

# SPRINGBROOK MEDICAL BUILDING

1247 Rickert Drive, Naperville, IL



## PROPERTY SPECIFICATION

- Attractive, brick building
- Great Naperville location with visibility and access from 75th Street
- Just 1.25 miles from Edward Hospital and surrounded by medical
- Building and monument signage available
- Well maintained interior and exterior common areas
- High speed Comcast & fiber available
- A number of flexible floor plans available

## SPACE AVAILABLE

- ▶ Suite A—4,436 RSF\*
- ▶ Suite B—1,298 RSF\*
- ▶ Suite C—1,575 RSF\*
- ▶ Suite D—Approx. 3,000 RSF

\*Can be combined for up to 7,309 RSF

## LEASE RATE

\$18.50 psf Net

## OPERATING EXPENSES

\$8.53 psf (Est.)

## REAL ESTATE TAXES

\$3.00 psf (Est.)



## JAMES K DUNN

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## BRYAN BARUS, CCIM, CPM

(630) 487-2111 | [bbarus@suburbanrealestate.com](mailto:bbarus@suburbanrealestate.com)

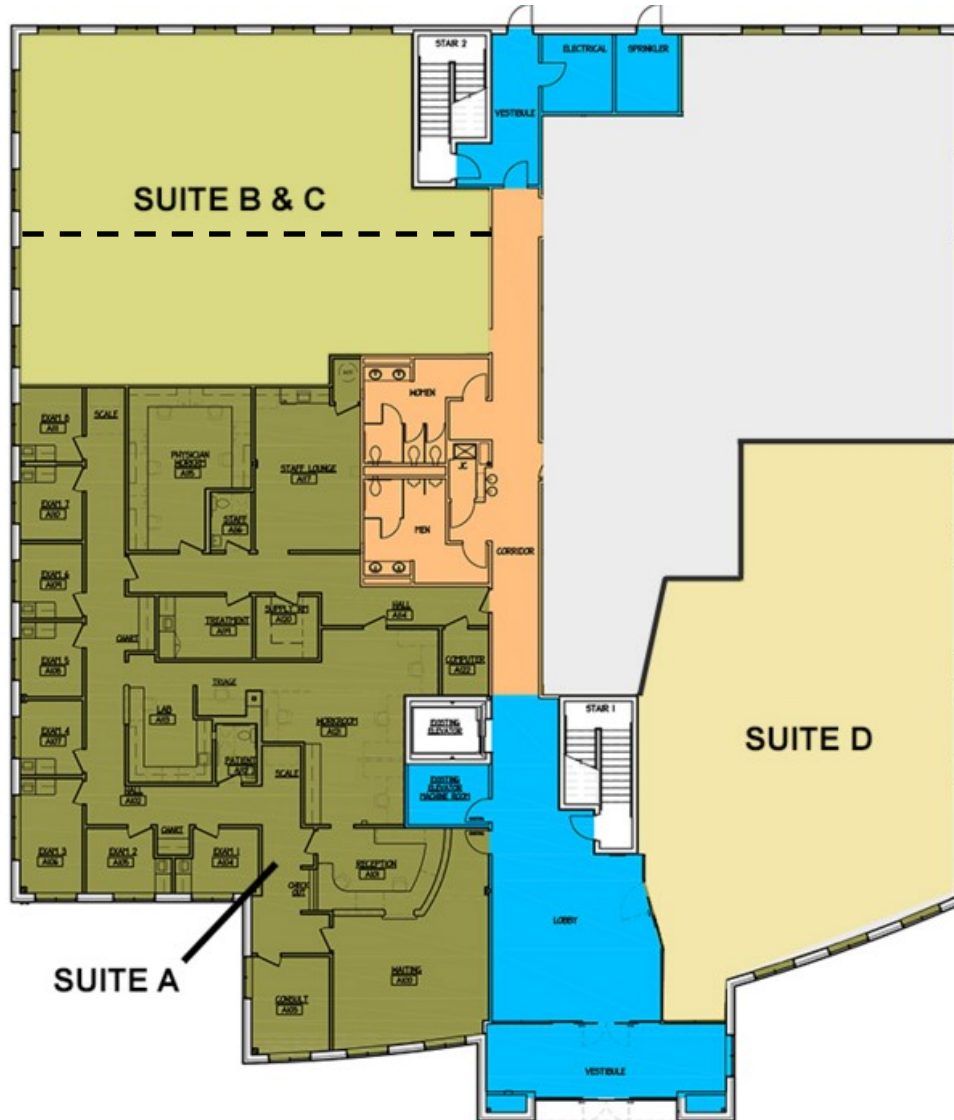
4300 Commerce Court, Lisle, IL 60532 | [www.suburbanrealestate.com](http://www.suburbanrealestate.com) | (630) 778-1800

