O'DONNELL
COMMERCIAL
REAL ESTATE, INC.

Medical Suite For Lease

2,214 SF available

Fully Built Out Medical for Lease

1331 W. 75th Street, Naperville, IL 60540

Kevin J. O'Donnell
Managing Broker
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EXECUTIVE SUMMARY

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Medical Suite For Lease

OFFERING SUMMARY

Available SF:	2,214 SF
Lease Rate:	**$32.00 SF/yr (NNN)**
Estimated Tax & Operating:	R.E. Taxes $2.82 CAM: $7.43 **Total: $10.35/SF/yr**
Building Size:	72,000 SF

PROPERTY HIGHLIGHTS

- Anchored by Edward-Elmhurst Health Center, providing a built-in referral network and strong patient base across primary care, orthopedics, imaging, lab services, and specialty practices.
- Strategic, high-visibility location on 75th Street—just east of Route 59 and west of Washington Street—surrounded by dense residential neighborhoods, major retail centers, and high-income demographics.
- Minutes from Endeavor Health Edward Hospital, a top-rated full-service facility, allowing physicians access to nearby inpatient services and hospital affiliations.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	3,132	35,533	90,137
Total Population:	8,393	96,881	253,763
Average HH Income:	$194,593	$184,650	$182,236

for more information contact:

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2357 Sequoia Drive Suite 400 Aurora, IL 60506 • https://www.odcre.com

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LEASE SPACES

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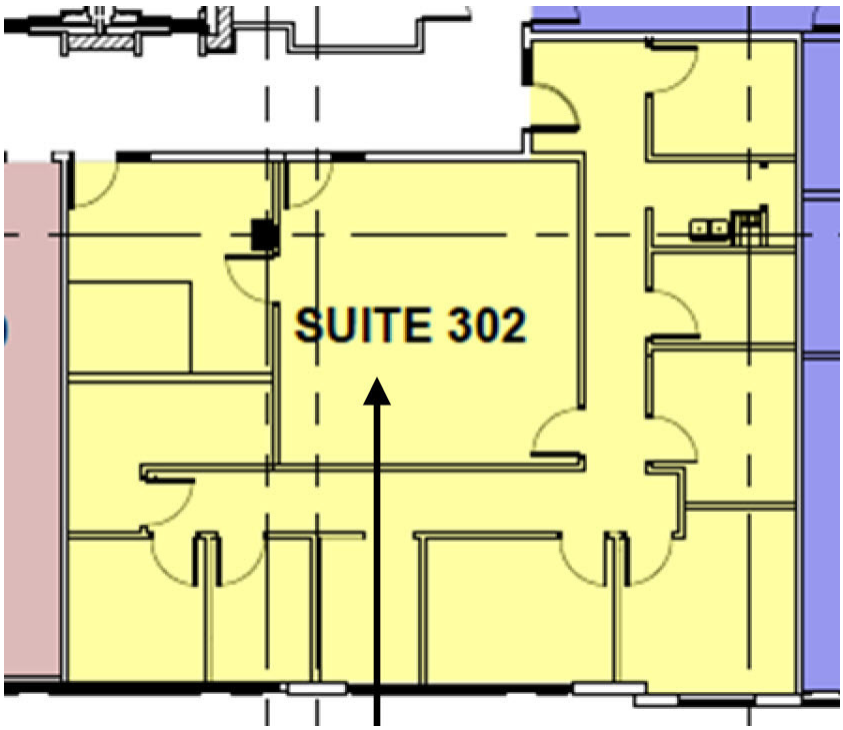

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,214 SF	Lease Rate:	$32 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 302	Available	2,214 SF	NNN	$32.00 SF/yr	Very efficient medical suite with a generous waiting room, reception, four exam rooms with sinks, two offices, lab, break room.

