

1247 Rickert Dr

Naperville, Illinois

Springbrook Medical Building



BROKERED BY  
**exp**<sup>®</sup>  
REALTY



THE AXON GROUP AT EXP REALTY

[INFO@TheAxonGroup.com](mailto:INFO@TheAxonGroup.com)

# DISCLAIMER

**eXp Realty LLC and eXp Commercial, LLC**, a Delaware limited liability company operates a commercial real estate business and is an affiliate (“Affiliate”) of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, “eXp”). eXp and the reported owner(s) (“Owner(s)”) of the property referenced herein (“Property”) present this Confidential Offering Memorandum (“Memorandum”) to assist the recipient(s) (“You” or “Your”) in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property.

This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein. It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment. eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum.

eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or noninfringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages. By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder’s fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at [legal@exprealty.net](mailto:legal@exprealty.net). The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner’s obligations therein have been fully satisfied or waived. The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

# TABLE OF CONTENTS

- 1** PROPERTY INFORMATION.....
- 2** PHOTOS .....
- 3** LOCATION INFORMATION.....
- 4** PROPERTY HIGHLIGHTS.....
- 5** RENTAL OFFERING .....
- 6** RENTAL COMPARABLES.....



# Property Information

1247 Rickert Dr

Naperville, Illinois

## EXECUTIVE SUMMARY

The Springbrook Medical Building is a premier location for any medical facility, conveniently located on 75th Street in Naperville. This high end facility offers multiple rental opportunities which can be done individually or separately.

Suite A consists of a fully built out pediatrician's office which can be used in the same capacity, converted to an adult office, or built out into a different configuration.

Suite B & C are raw and can be connected to Suite A, used on their own or potentially combined across the hall with Suite C.

Suite D is currently set up as a compounding pharmacy with a full lab.

Suite E is currently set up as a retail pharmacy.



Michael Scanlon, Brittany Zickus and Jake Fugman  
IL Lic 475188240 [info@theaxongroup.com](mailto:info@theaxongroup.com)

