

FOR LEASE

1,460 SF

1700

Unit

104

1700 Park Street, Naperville, IL 60563



SUBURBAN
REAL ESTATE SERVICES

Welcome to 1700 Park Street

Situated within the vibrant Diehl Road Corridor, 1700 Park Street is an ideal location for a business to establish a presence in the area. The building is conveniently located less than 2 miles from Interstate 88, and 2.5 miles from downtown Naperville.

Building Highlights Include:



Flexible Lease Terms



Stable & Capable Association



Well Maintained Professional Building



Large Welcoming Common Areas



24/7/365 HVAC & Access



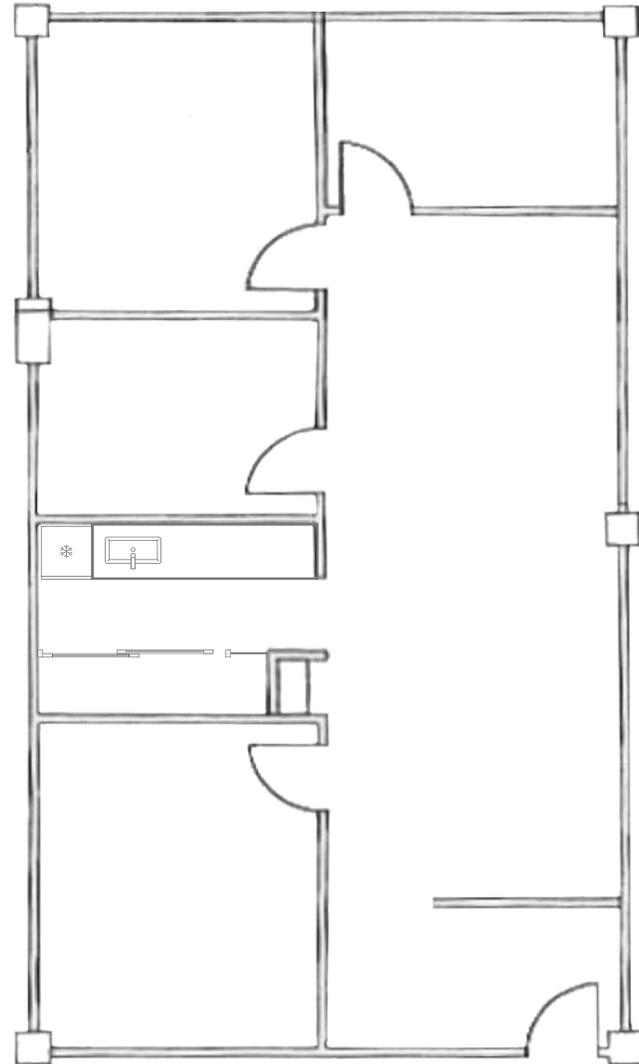
Excellent Location with Easy Access to I-88



