



Naperville
FINANCIAL \diamond CENTER

Office Space for Lease
400 E. Diehl Road, Naperville, IL 60563



BUILDING HIGHLIGHTS



Welcoming Lobbies 



Renovated Common Areas



Renovated Conference Facilities



Covered Parking 



Signalized Intersection at Diehl Road
& Washington Ave



1.5 Miles to I-88 Access



Abundant Local Amenities at [Cantera](#),
[Freedom Commons](#) and [Downtown
Naperville](#)



CONFERENCE ROOM



- Seats 25+ people
- Free WIFI
- Video Display Ready
computer screen, projector, speakers
- Whiteboard
- Climate Controlled



Scan to view
360° tour.



TENANT LOUNGE



- Seats 10 people
- Free WIFI
- TV w/ Streaming Capability
- Climate Controlled
- Vending Machines
- Kitchenette w/ Microwave



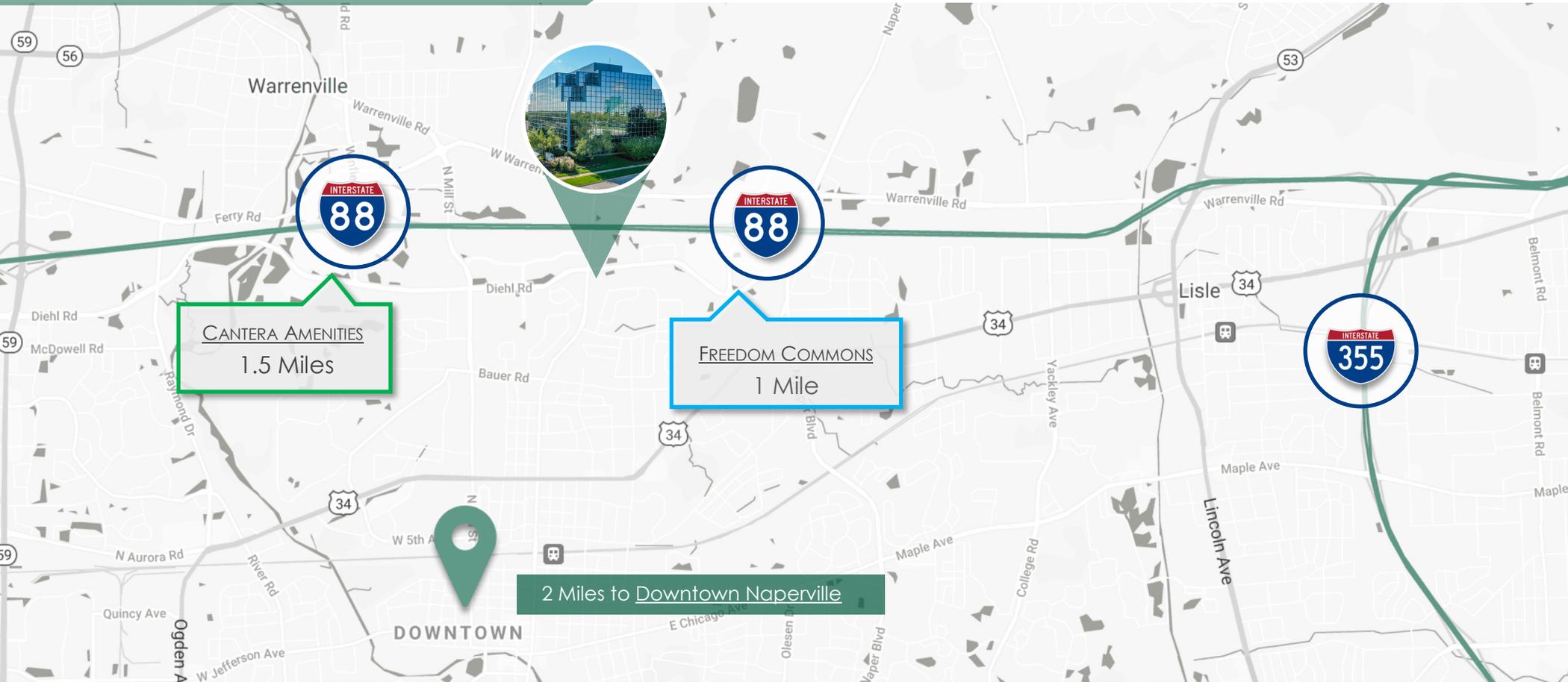
Scan to view
360° tour.

LOCAL AMENITIES

AERIAL view



Scan to view 360° tour.