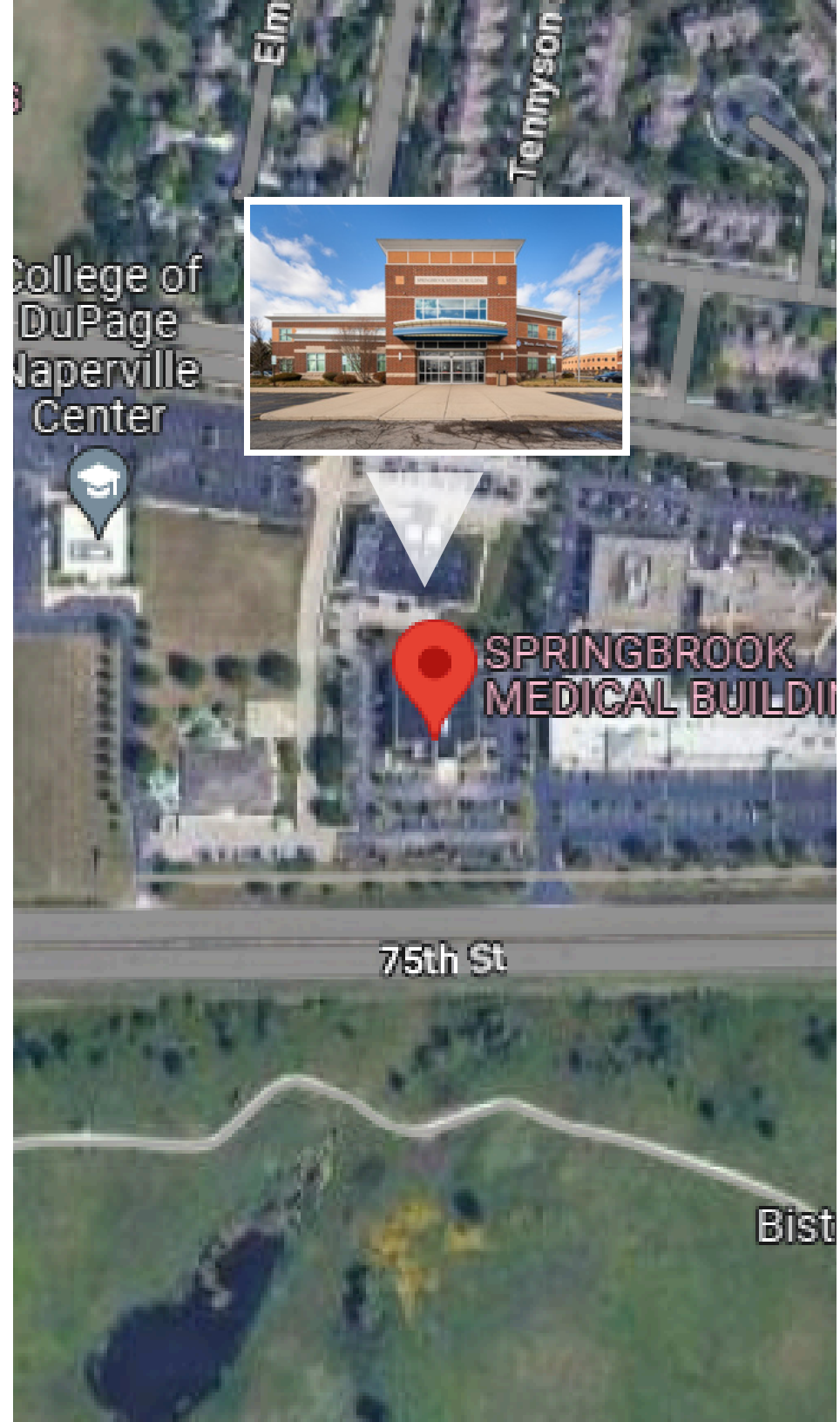


1247 Rickert Dr

Naperville, Illinois

## BUILDING DESCRIPTION

CONSTRUCTION	Brick
FOUNDATION	CONCRETE
FLOORS	3
Current Tenants	3
HEAT TYPE	Forced Air



Michael Scanlon, Brittany Zickus and Jake Fugman  
IL Lic 475188240 info@theaxongroup.com

The background is a solid dark blue color. A faint, light blue grid pattern is visible, consisting of vertical and horizontal lines. A curved line, resembling a portion of a circle or a dome, is drawn across the right side of the image, starting from the bottom and curving upwards and to the right. The word "Photos" is written in a bold, white, sans-serif font in the lower-left corner.

