

EXCLUSIVE FULL-FLOOR OFFICE SPACE



401
S. MAIN STREET

DOWNTOWN NAPERVILLE

BUILDING HIGHLIGHTS

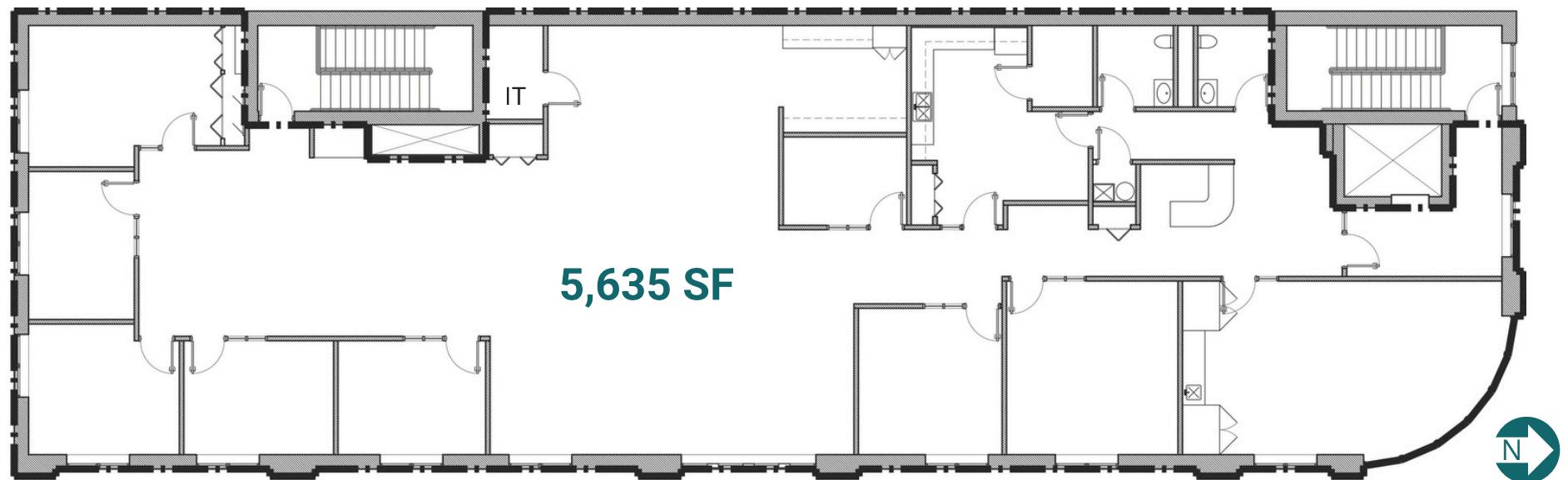
- » Prime corner location in the heart of Downtown Naperville
- » Convenient free parking in adjacent 500+ space parking deck
- » Incredible views of Downtown Naperville and the Riverwalk
- » Situated within the highly desirable Water Street District
- » 24-hour controlled access
- » Prominent building signage opportunities
- » Iconic Riverwalk is directly across the street
- » One block from Naperville City Hall
- » Walking distance to popular restaurants, bars, and world-class retail and office users in Downtown Naperville



