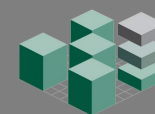




YOUR BRAND HERE

*Naperville*  
FINANCIAL ♦ CENTER

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



**SUBURBAN**  
REAL ESTATE SERVICES



# 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



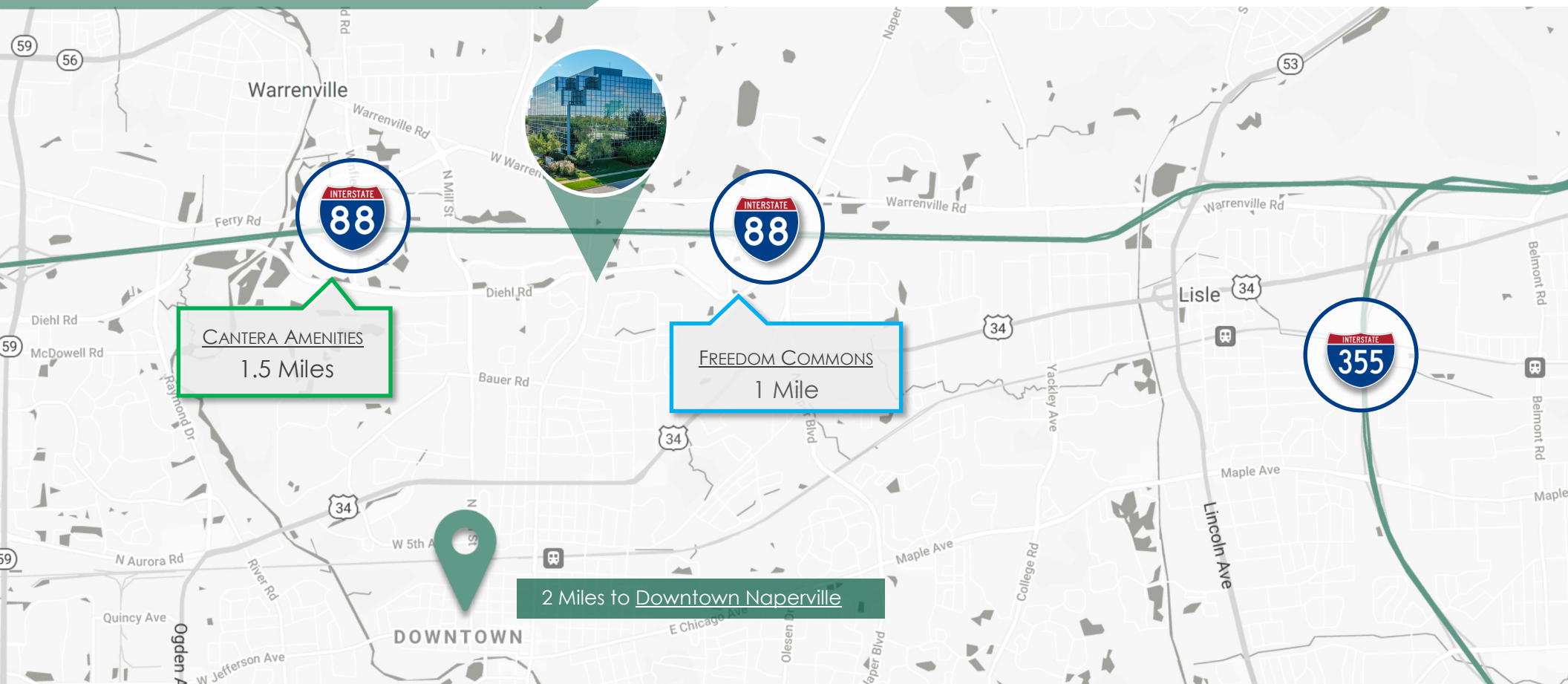
Scan to view  
360° tour.



# LOCAL AMENITIES



Scan to view  
360° tour.

