

NAPERVILLE OUTPATIENT MEDICAL OFFICE BUILDING

1508 Aurora Avenue, Naperville, IL



▶▶ TOTAL GLA

39,448 SF

▶▶ AVAILABLE GLA

4,895 SF

▶▶ NOTABLE TENANTS

 **Advocate Aurora Health®**



Property Highlights

Situated on the busy corner of Aurora Avenue and Ogden Avenue, 1508 Aurora is anchored by an Advocate Health outpatient facility. Two 100% pre-leased stand-alone buildings are currently under construction at the site with completion anticipated in Q2 of 2023.

Amenities include digital signage at both the Aurora and Ogden curb cuts, an on-site Starbucks (anticipated opening Q4 2023) and a variety of shops, retail, and restaurants within minutes of the building.

Strategic Location

- 34,008 vehicles per day on Ogden Ave
- 16,773 vehicles on Aurora Ave
- 4.1 miles – I-88
- 1.5 miles - Edward Hospital
- 6.1 miles – Rush Copley Medical Center
- 9.1 miles – Central DuPage Hospital



▶▶ Contacts

Leasing

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Leasing

Will Kreuzer

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Property Management

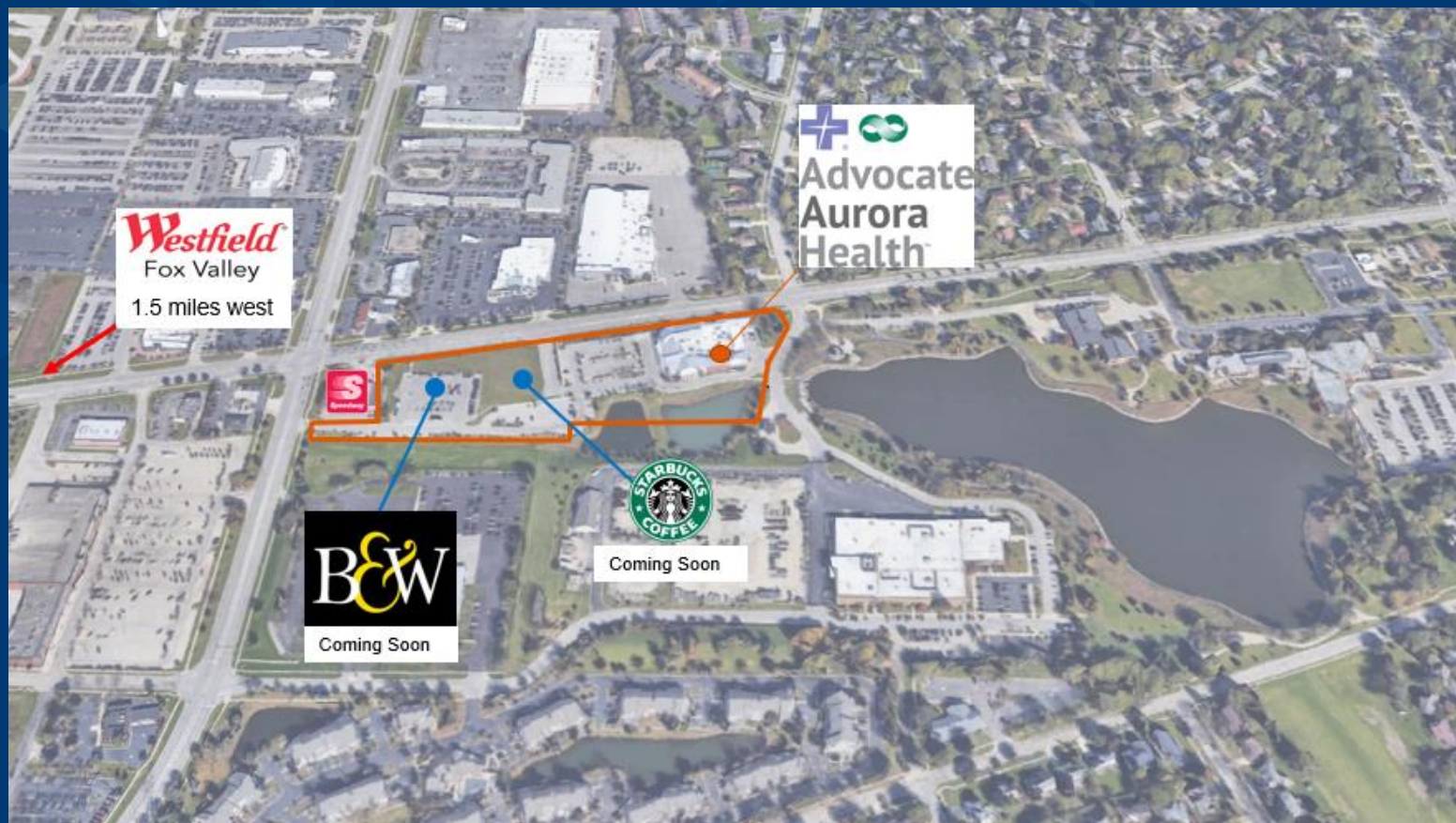
Tony Ortiz, General Manager

+1 (312) 287-4194

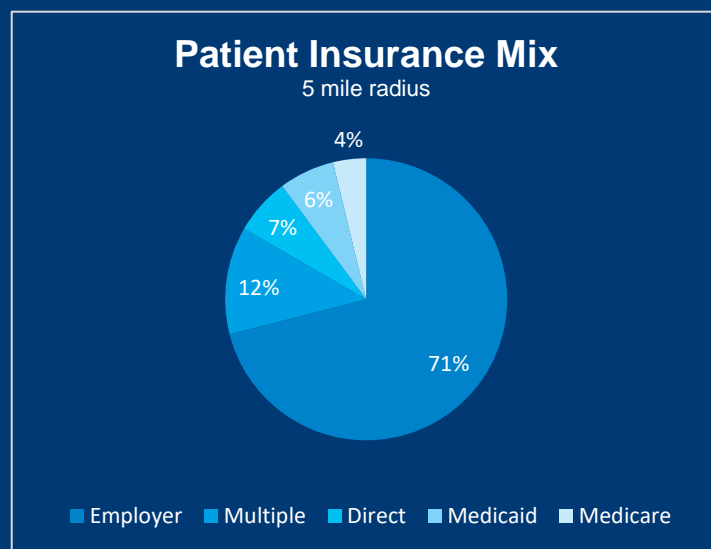
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	1 mile	5 miles	10 miles
Population (2022)	10,909	229,894	840,493
Households (2022)	4,086	82,222	290,292
Population Projection (2027)	-0.3%	-0.2%	-0.1%
Average Household Income	\$144,354	\$142,084	\$121,327
Bachelor's Degree (Percentage)	59%	58%	45%



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