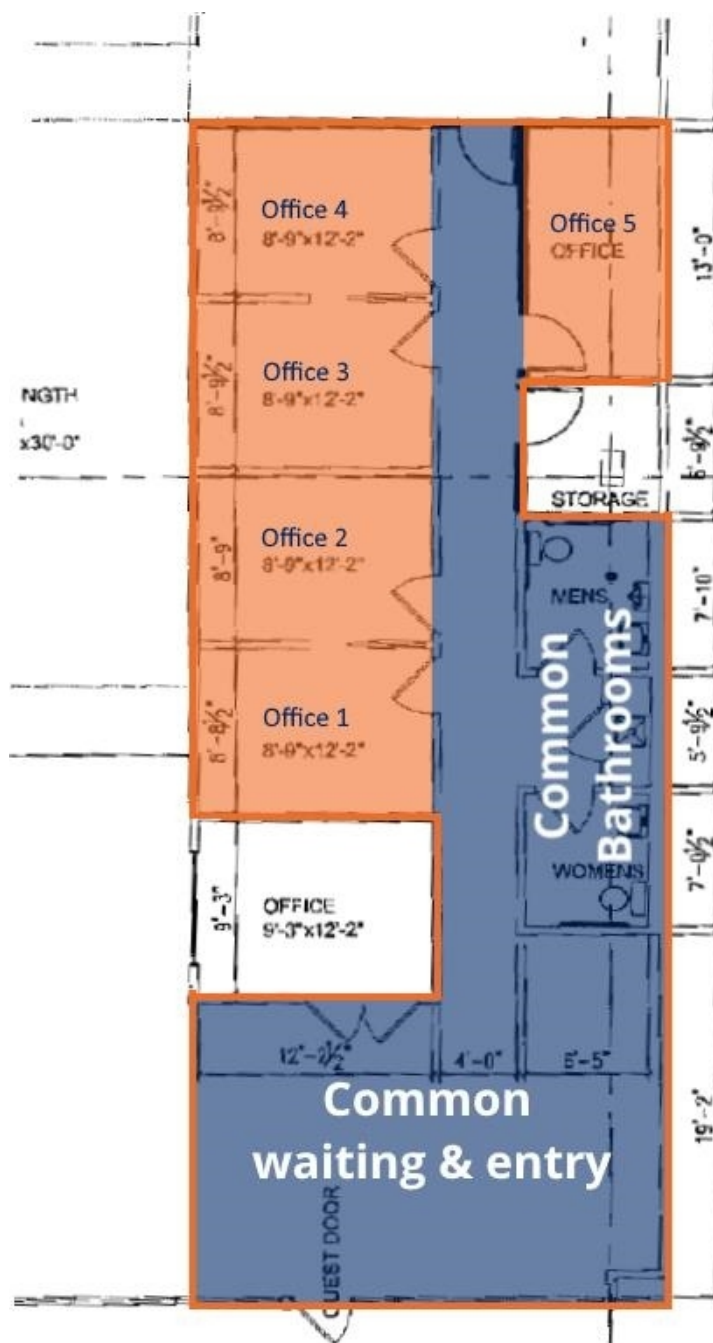


# Available Spaces

<b>LEASE RATE:</b>	NEGOTIABLE	<b>TOTAL SPACE:</b>	-
<b>LEASE TYPE:</b>	-	<b>LEASE TERM:</b>	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Anytime Fitness	Neighborhood Center	\$27.16 SF/yr	NNN	1,193 SF	Negotiable	5 private offices, common waiting/reception area and restrooms. 2nd exterior entrance offers direct entry into spaced. The previous tenant was a single medical user. Window signage and cross marketing possible. \$3,209/mo rent includes \$5.12/sf for CAM & taxes.