**Photos**



Springbrook  
Medical Building





ADDITIONAL  
PHOTOS





ADDITIONAL  
PHOTOS



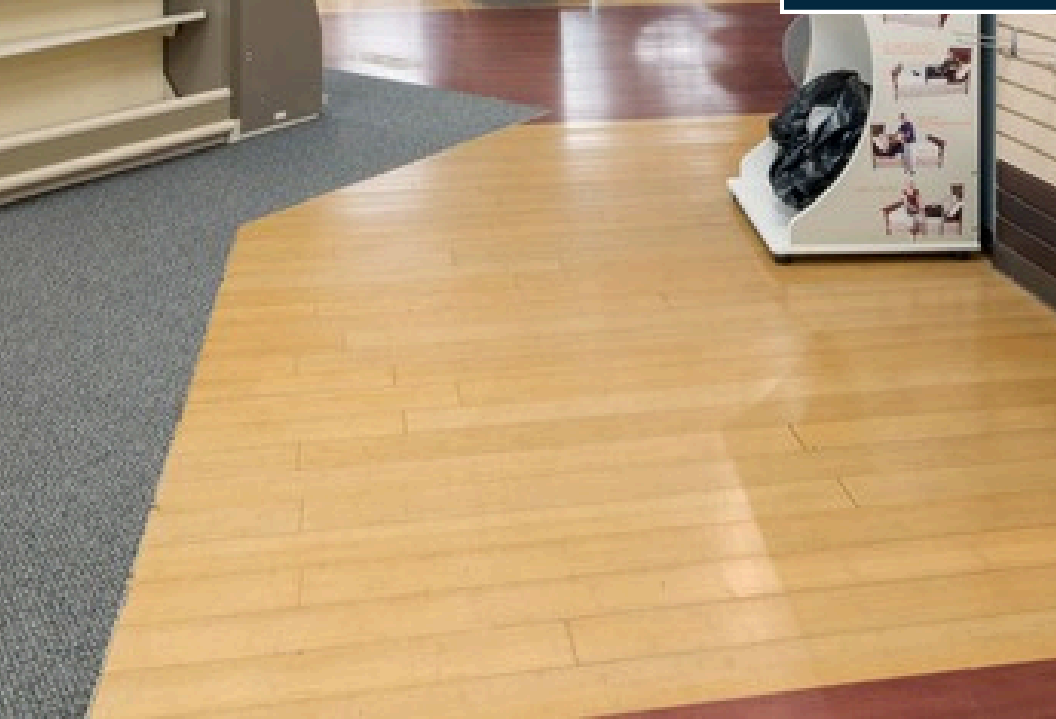


ADDITIONAL  
PHOTOS





ADDITIONAL  
PHOTOS





ADDITIONAL  
PHOTOS



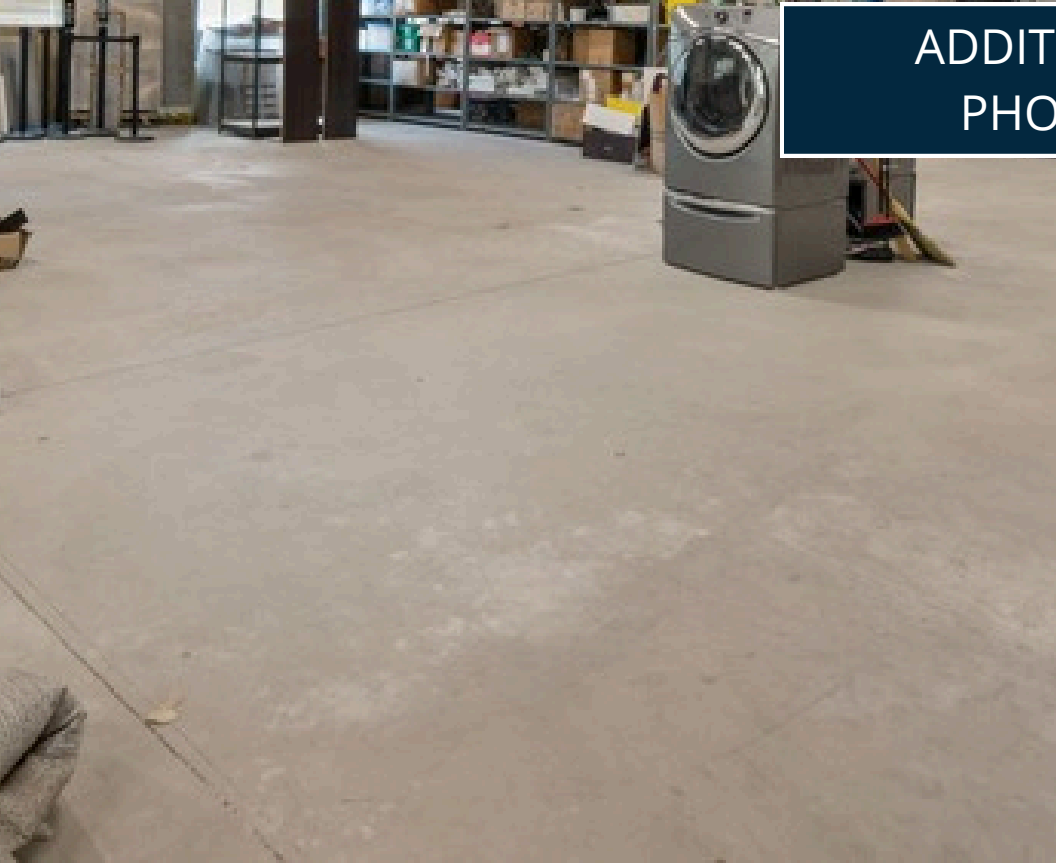