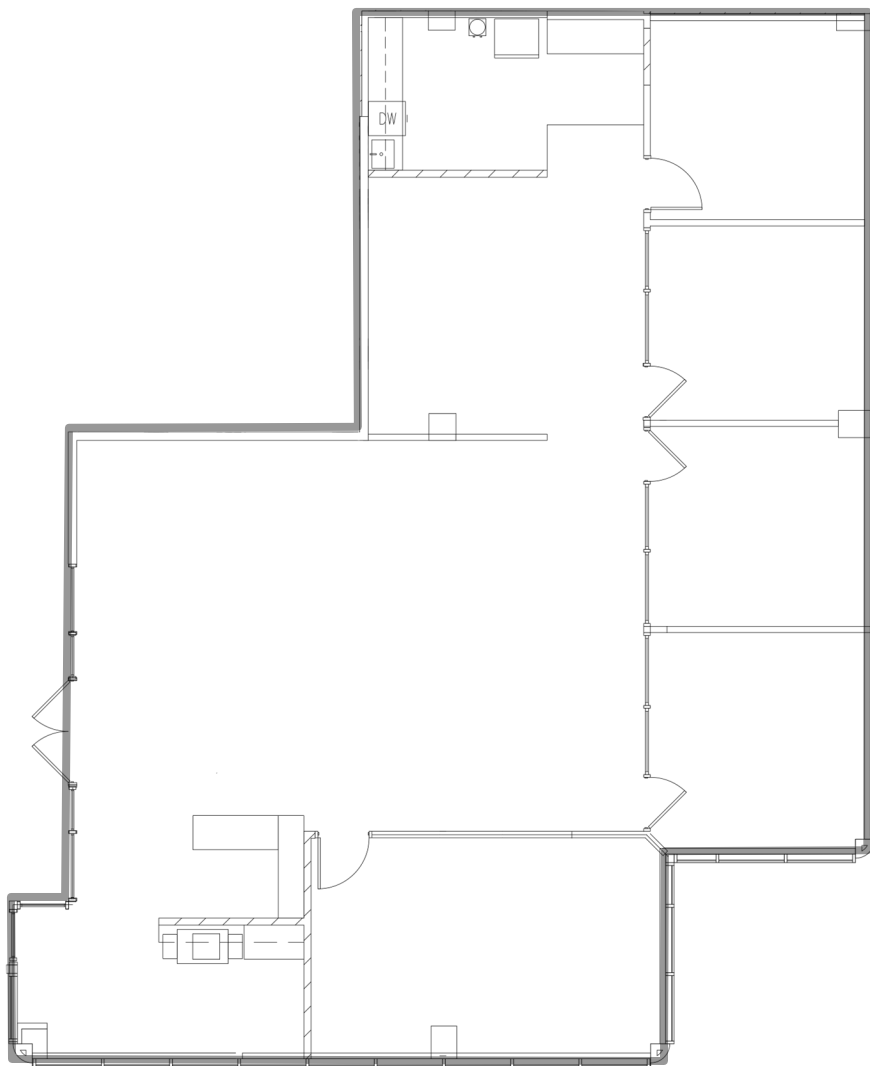


SUITE 100

2,743 <sub>SF</sub>

# FLOOR PLAN

- Available 06/01/2025
- Four (4) private offices
- First floor lobby identity
- Large Conference room
- Kitchen

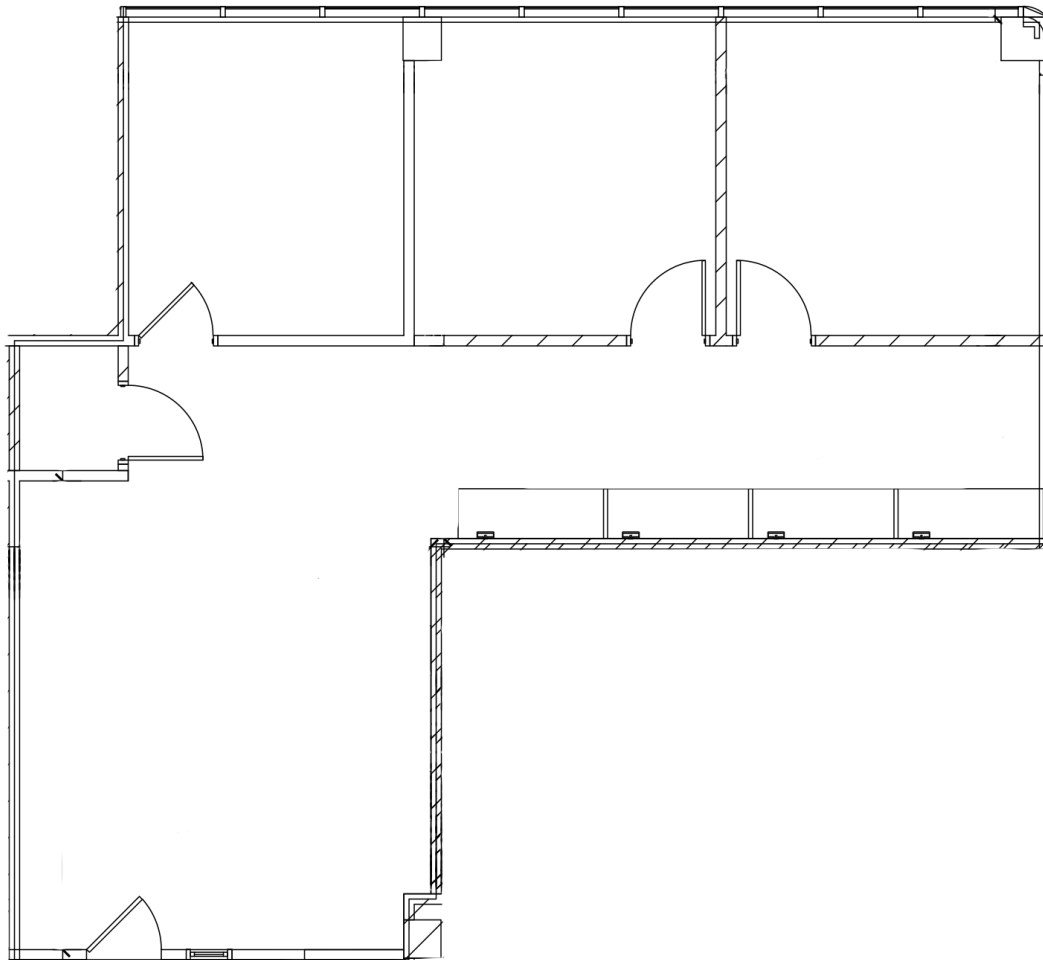


SUITE 220

1,407 +/- SF

## FLOOR PLAN

- Available 07/01/2025
- Highly improved space
- Multiple private offices
- Reception/waiting area



Scan to view  
360° tour.

