OFFICE SPACE FOR LEASE



NAPERVILLE FINANCIAL CENTER

400 E. Diehl Road, Naperville, IL

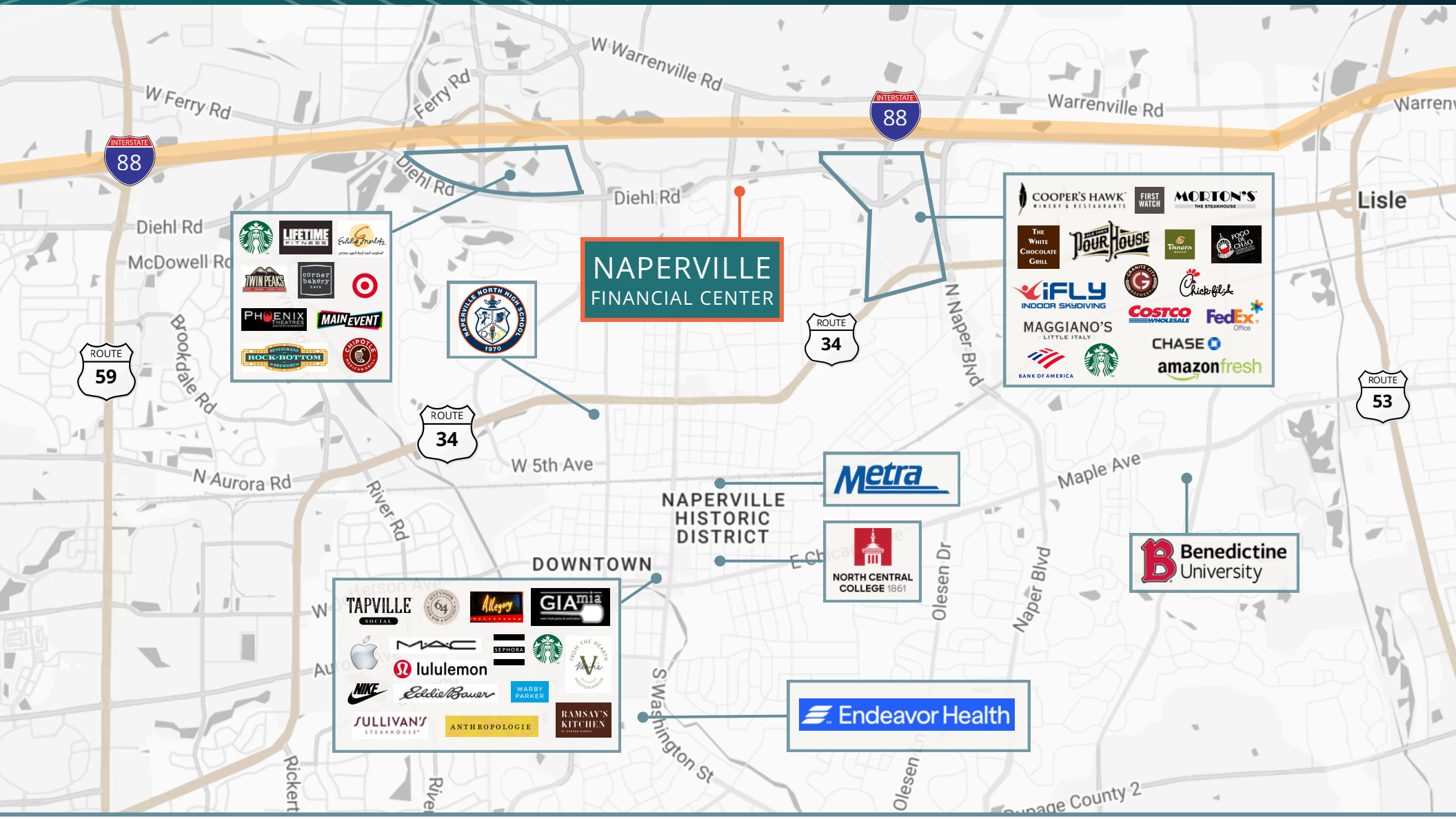
SUBURBAN
REAL ESTATE SERVICES

BUILDING HIGHLIGHTS

- High-Visibility Location at Diehl Road & Washington Street
- Situated Along the Highly Desirable Diehl Road Corridor
- Excellent Interstate 88 Access via Naper Blvd & Winfield Road
- Ample On-Site Parking; 188 Total Stalls with 88 Covered
- Conference Room; Free Wi-fi, Seats 25+, Video Display Ready
- Tenant Lounge; Free Wi-Fi, Vending, Kitchenette w/ Microwave
- Convenient Access to Freedom Commons, Cantera, and Downtown Naperville, Offering an Exceptional Selection of Restaurants, Entertainment, and Premier Retail Amenities



