



Location Finders International, Inc.
 9440 Enterprise Dr, Mokena, IL 60448
 (708) 390-1629

Naperville Medical Center
 640 S. Washington St. Naperville, IL

MEDICAL OFFICE SPACE AVAILABLE

+/- 6,200 SF or +/- 5,300 SF

MARKET SUMMARY

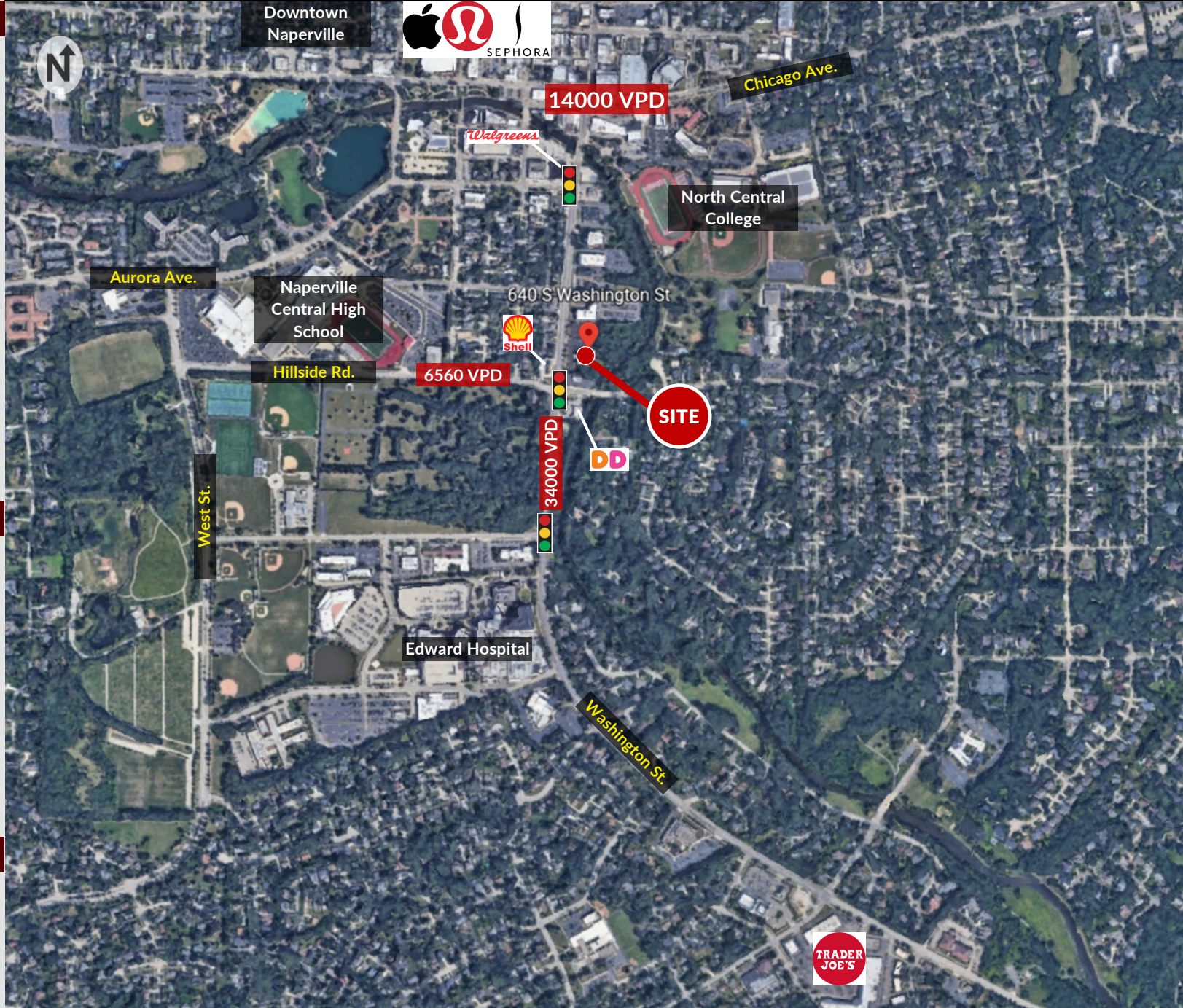
- Located in downtown Naperville
- Less than 1/4 mile from Edward Hospital (300 beds)
- Prime medical office corridor
- Washington St is main corridor into downtown Naperville
- Naperville Central High School (2,500+ students) and North Central College (3,000+ students) within one mile

DEMOGRAPHICS

POPULATION	1 Mile	11,533
	3 Mile	93,254
	5 Mile	216,666
# HOUSEHOLDS	1 Mile	4,147
	3 Mile	34,434
	5 Mile	80,412
AVG HH INCOME	1 Mile	\$154,593
	3 Mile	\$145,303
	5 Mile	\$140,909

CONTACT

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SITE SUMMARY

- **Building Size:** +/- 36,000 SF 3-story
 - **Available:**
 - Second Floor: +/- 6,200 SF contiguous
 - Third Floor: +/- 5,300 SF contiguous
- **Lot Size:** +/- 4.3 AC
- **Signage:** Monument Sign
- **Parking:** 120 spots
- **Access:** Full access from Washington
- **Nearby tenants:** Trader Joes, Apple, Lululemon, Sephora and many more
- **Recent Property Improvements:**
 - HVAC replaced (2021)
 - Parking Lot replaced (2021)
 - Elevator modernization (2021)
 - Common area upgrades (2022)



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This information contained is obtained from sources we deem reliable. We have no reason to doubt its accuracy but do not guarantee it.