# Floor Plan





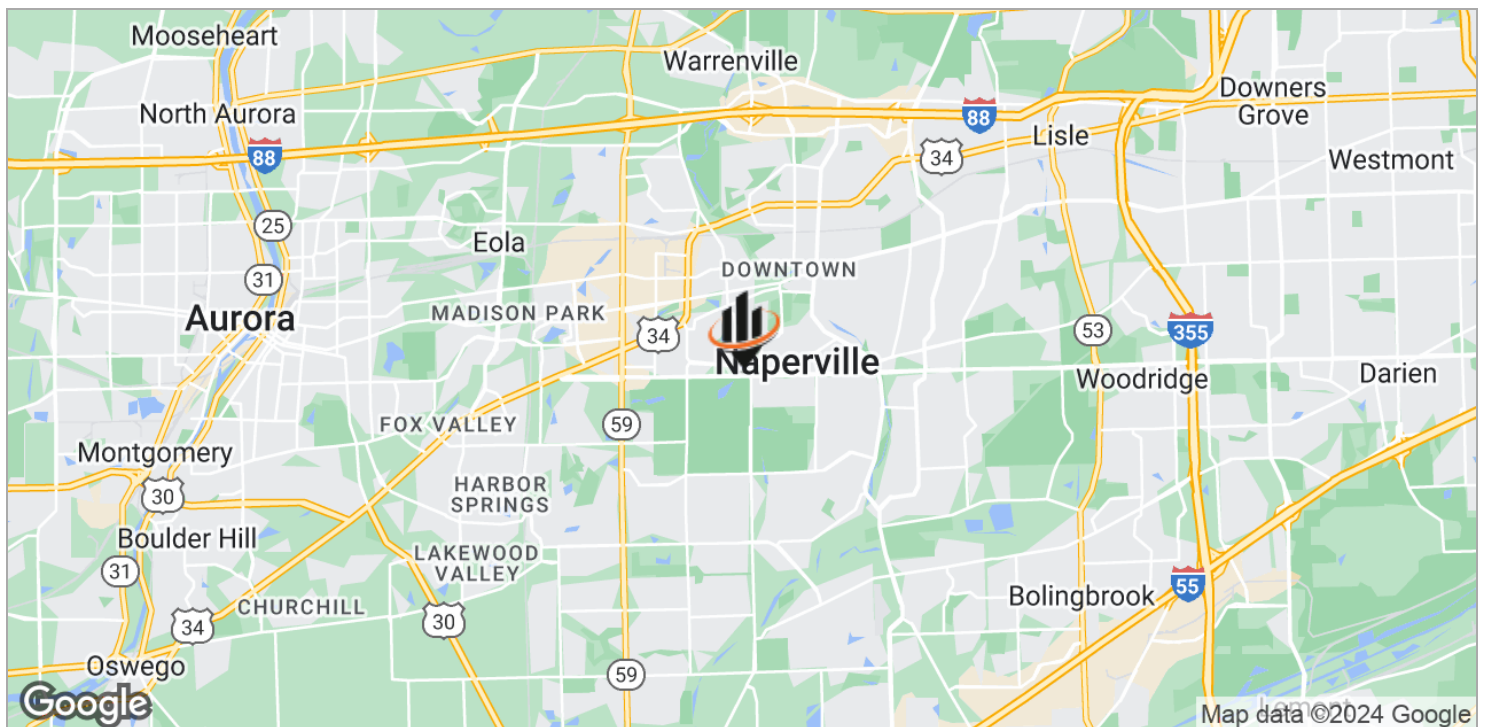