LOCATION HIGHLIGHTS

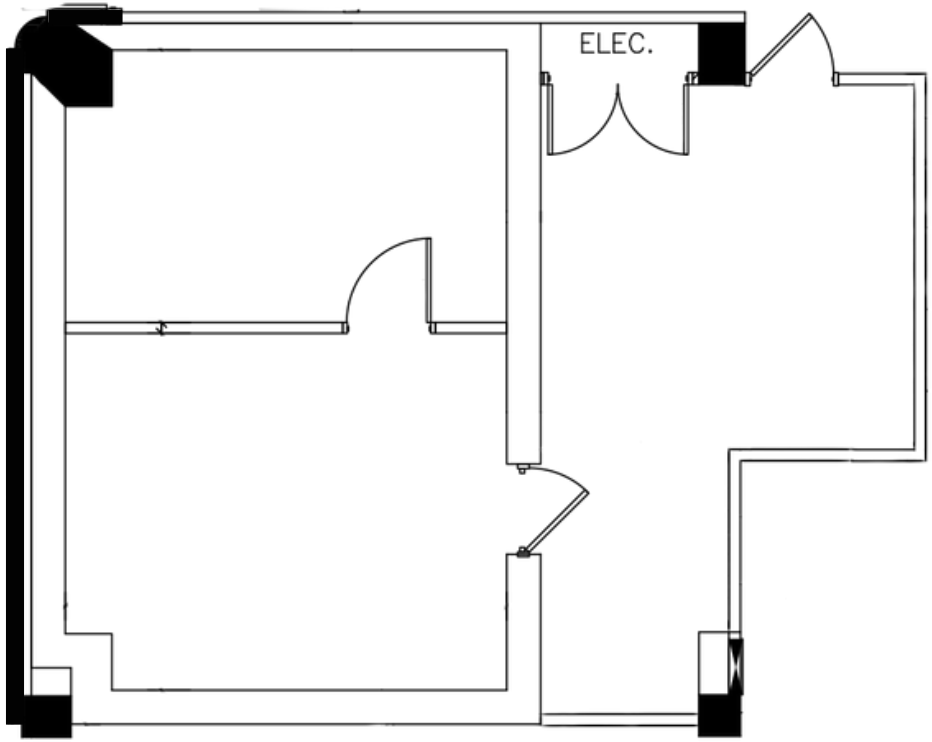


1 Mile	> 1 Mile	> 3 Miles
Interstate 88	Diehl Road Amenities	Downtown Naperville

SPACE PLAN | SUITE 180

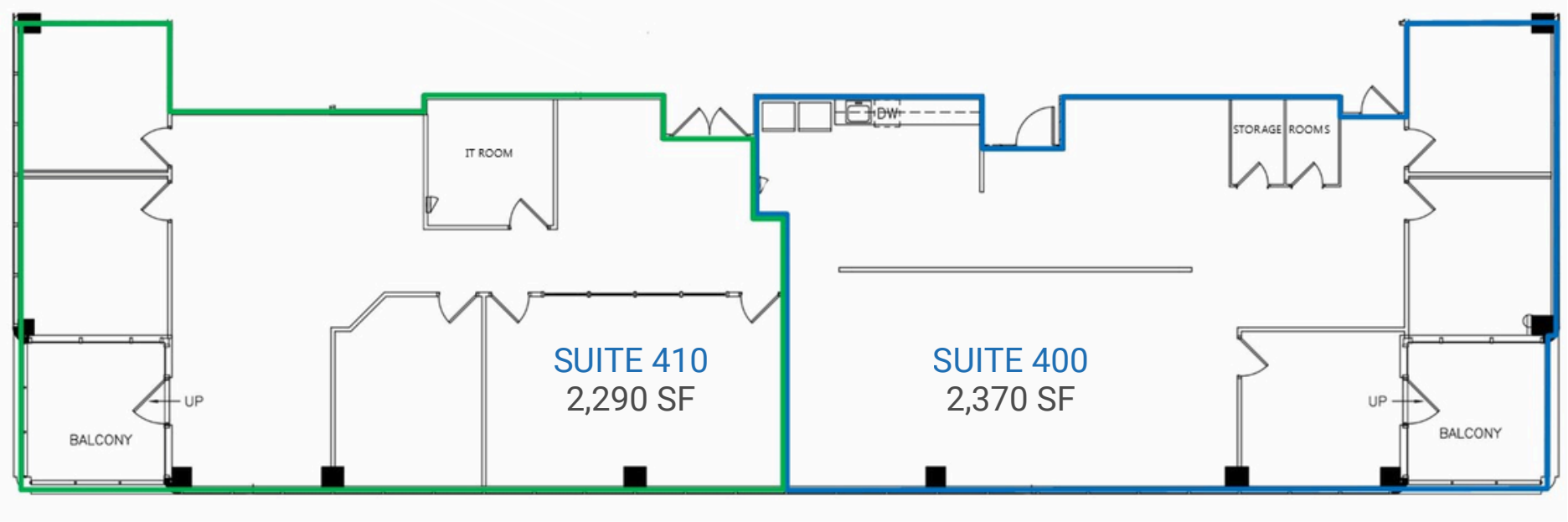
SUITE HIGHLIGHTS

- 858 sf
- Separate Private Office / Work Area
- Enclosed, Secure-Style Room
- Ideal for Specialty Office or Storage Uses
- No Exterior Windows