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## AVAILABLE SPACE

1,298-7,309 RSF



FIRST FLOOR



**SUBURBAN**  
REAL ESTATE SERVICES

**JAMES K DUNN**

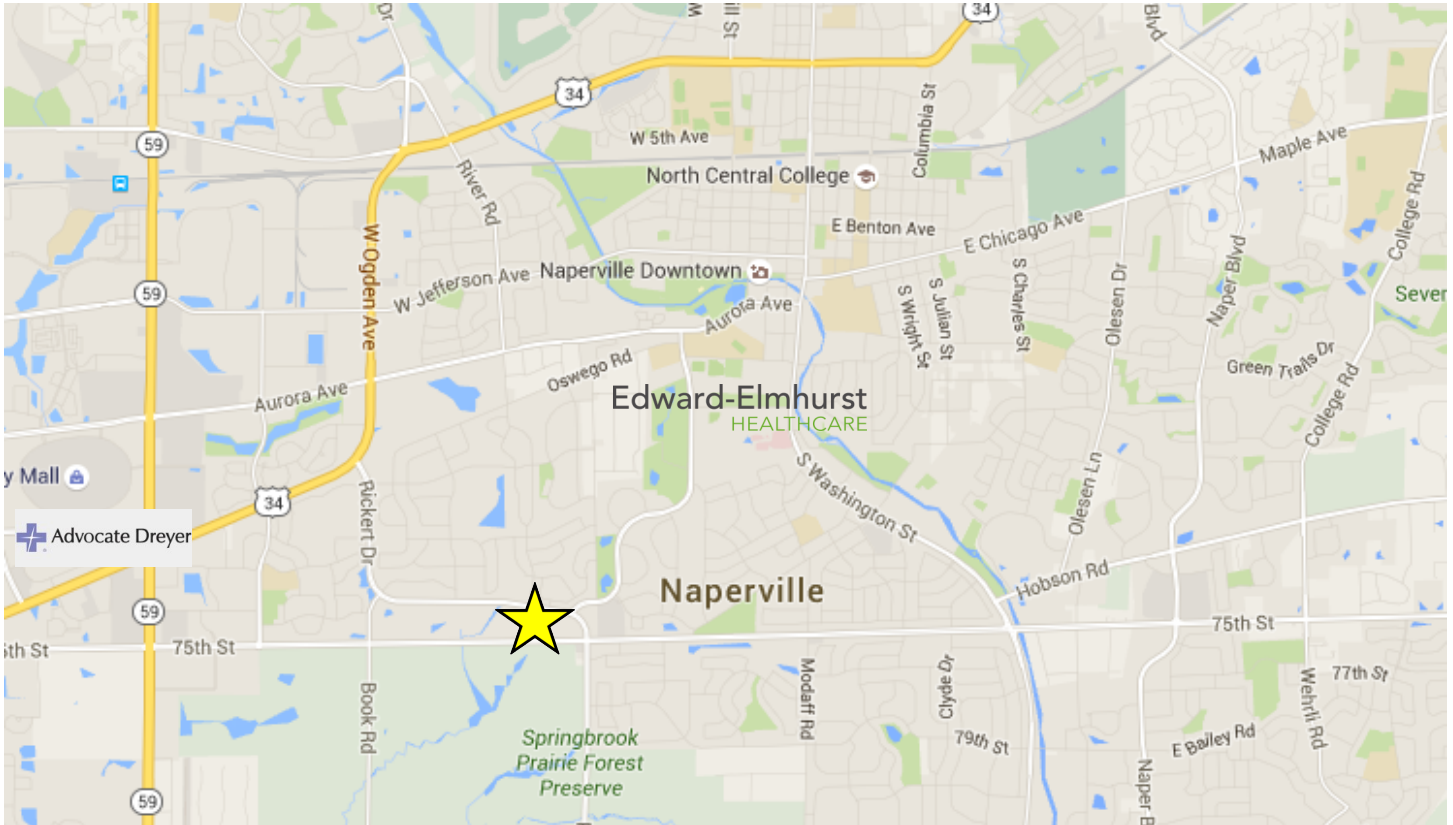
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# SPRINGBROOK MEDICAL BUILDING

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## LOCATION HIGHLIGHTS

- ✓ Great location, right off of busy 75th Street
- ✓ 1.25 miles from Edward Hospital and 3 miles from Dreyer Medical
- ✓ Surrounded by strong, growing demographics



**SUBURBAN**  
REAL ESTATE SERVICES

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