# FOURTH FLOOR 1,648 - 12,133 SF FLOOR PLAN



Scan to view  
360° tour.

## Suite 440 | 7,473 sf

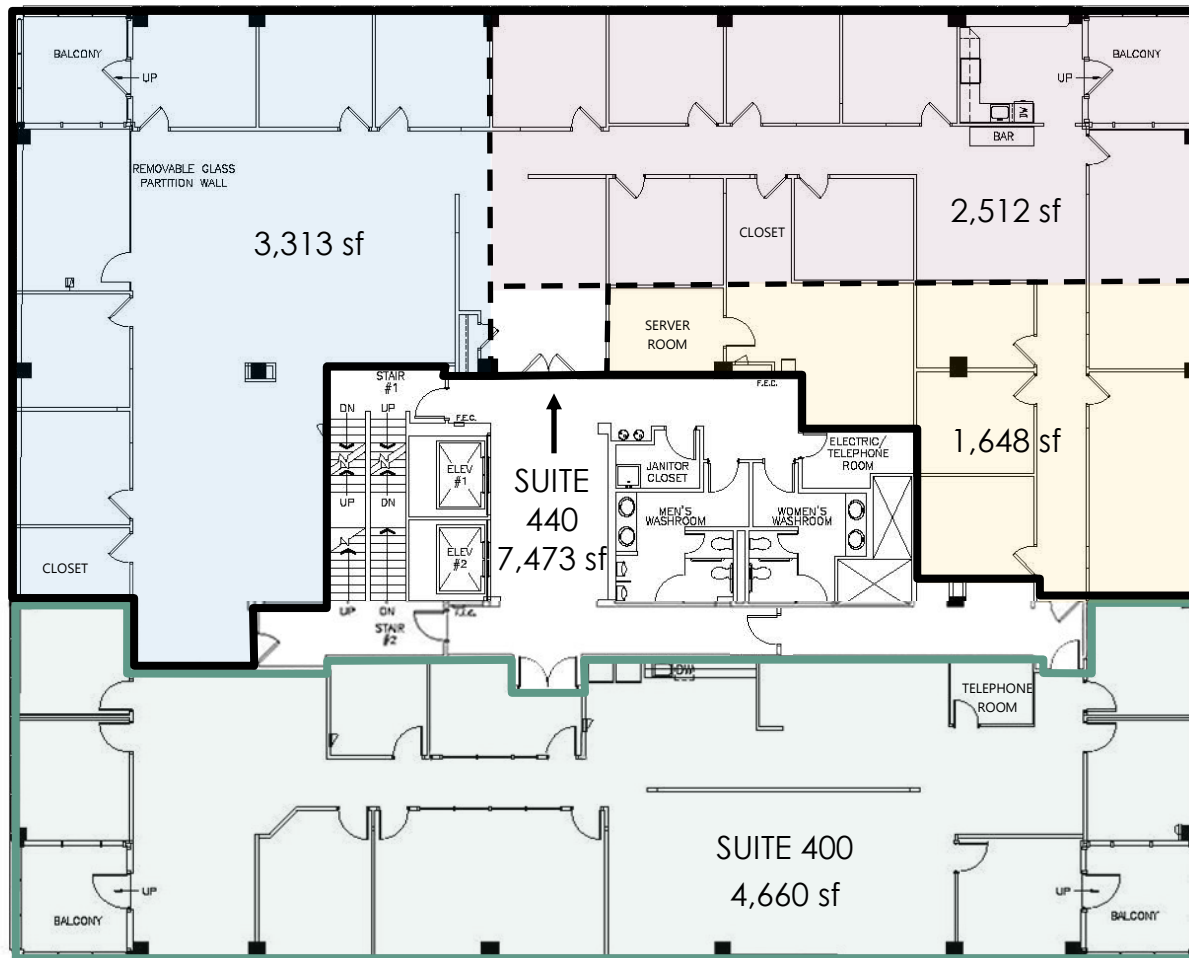
- Available Immediately
- Currently one space
- May be demised (1,648 - 3,313 sf)
- May be combined with Suite 400, total 12,133 sf
- Two (2) private balconies
- Top of building signage available



Scan to view  
360° tour.

## Suite 400 | 4,660 sf

- May be combined with Suite 440, total 12,133 sf
- 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.	



*Naperville*  
FINANCIAL ♦ CENTER

**BRYAN BARUS, CCIM / CPM**  
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Information contained herein is subject to verification, modification and withdrawal without notice. \*Agent interest.

