

IRREPLACEABLE NAPERVILLE LOCATION

SWC of Naper Boulevard & Diehl Road

INVESTOR, OWNER-OCCUPIER, OR REDEVELOPMENT OPPORTUNITY

Location, Location, Location | 1717 N. Naper Boulevard, Naperville, IL

Naper Gateway offers an irreplaceable opportunity for investors, owner-occupiers, or developers in one of **Naperville's most established office corridors**. The property benefits from exceptional visibility with **45k+ vehicles per day, immediate access to I-88, and close proximity to I-355 and I-294.**

The professionally managed, adaptable office building features a **three-story atrium lobby, modern amenities, strong connectivity, ample parking, and signage opportunities**, all complemented by **low DuPage County taxes** and a stable infrastructure.

Surrounded by **outstanding demographics and workforce depth**, and within **walking distance to Freedom Commons** dining and services, this is a truly **irreplaceable location**.



24/7 ACCESS & SECURITY



PROFESSIONALLY MANAGED



ONE BLOCK TO I-88



CONFERENCE & BREAK ROOM



AMPLE PARKING



NAPERVILLE AMENITIES



- CANTERA AMENITIES**
- Starbucks
 - Rock Bottom
 - Buffalo Wild Wings
 - Corner Bakery
 - Honey Berry Cafe
 - Target
 - Cinemark Cantera
 - Main Event
 - Hilton Garden

- FREEDOM COMMONS**
- Cooper's Hawk
 - Maggiano's Little Italy
 - Morton's Steakhouse
 - White Chocolate Grill
 - Zapatista
 - Granite City
 - Fogo de Chao
 - Old Town Pour House



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Building SF:	60,815
Lot Size:	5.05 acres
Parking	260 surface spaces Ratio: 4.28/1,000 SF
Tenancy:	Multi
Number of Tenants:	23
Available SF:	19,455
Occupancy:	68% (as of February 1, 2026)