



Hawthorne Square

1795-1807 S Washington Street, Naperville, IL



757 - 2,194 SF INTERIOR OFFICE OR MEDICAL SUITES



presented by
Your SVN Suburban
NEXT LEVEL TEAM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13 - 14 SF/yr (NNN)
2026 PASS THROUGHS:	\$11.05 PSF
BUILDING SIZE:	14,040 SF
AVAILABLE SF:	757 - 2,194 SF
YEAR BUILT:	1989
ZONING:	B2 PUD
SUBMARKET:	Western Corridor of Chicago
TRAFFIC COUNT:	14,100 VPD

PROPERTY OVERVIEW

Suite 108 is a 2,194 RSF medical office space that is a former dental suite and can be turn-key for another dentist or retrofitted as a medical/wellness suite. Suite 103 is a small 757 SF office suite with a kitchenette. Facade signage is available.

Both suites feature a common area lobby, which is ideal for keeping the suite free from the elements. The tenants include DULY Health & Care, National Karate & Martial Arts, Dupage Health and Physical Therapy Center, Dr. Stephanie Lacey Chiropractor, Road Show Inc, among others.

PROPERTY HIGHLIGHTS

- Existing Medical Buildout
- Abundant Parking
- New Building Roof and Parking Lot Asphalt
- 2.9 Miles to Edward Hospital
- 3.9 Miles to Naperville Metra Station
- 29 Miles Southwest from Downtown Chicago

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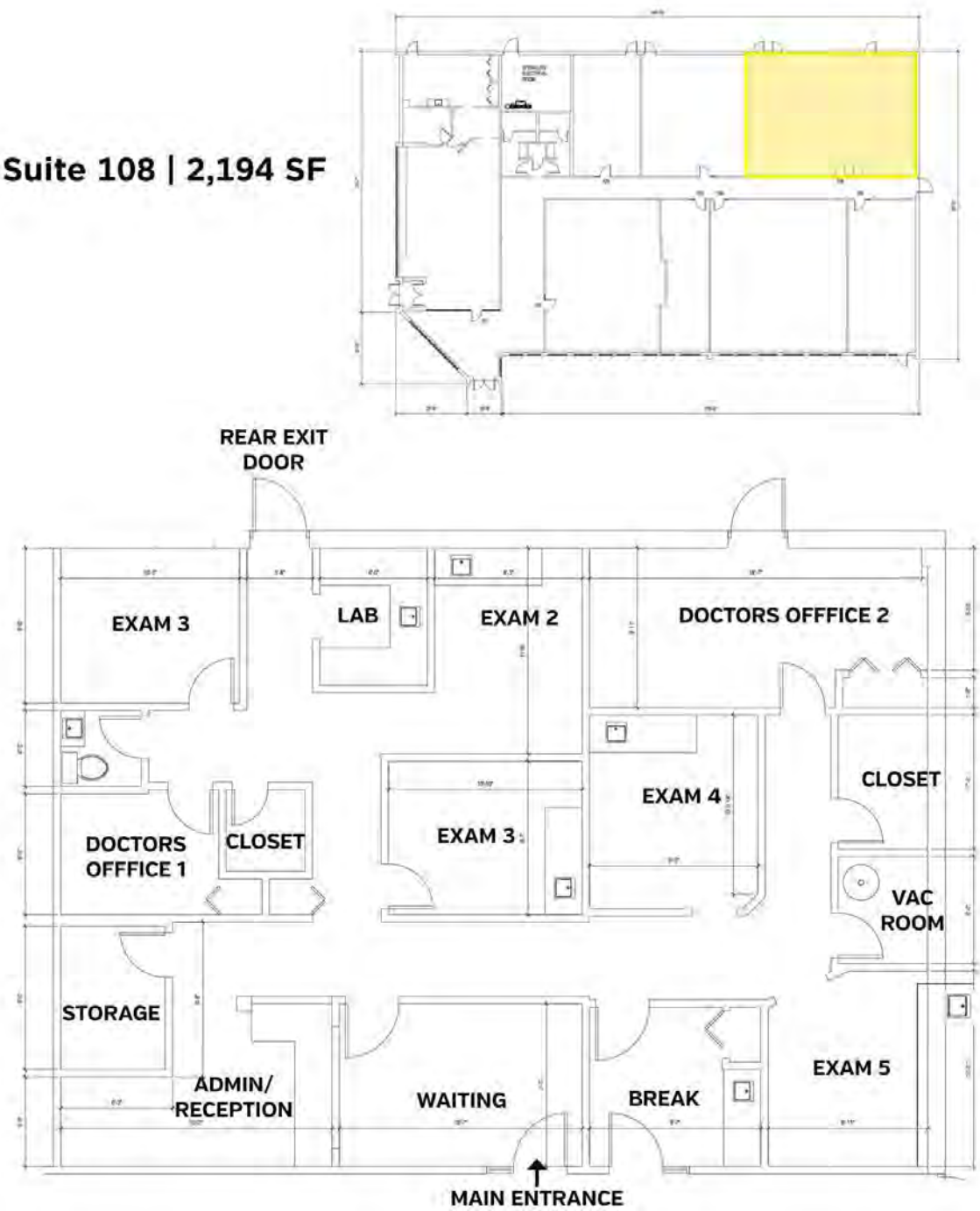
LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	757 - 2,194 SF	LEASE RATE:	\$13 - \$14 SF/yr