Abundant Local Dining & Shopping

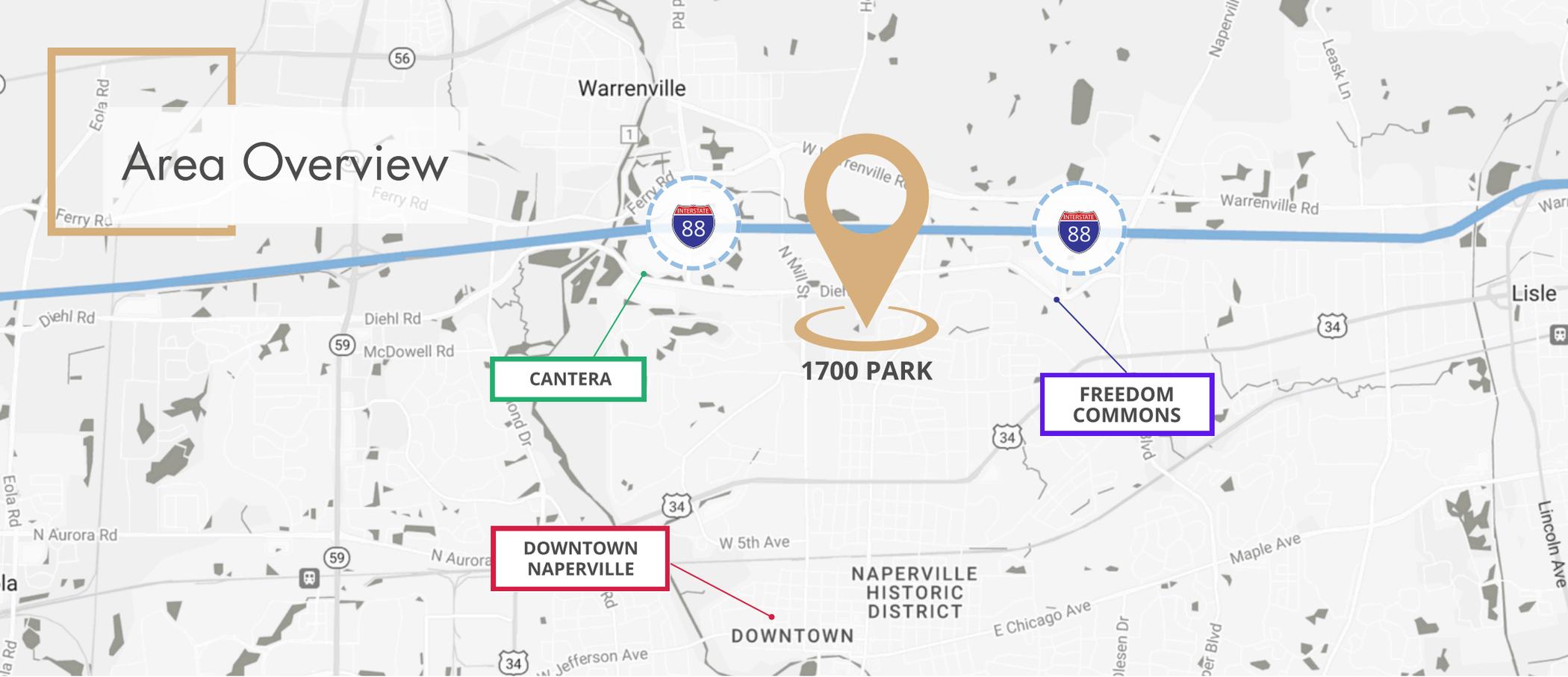


Unit 104 1,460 sf



- New flooring and paint.
- Fully furnished.
- Three (3) private offices.
- Open area with four (4) workstations.
- Conference room.
- Kitchenette w/ storage.
- Reception / waiting area.

Area Overview



Interstate access:
1.5 miles to Winfield Road
2 miles to Freedom Drive



2.5 miles to dining, shopping,
lodging, and entertainment in
downtown Naperville

CANTERA AREA AMENITIES

- Starbucks
- Eddie Merlot's
- Rock Bottom
- Corner Bakery
- Target
- Bank of America
- Hyatt Place & Hyatt House
- Hilton Garden

FREEDOM COMMONS AMENITIES

- Starbucks
- Cooper's Hawk
- Morton's Steakhouse
- Old Town Pour House
- Maggiano's
- The White Chocolate Grill
- iFly Indoor Skydiving
- Hampton Inn
- Courtyard by Marriott



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RENTAL RATE /SF

SQUARE FEET:	1,460
LEASE TYPE:	Full-Service Gross (FS)
BASE RATE:	\$23.00
REAL ESTATE TAXES:	Included
OPERATING EXPENSES/ ASSOCIATION ASSESSMENTS:	Included
GROSS RATE:	\$23.00*
ANNUAL/MONTHLY COST:	\$33,580.00 / \$2,798.33

*Electric, gas, and water & sewer included in rental rate. Tenant responsible for suite janitorial, internet and telephone.

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

Contact

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