

AVAILABLE FOR LEASE

1308 Macom Dr., Unit 104
Naperville, IL 60564

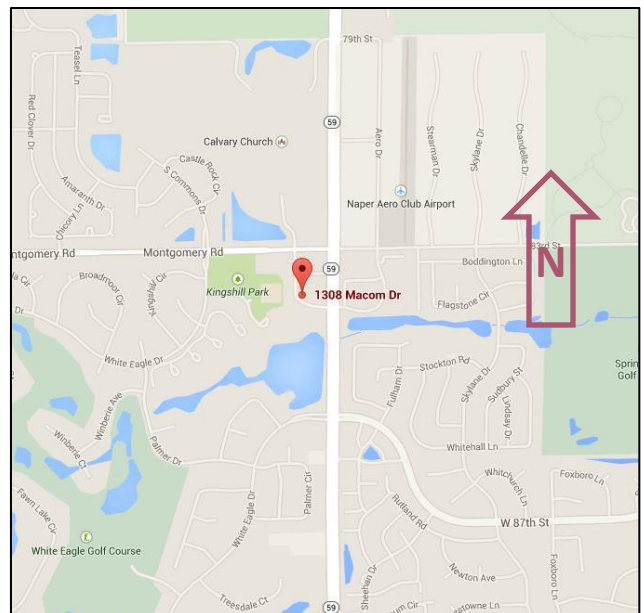


1,548 SF

OFFICE
SPACE

\$16.00 PSF NNN

- 1,548 SF of medical or executive office suite available now in prestigious White Eagle Club.
- Suite has 5 exam/private offices with sinks, large general reception area, spacious waiting area, kitchen and 2 ADA washrooms.
- Just west of Route 59 and minutes away from I-55 and I-88.
- Professionally managed by Key Investment & Management Inc.



**KEY INVESTMENT
& Management Inc.**

Office: 630.932.5757
Fax: 630.932.5755
1263 S. Highland Ave., Suite 2W,
Lombard, IL 60148
www.key-investment.com

Real Estate

Brokerage

Leasing

Management

FOR FURTHER INFORMATION CONTACT:

Kimberly Hess

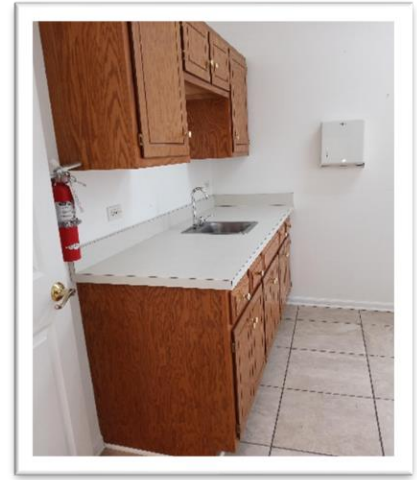
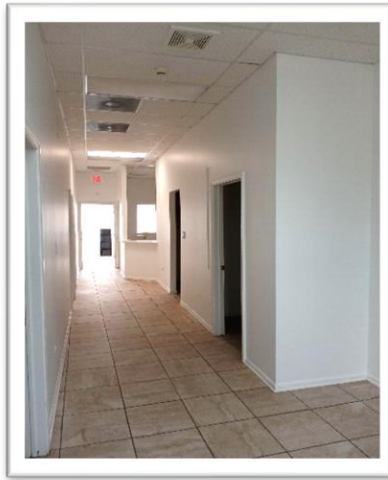
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k Hess@key-investment.com

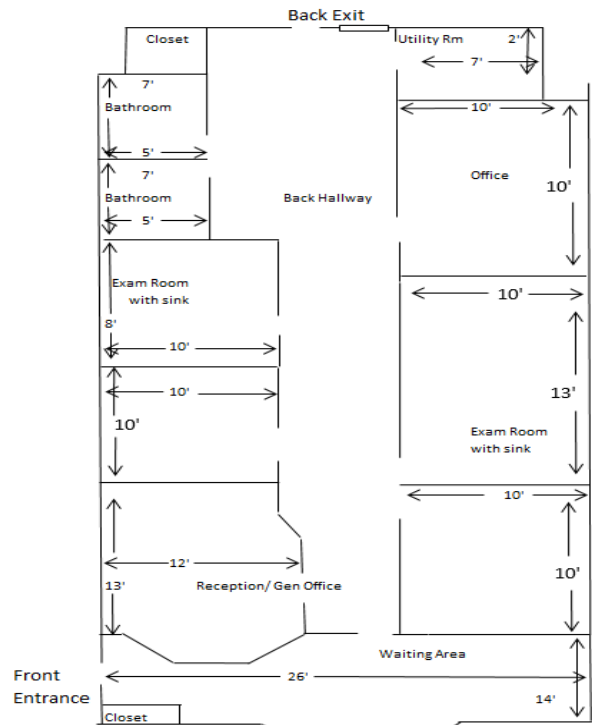
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AVAILABLE FOR LEASE



| PROPERTY SPECIFICATIONS | |
|-------------------------|---|
| Building Size: | 5,500 SF |
| Available Space: | 1,548 SF |
| Year Built: | 2000 |
| Zoning: | PDD in Aurora |
| Parking: | 4.0/1000 |
| Ceiling Height: | 9' |
| Power: | 100 AMP |
| Washrooms: | 2 ADA Washrooms |
| Sprinklered: | Yes |
| Utilities: | Gas, Electric |
| Real Estate Taxes: | \$3.89 PSF |
| CAM: | \$4.80 PSF |
| Possession: | Available Now! |
| Lease Term: | 1 year Min. |
| Lease Rate: | \$16.00 PSF Base \$8.69 Tax & CAM Mo. \$3,185.00 Per Mo. Total |



All dimensions are approximate. Drawing not to scale.



3/26/2021

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