AERIAL VIEW



FLOOR PLAN | SUITE 300

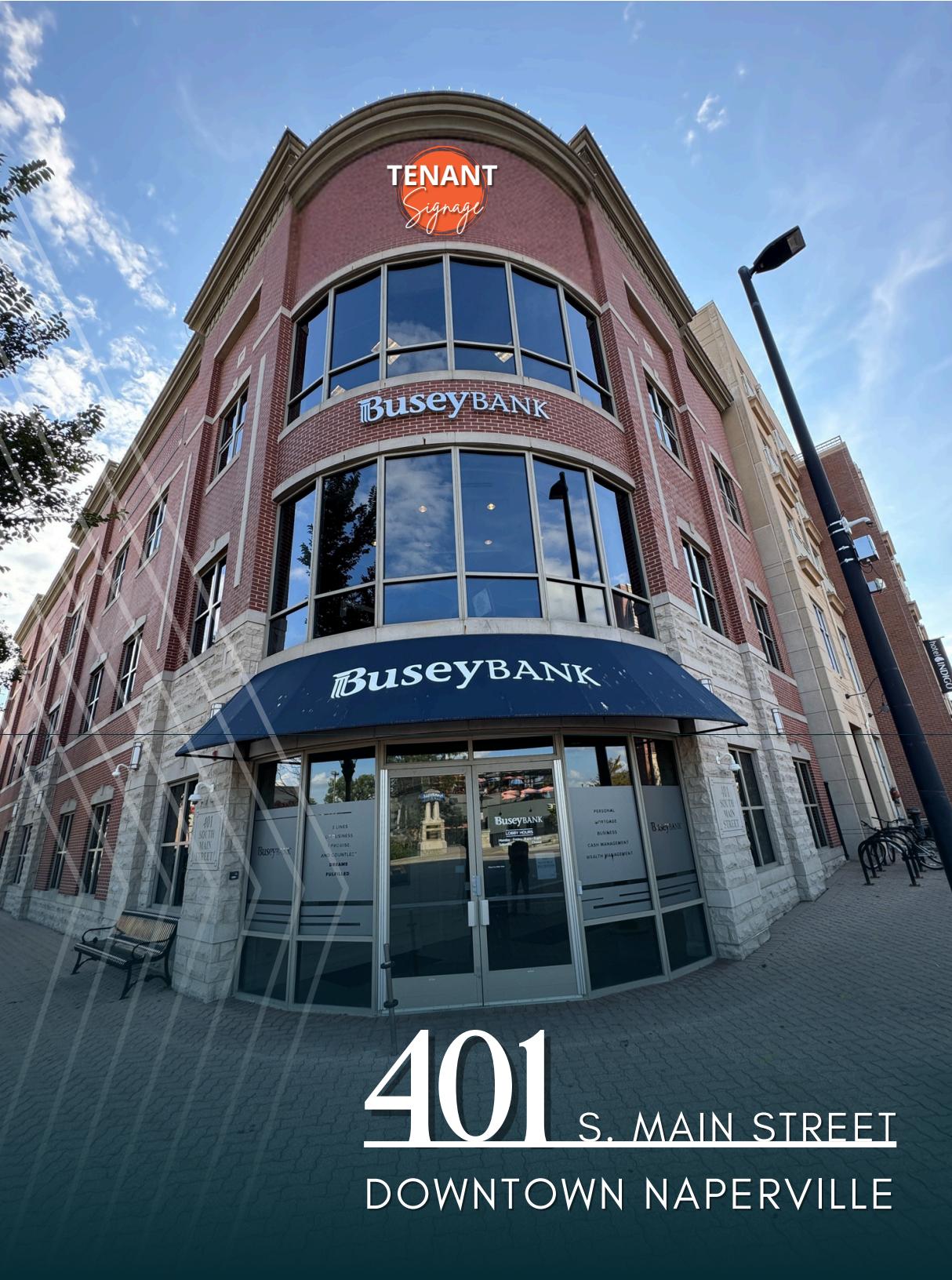


SUITE HIGHLIGHTS

Private Offices:	7
Conference Room:	1
Kitchen:	1
Restrooms:	2

- » Exclusive full-floor finished office space
- » Secure private elevator access
- » Immediate occupancy





TENANT
Signage

BuseyBANK

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RENTAL RATE /SF

LEASE TYPE:	Net
BASE RATE:	\$35.00
REAL ESTATE TAXES: (2026 Budget Est.)	\$3.84
OPERATING EXPENSES: (2026 Budget Est.)	\$6.70*
GROSS RATE:	\$45.54**

*HVAC: Included in Operating Expenses.

**In-suite electric: Tenant pays (billed by landlord).
In-suite janitorial: Tenant pays directly.

Information contained herein is subject to verification, modification and withdrawal without notice.

CONTACT

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