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1795- 107 & 108	Available	2,194 SF	NNN	\$13.00 SF/yr	Former Dental Clinic. Pass-throughs are \$11.05/SF
1795- 103	Available	757 SF	NNN	\$14.00 SF/yr	Small interior office space with kitchenette. Pass-throughs are \$11.05/SF

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FLOOR PLANS SUITE 108

Suite 108 | 2,194 SF



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SUITE 108

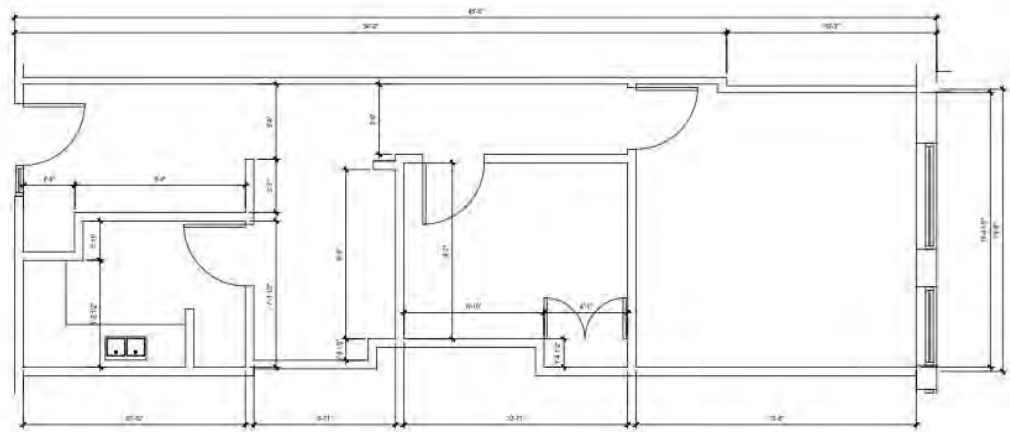


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SUITE 103



FLOOR PLAN
1/8" = 1'-0"