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

SPACE PLAN | SUITES 410+400



SUITE HIGHLIGHTS

- Six (6) Private Offices
- +/- 12 Workstations
- One (1) Conference Room
- One (1) Kitchen
- Two (2) Balconies

360°
Virtual Tour

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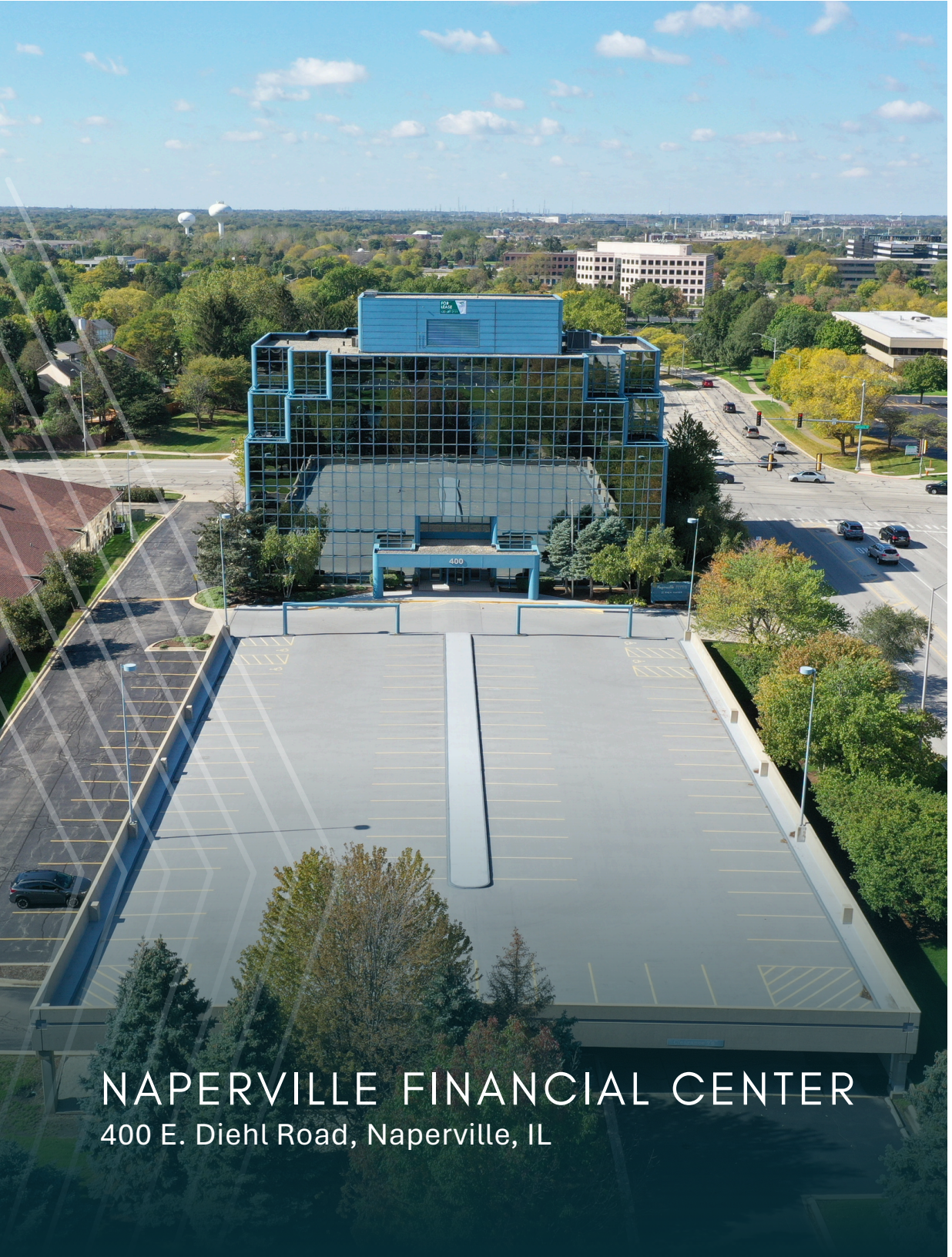

NAPERVILLE FINANCIAL CENTER

400 E. Diehl Road, Naperville, IL

RENTAL RATE /SF

LEASE TYPE:	Net
BASE RATE:	$16.00
REAL ESTATE TAXES: (2026 Budget Est.)	$2.12
OPERATING EXPENSES: (2026 Budget Est.)	$10.02
GROSS RATE:	$28.14*

*In-suite electric: Tenant pays directly.

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CONTACT

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