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ADDITIONAL PHOTOS

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LOCATION MAP

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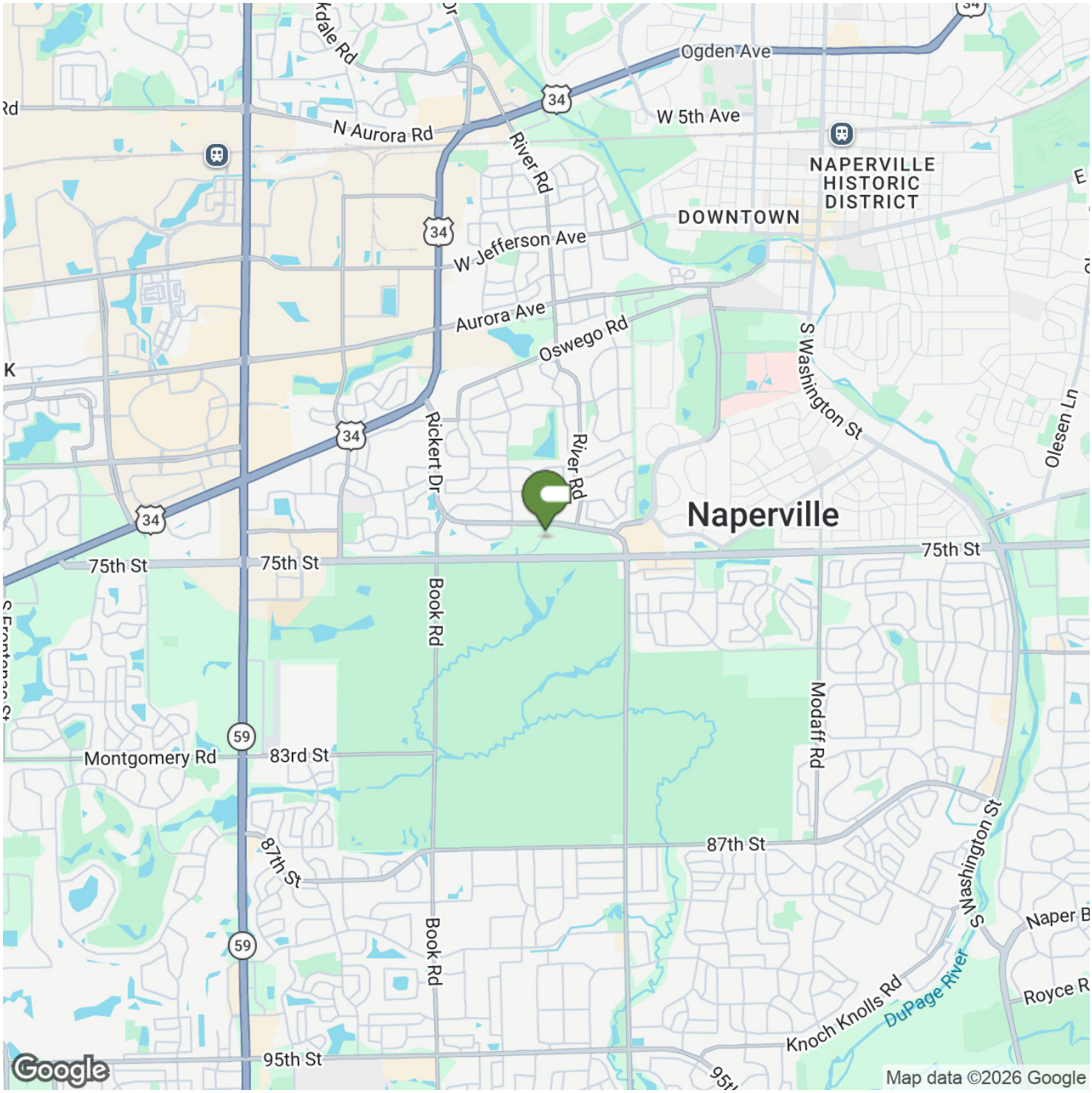

