EXCLUSIVE FULL-FLOOR OFFICE SPACE



401 S. MAIN STREET

DOWNTOWN NAPERVILLE

SUBURBAN
REAL ESTATE SERVICES

BUILDING HIGHLIGHTS

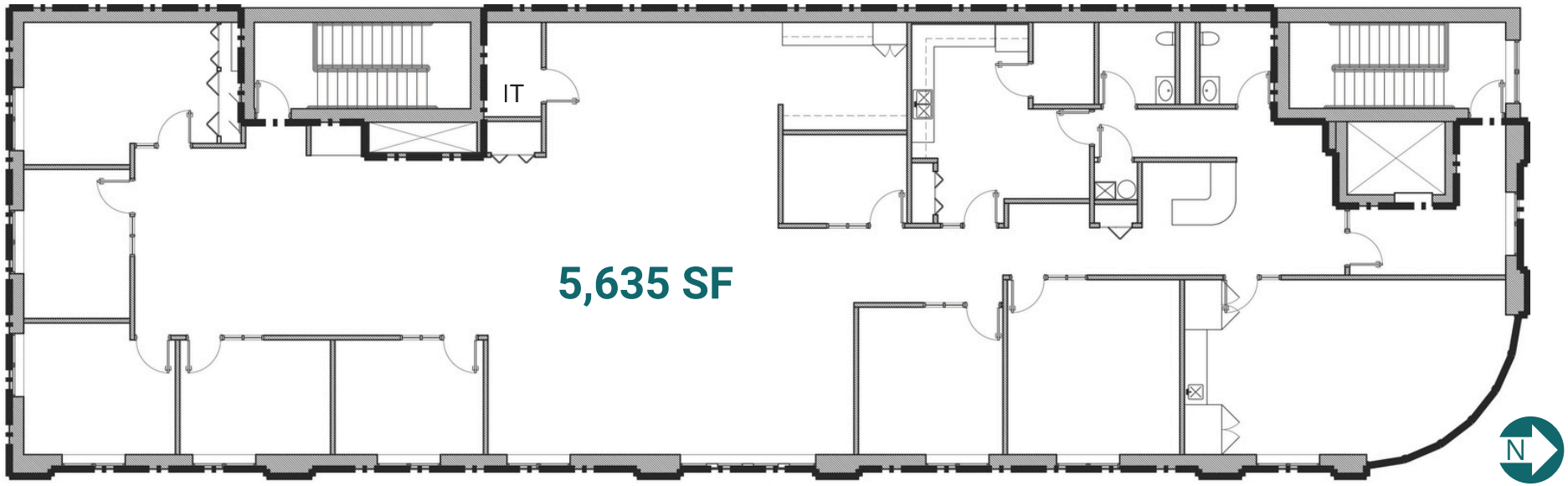
- Prime corner location in the heart of Downtown Naperville
- Convenient free parking in adjacent 500+ space parking deck
- Incredible views of Downtown Naperville and the Riverwalk
- Situated within the highly desirable Water Street District
- 24-hour controlled access
- Prominent building signage opportunities
- 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


Naperville Central High School
Water Street
Downtown Naperville
hotel INDIGO
Naperville Riverwalk
BLUE SUSHI SAKE GRILL
SOLAIA
SPARROW
QUIUBO
BEN & JERRY'S
Elements at Water Street
SANTO CIELO
64
Millennium Carillon
Quarry Lake
Naperville Riverwalk
CENTENNIAL BEACH
Naperville Park District
Naperville City Hall
401
Walgreens
MAIN STREET
EGG HARBOR CAFE
red mango
sweetgreen
Allegory
EMPIRE
AT&T
RIVER DISTRICT
ROSEBUD
SALON LOFTS
FIVE GUYS
Smoothie King
The Bangkok Village
THE WHITE SHEEP
Munchies
Viceroy INDIAN CUISINE
SULLIVAN'S STEAKHOUSE
JoJo's shakeBAR
THE GEORGE
Davanti Enoteca
TAPVILLE SOCIAL
BIRKENSTOCK
Francesca's
RAMSAY'S KITCHEN
Giordano's
lululemon
ANTHROPOLOGIE
Abercrombie & Fitch
SWEETWATERS COFFEE & TEA
GIAmia
ATHLETA
usbank
CHICAGO AVENUE
JEFFERSON AVENUE
VAN BUREN AVENUE
NORTH CENTRAL COLLEGE 1861
JEFFERSON HILL SHOPS
gugleys
Viceroy
SIMPLY SUITE
Naperville Community Concert Center