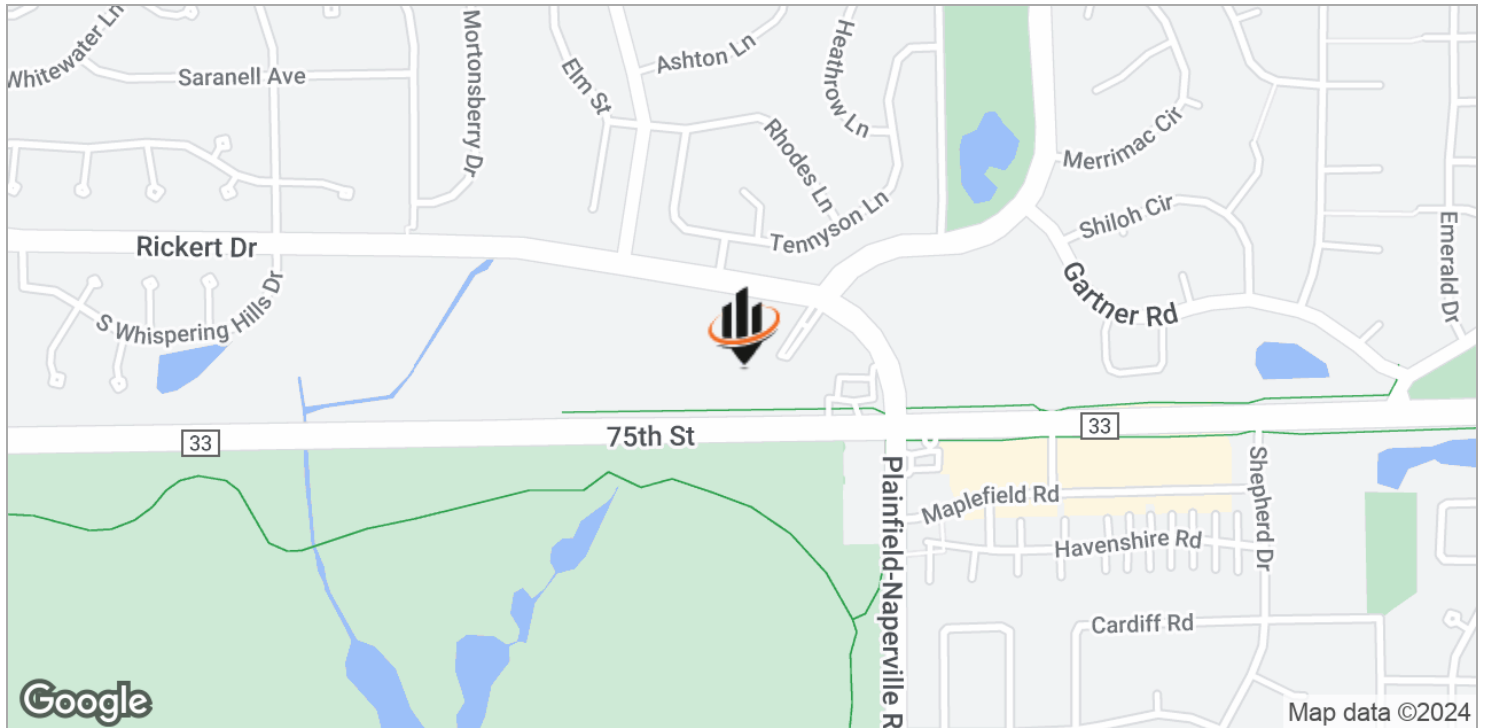