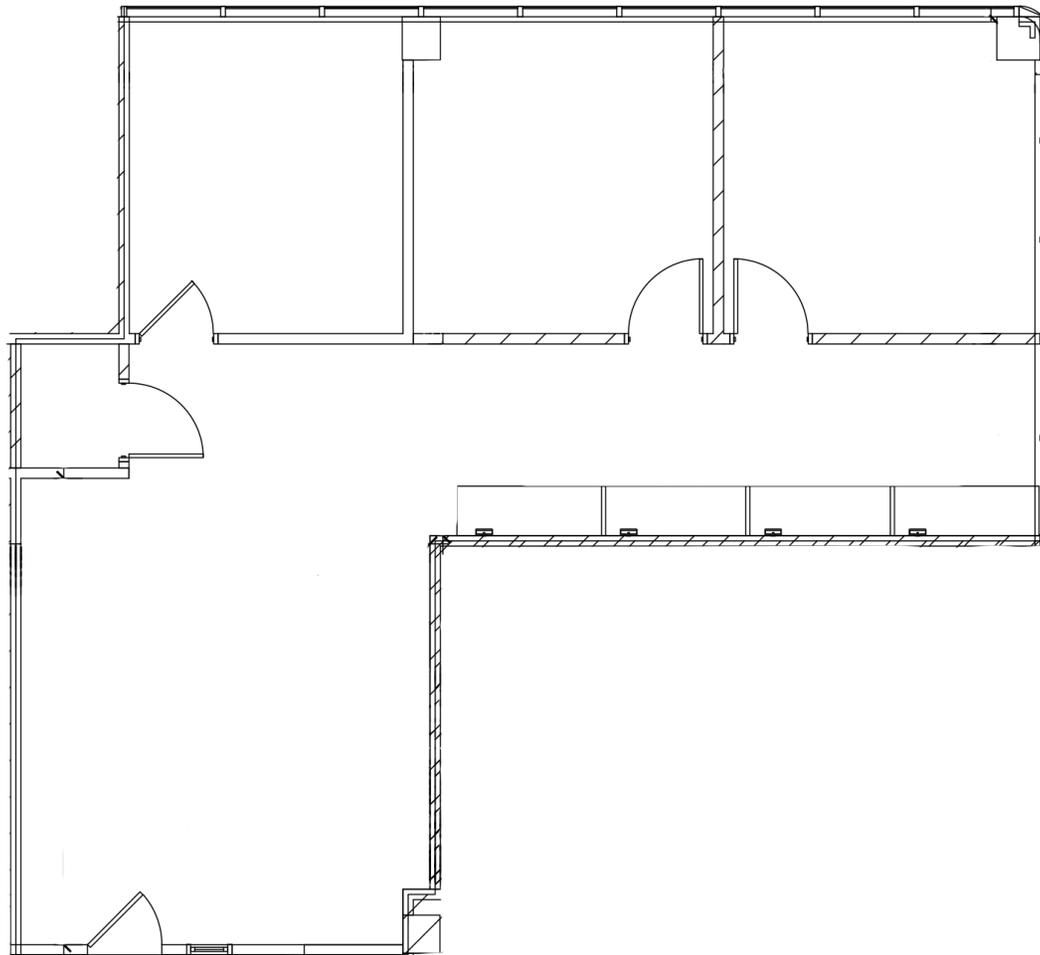


SUITE 220 | 1,407 +/- SF

FLOOR PLAN



Scan to view
360° tour.



SUITE DETAILS

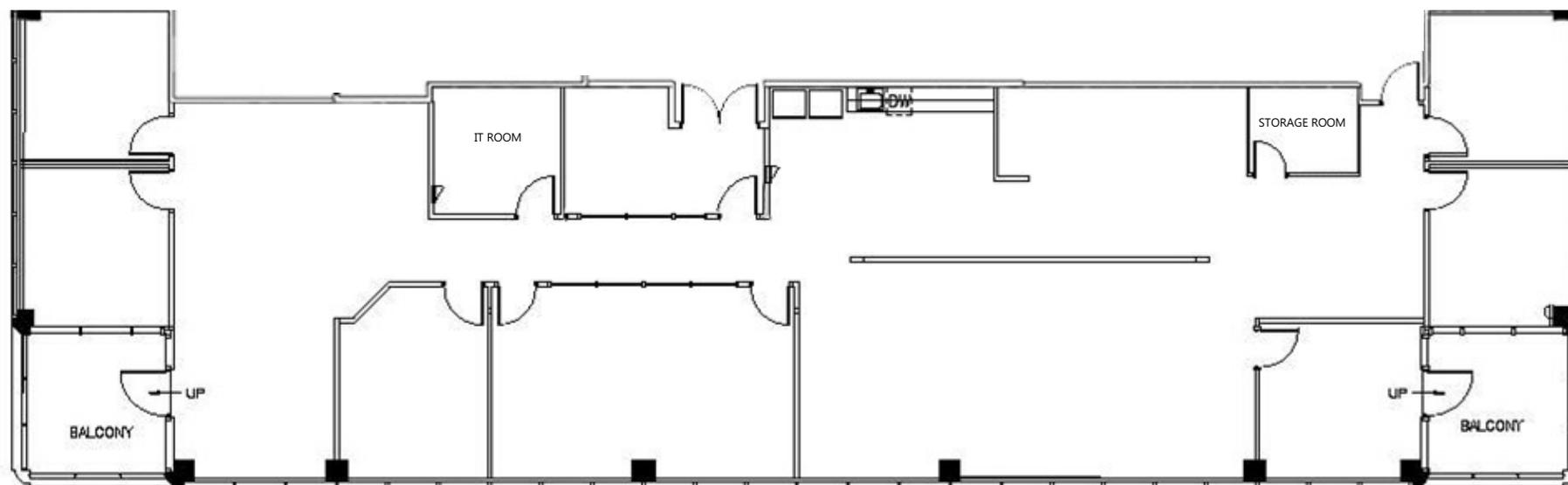
- Multiple private offices
- Reception/waiting area

SUITE 400 | 4,660 SF

FLOOR PLAN



Scan to view
360° tour.



SUITE DETAILS

- 6 Private offices
- Large conference room
- Two open workstation areas
- Full kitchen
- Private waiting area
- Two (2) private balconies



ANNUAL NET RENTAL RATE /SF:

| | |
|--------------------------------|----------|
| Base Rate: | \$16.00 |
| Real Estate Taxes (2025 est.) | \$2.20 |
| Operating Expenses (2025 est.) | \$9.01 |
| Gross Rate: | \$27.21* |

*Tenant pays electric.

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