ADDITIONAL  
PHOTOS

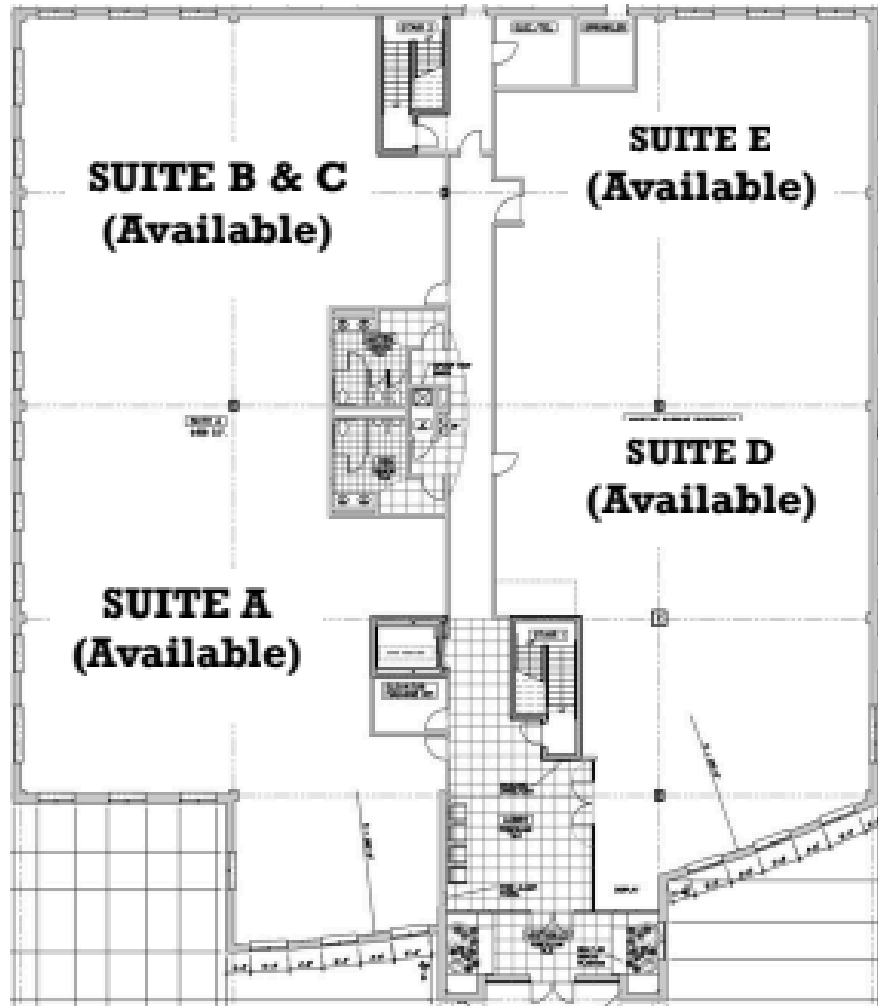




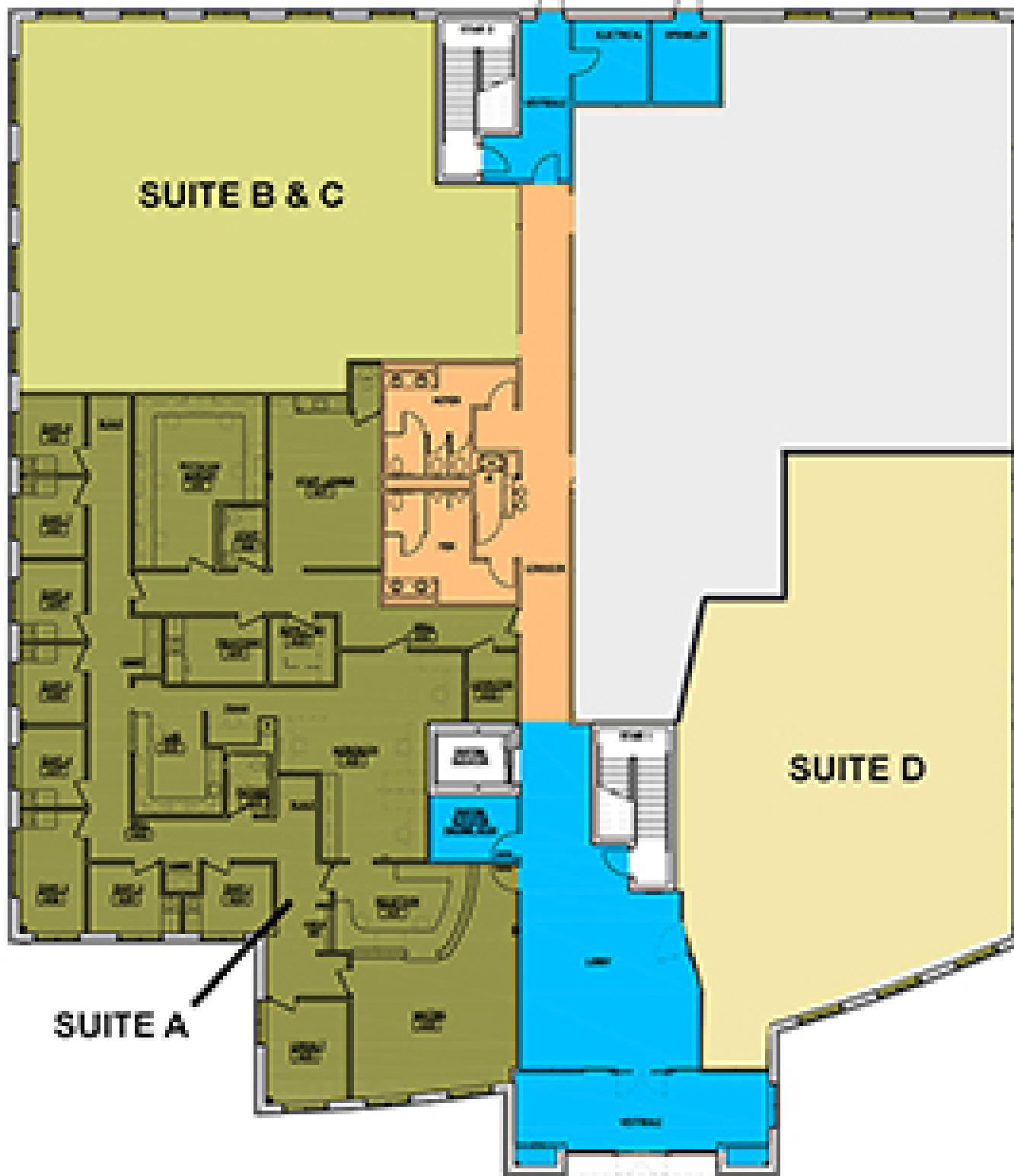
ADDITIONAL  
PHOTOS



## FIRST FLOOR LAYOUT



	<u>Rentable Sq. Ft.</u>	<u>Status</u>
SUITE A:	4,448 sq. ft. (+,-)	<del>AVAILABLE</del> (Ready to Occupy)
SUITE B:	1,298 sq. ft. (+,-)	AVAILABLE (Raw Space)
SUITE C:	1,575 sq. ft. (+,-)	AVAILABLE (Raw Space)
SUITE D:	4,000 sq. ft. (+, -)	AVAILABLE (Ready to Occupy)
SUITE E:	2,465 sq. ft. ((+, -)	AVAILABLE (Ready to Occupy)