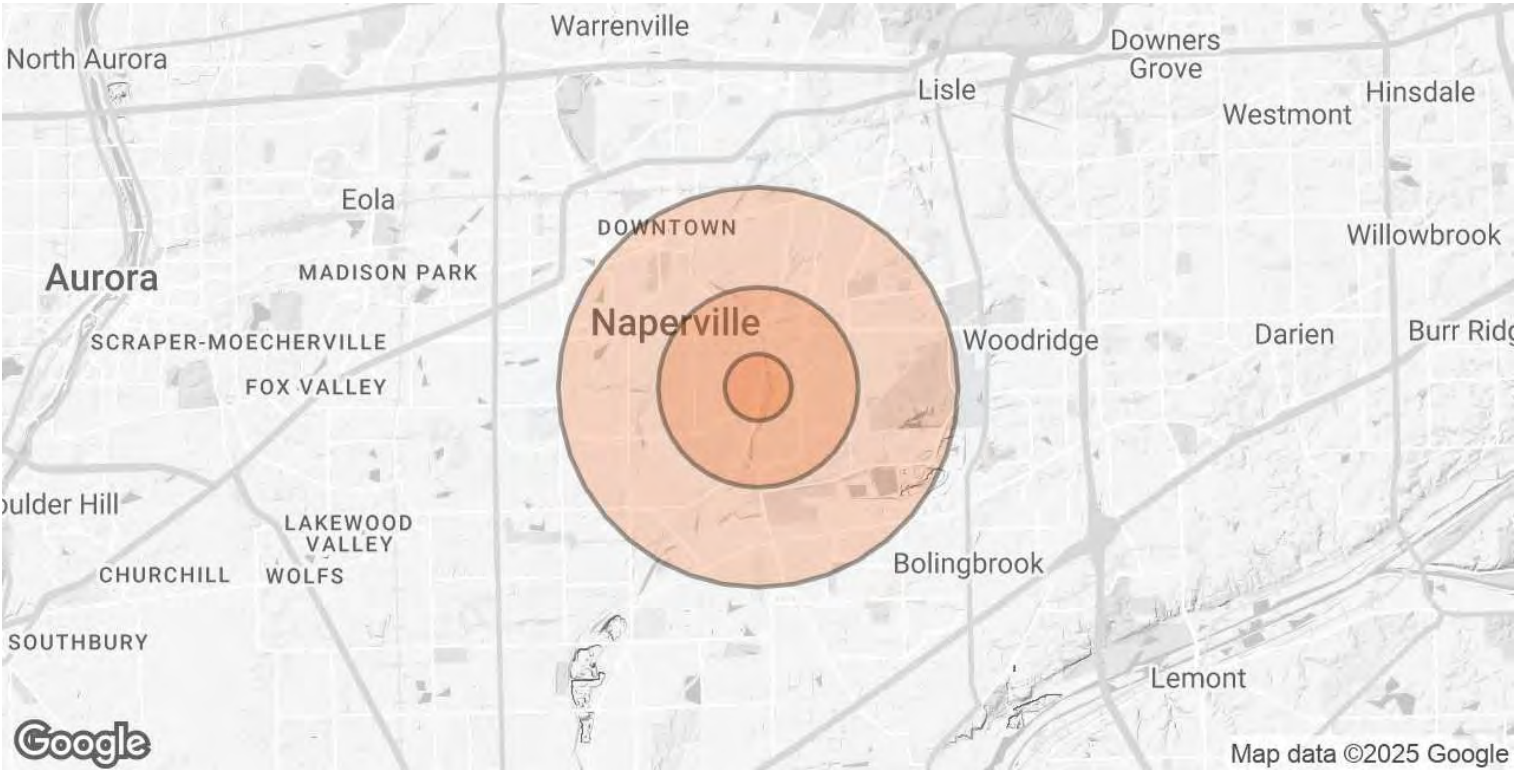


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1.5 MILES	3 MILES
TOTAL POPULATION	4,758	29,795	90,479
AVERAGE AGE	40	41	41
AVERAGE AGE (MALE)	39	40	40
AVERAGE AGE (FEMALE)	42	42	42

HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	3 MILES
TOTAL HOUSEHOLDS	1,833	10,446	31,066
# OF PERSONS PER HH	2.6	2.9	2.9
AVERAGE HH INCOME	\$166,678	\$198,825	\$199,721
AVERAGE HOUSE VALUE	\$428,068	\$509,808	\$536,997

Demographics data derived from AlphaMap

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