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DEMOGRAPHICS MAP & REPORT

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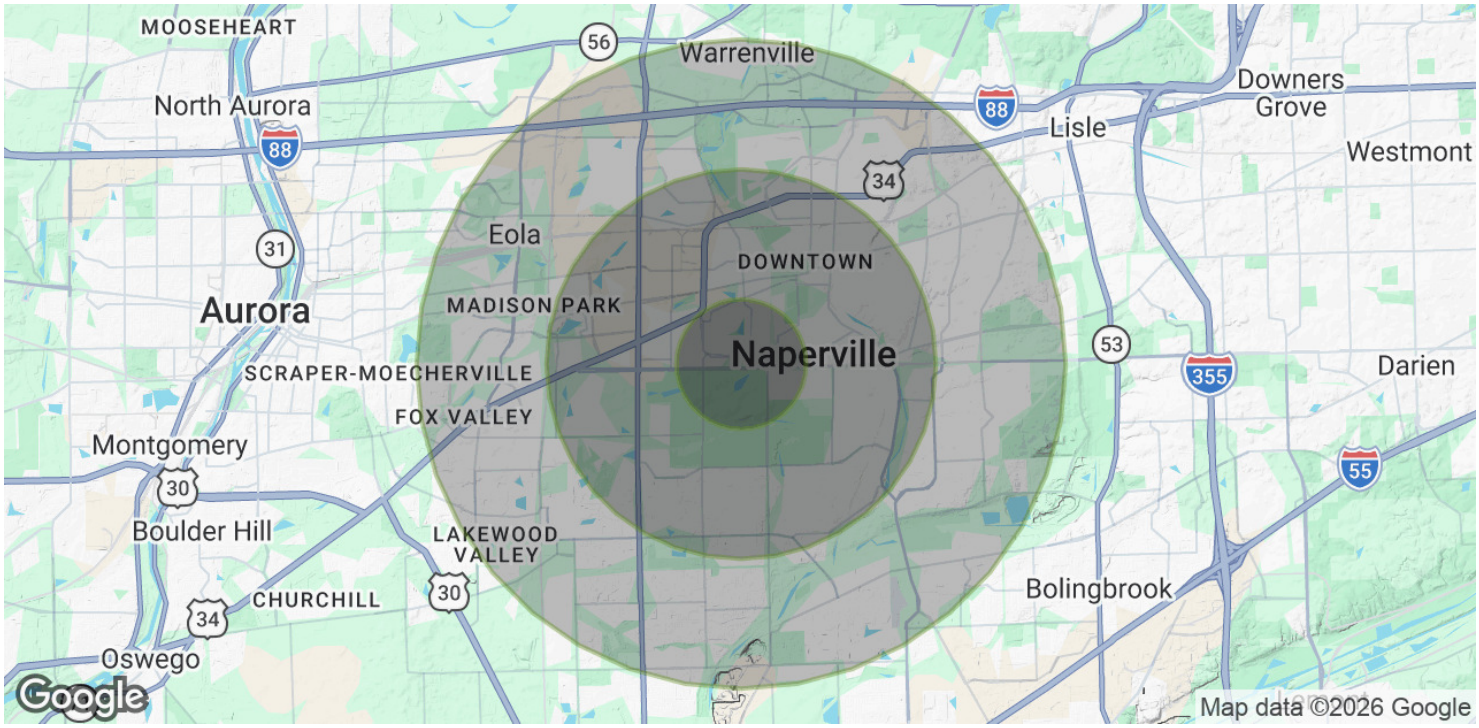

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,393	96,881	253,763
Average Age	41	40	39
Average Age (Male)	40	39	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,132	35,533	90,137
# of Persons per HH	2.7	2.7	2.8
Average HH Income	$194,593	$184,650	$182,236
Average House Value	$512,080	$518,272	$483,553

2020 American Community Survey (ACS)

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