SUITE A

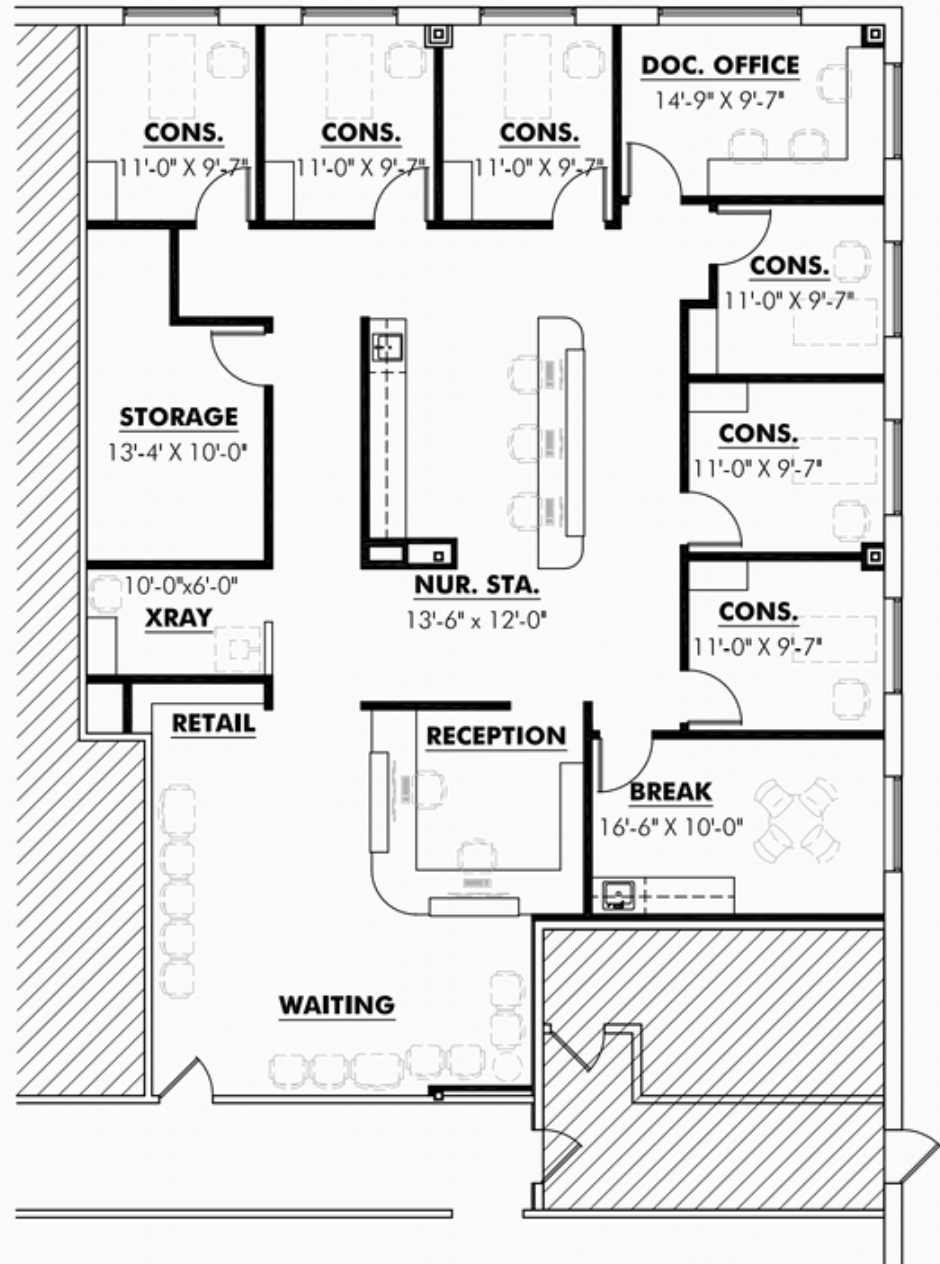
SUITE B & C

SUITE D

FIRST FLOOR

# Sample layout of Suites B&C combined

Total Sq ft = 2873



### WALL SYMBOL LEGEND

- EXISTING WALLS TO REMAIN
- NEW WALLS
- EXISTING DOORS TO REMAIN
- NEW DOORS



# Location Information

1247 Rickert Dr

Naperville, Illinois



## NEIGHBORHOOD OVERVIEW

Naperville is a suburb located approximately 30 miles west of Chicago, Illinois. With a population of over 145,000 people, it is the fifth largest city in Illinois. Naperville is known for its excellent schools, vibrant downtown area, and beautiful parks and open spaces.

Housing in Naperville is diverse, with options ranging from historic homes to newer, modern developments. The city is divided into four quadrants, each with its own unique feel and character. Downtown Naperville is the cultural hub of the city, with a mix of restaurants, shops, and entertainment options. The Riverwalk, a picturesque path that runs along the DuPage River, is a popular destination for residents and visitors alike.

Naperville is also home to a number of large corporations, including BP, Nicor Gas, and Edward Hospital. This has led to a strong job market and a relatively high median household income. Additionally, Naperville has a low crime rate, making it a safe place to live and raise a family.

Education is a top priority in Naperville, with several highly-ranked public school districts serving the area. In addition, there are several private schools and a number of colleges and universities nearby, including North Central College and Benedictine University.

Recreation opportunities abound in Naperville, with over 2,400 acres of parkland and more than 130 parks. Residents enjoy hiking and biking along the numerous trails, playing sports at the many athletic fields and courts, and swimming at the local pool complexes. The city also hosts a number of festivals and events throughout the year, including the Naperville Ale Fest and the Naperville Wine Festival.

