



 SMB SPRINGBROOK MEDICAL BUILDING

[www.springbrookmedical.com](http://www.springbrookmedical.com)

## SPRINGBROOK MEDICAL BUILDING

75th Street and Rickert Dr. Naperville, IL



### **INFORMATION**

The Springbrook Medical Building is an attractive, medical-professional building, built in 2005 facing 75th Street. Located in southern Naperville, the Springbrook Medical Building is located just 1.25 miles from Edward Hospital, near downtown Naperville and is less than 35 miles from downtown Chicago. In addition, the Springbrook Medical Building offers excellent access to I-88, I-355, I-55, and many other major and popular roads.

The building is of quality construction, provides state-of-the-art technology and aesthetically pleasing landscaping. Parking is abundant and provided via the adjacent surface lot.

The Springbrook Medical Building is approximately 30,000 square feet in size. The facility offers tenants large floor plates which in return allows tenants to be flexible and efficient with their design and space.



***75th Street Properties, LLC.***

**Telephone: 630-487-2119**

**[jdunn@suburbanrealestate.com](mailto:jdunn@suburbanrealestate.com)**

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### **DESIGNED WITH TENANTS IN-MIND:**

- State-of-the-Art Building
- Excellent Design & View
- 24 Hour Card Access & H.V.A.C.
- High Speed Voice & Data
- DSL, Fiber & Cable Tv Ready
- ADA Certified Entrance
- Oversized Elevator
- Pre-Run PVC Pipes



### **OTHER POPULAR FEATURES INCLUDE:**

- Newer Construction
- Large Floor Plates
- Excellent Location
- Highly visible location on 75<sup>th</sup> Street in Naperville
- Near population growth area
- Well Situated in-between Edward & Copley Hospitals
- Abundant Parking
- Well-known anchor tenant
- Immediate access to dining, banking, & shopping



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### **LOCATION**



<b>Major Intersection:</b>	<b>75th St. &amp; Rickert Drive</b>
<b>Located In:</b>	<b>Southern Naperville</b>
<b>Located On:</b>	<b>2.37 Acres</b>
<b>Access Via:</b>	<b>Rickert Dr. &amp; 75th Street</b>
<b>Parking:</b>	<b>150 Parking Spaces</b>



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### **DEMOGRAPHICS**

<u>Synopsis</u>	<u>One Mile Radius</u>	<u>Three Mile Radius</u>	<u>Five Mile Radius</u>
Median Age:	35 to 64 years old	25 to 64 years old	25 to 54 years old
Median Income:	\$100,000 plus	\$100,000 plus	\$75,000 to \$199,999
Marital Status:	Married	Married	Married
Family Lifecycle:	Age 45 to 64 without children Age 35 to 54 with children	Age 35 to 64 with or without children Presence of young adult in household	Age 25 to 54 with or without children Presence of young adult in household
Home Ownership:	Owner Residence of 5 years plus Single Family	Owner Residence of 3 to 14 years Single Family	Owner Residence of 3 to 14 years Single Family
Home Value:	\$150,000 plus	\$200,000 plus	\$150,000 plus



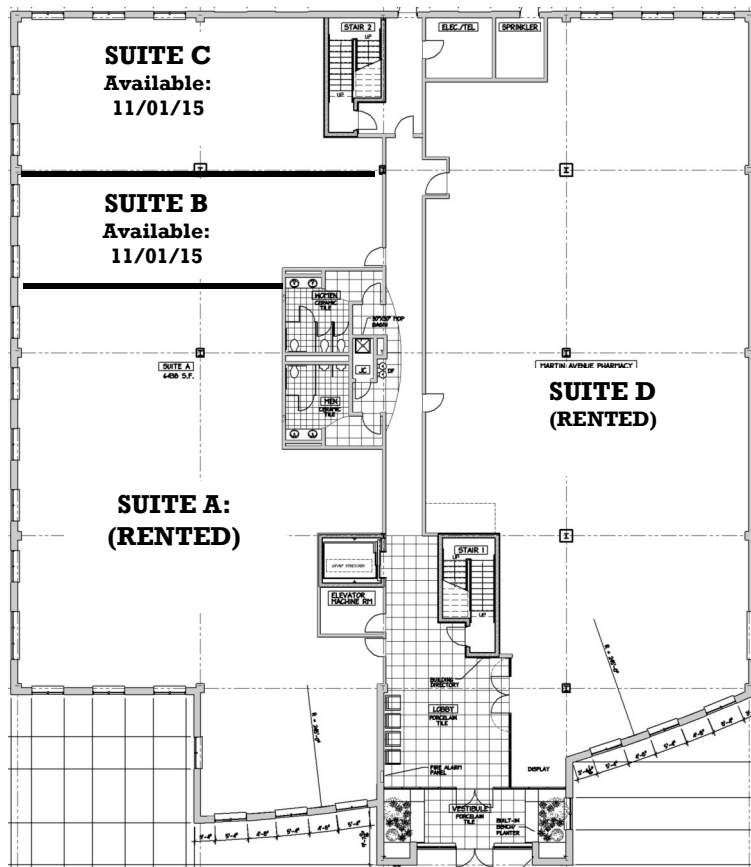
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### FIRST FLOOR LAYOUT