# Interior Photos

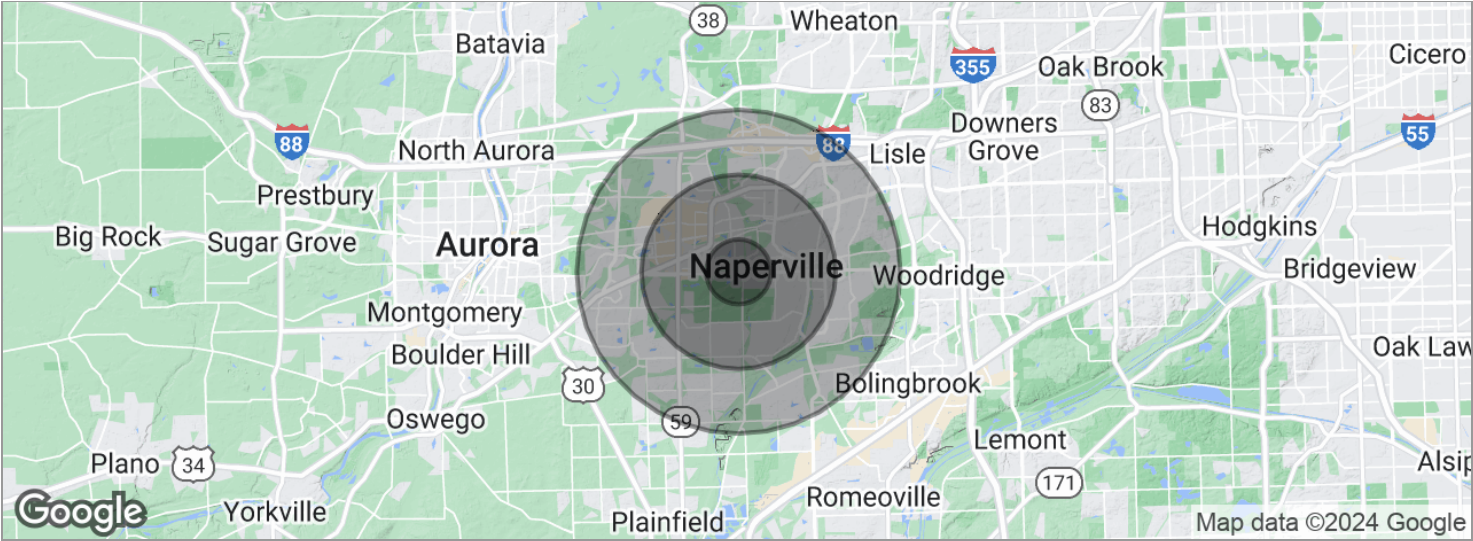


# Location Maps





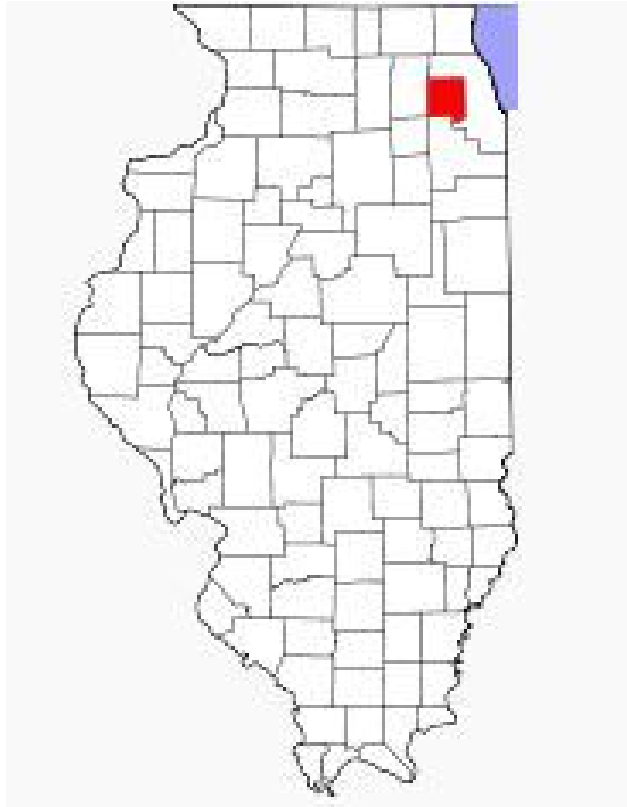
# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,963	90,059	236,737
Median age	39.0	38.0	36.6
Median age [Male]	37.2	36.5	35.6
Median age [Female]	41.0	39.0	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,832	31,854	82,793
# of persons per HH	2.8	2.8	2.9
Average HH income	\$142,277	\$125,559	\$121,934
Average house value		\$428,273	\$443,941

\* Demographic data derived from 2020 ACS - US Census

# DuPage County



## HIGHLIGHTS

Airports: O'Hare, Midway, DuPage

Transit: 3 Metra commuter rail lines, 25 Metra stations

Pace Bus: 71 fixed routes

Interstates: I-88, I-355, I-290

County Seat is Wheaton

Comprised of 9 townships

Higher Education: College of DuPage, North Central College, Robert Morris University, Wheaton College

## DUPAGE COUNTY

DuPage County is centrally located within the Northeastern Illinois Region, 20 miles west of Chicago. It has the second largest population (next to Cook County) among all counties in the state.

With a diverse economy providing over 695,000 jobs, DuPage County has become a major economic engine for northeastern Illinois.

The county offers the benefits of urbanized living, high quality educational systems, a wide variety of housing, extensive areas of open space, recreational resources and excellent health care facilities.

Primary location of the Illinois Technology & Research Corridor. Home to many large corporations.