Overall, Naperville is a thriving community with a high quality of life. Its mix of urban amenities and natural beauty make it a desirable place to live, work, and play.

1247 Rickert Dr

Naperville, Illinois

PARCEL MAP



Michael Scanlon, Brittany Zickus and Jake Fugman  
IL Lic 475188240 info@theaxongroup.com



# Property Highlights

# Property Highlights

- 24 Hour Card Access & H.V.A.C.
- High Speed Voice & Data
- DSL Ready
- ADA Certified Entrance
- Oversized Elevator
- Pre-Run PVC Pipes
- Comcast TV Available
- Highly visible location on 75th Street in Naperville
- Well Situated in-between Edward & Copley Hospitals





# Rental Comparables

1247 Rickert Dr

Naperville, Illinois

# Rental Comparables

608 S Washington 311



Type: Medical  
Rented Price: \$30.05

608 S Washington 302



Type: Medical  
Rented Price: \$30.00

1247 Rickert Floor 2



Type: Medical  
Rented Price: \$30.00



Michael Scanlon, Brittany Zickus and Jake Fugman  
IL Lic 475188240 info@theaxongroup.com



# Rental Offering

# Rental Offering

- Rental rate per year: \$18.70/ft
- CAMS per year: \$13.00/ft
  - Property taxes
  - Trash/dumpster service
  - Central heating (tenants only pay electric to control heat)
  - All common area maintenance

1247 Rickert Dr

Naperville, Illinois



## OFFERING TERMS

All offers must be presented with proof of funds showing amount and client/entity name. Please include a brief description of the client's experience.



Michael Scanlon, Brittany Zickus and Jake Fugman  
IL Lic 475188240 info@theaxongroup.com

## CONFIDENTIAL OFFERING MEMORANDUM

**eXp Realty LLC and eXp Commercial, LLC**, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property.

This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein. It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment. eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum.

eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or noninfringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages. By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net. The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived. The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.