FLOOR PLAN | SUITE 300



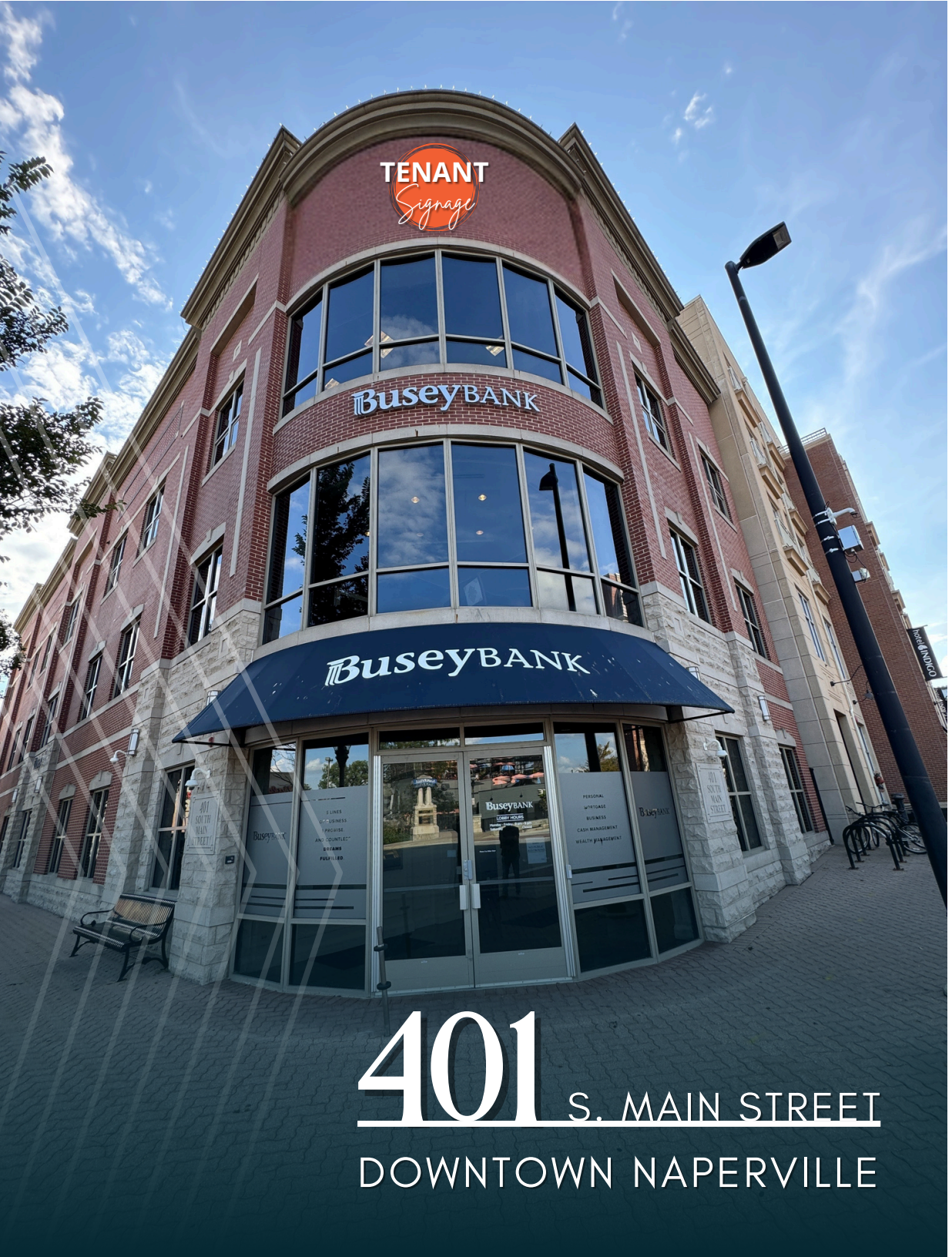
SUITE HIGHLIGHTS

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

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



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



RENTAL RATE /SF

LEASE TYPE:	Net
BASE RATE:	Subject to Offer*
REAL ESTATE TAXES: (2026 Budget Est.)	$3.84
OPERATING EXPENSES: (2026 Budget Est.)	$6.70**

*In-suite electric: Tenant pays $1.50 per SF (billed by landlord).
In-suite janitorial: Tenant pays directly.

**HVAC: Included in Operating Expenses.

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CONTACT

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SUBURBAN
REAL ESTATE SERVICES