	<u>Rentable Sq. Ft.</u>	<u>Status</u>
SUITE A:	4,436 sq. ft. (+,-)	RENTED
SUITE B:	1,298 sq. ft. (+,-)	Available
SUITE C:	1,575 sq. ft. (+,-)	Available
SUITE D:	6,446 sq. ft. (+,-)	RENTED

Rentable: As defined by BOMA, the rentable space is defined as the area that is computed by measuring to the inside finish of permanent outer building walls or the glass line if at least 50 percent of the outer building wall is glass, to the office side of corridors and permanent partitions, and to the center of partitions that separate one rentable area from another. Structural columns and architectural projections are included, while major vertical penetrations of the floor are excluded. The rentable area is fixed for the life of the building.

Disclaimer: Please note all images of Springbrook Medical Building should be considered concepts and do not represent a completed structure or finalized building. Square footage is approximated and subject to change. Exact square footage will not be determined until construction of Springbrook Medical Building is complete.



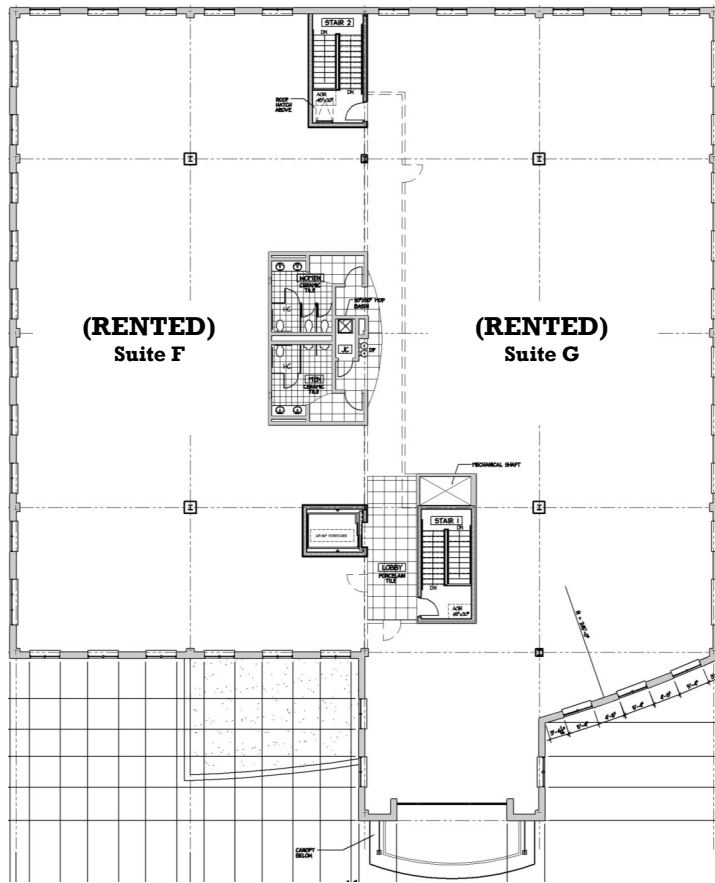
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### **SECOND FLOOR LAYOUT & AVAILABILITY**



	<b><u>Rentable Sq. Ft.</u></b>	<b><u>Status</u></b>
<b>SUITE F:</b>	<b>6,813 sq. ft. (+,-)</b>	<b>RENTED</b>
<b>SUITE G</b>	<b>7,792 sq. ft. (+,-)</b>	<b>RENTED</b>

Rental rates vary depending on the length of a tenant's lease, size of the space being occupied, location in the building, tenant's credit history, and other varying factors. To receive a "Tenant Lease Proposal," please complete and return in its entirety the proposal form located in the back of this packet.

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**REQUEST A PROPOSAL**

Name: \_\_\_\_\_

Practice: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_

Facsimile: \_\_\_\_\_

Email: \_\_\_\_\_

Date Current Lease Expires: \_\_\_\_\_

Size of Current Space: \_\_\_\_\_

Size of Space Desired: \_\_\_\_\_

Floor Desired: \_\_\_\_\_

Comments: \_\_\_\_\_



*Please Note: To request a proposal, please fax the above information to 630-455-1152. Otherwise, an online form may be completed at [www.springbrookmedical.com](http://www.springbrookmedical.com).*

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