

NAPERVILLE
OFFICE CONDOMINIUM
FOR SALE

1770

PARK STREET

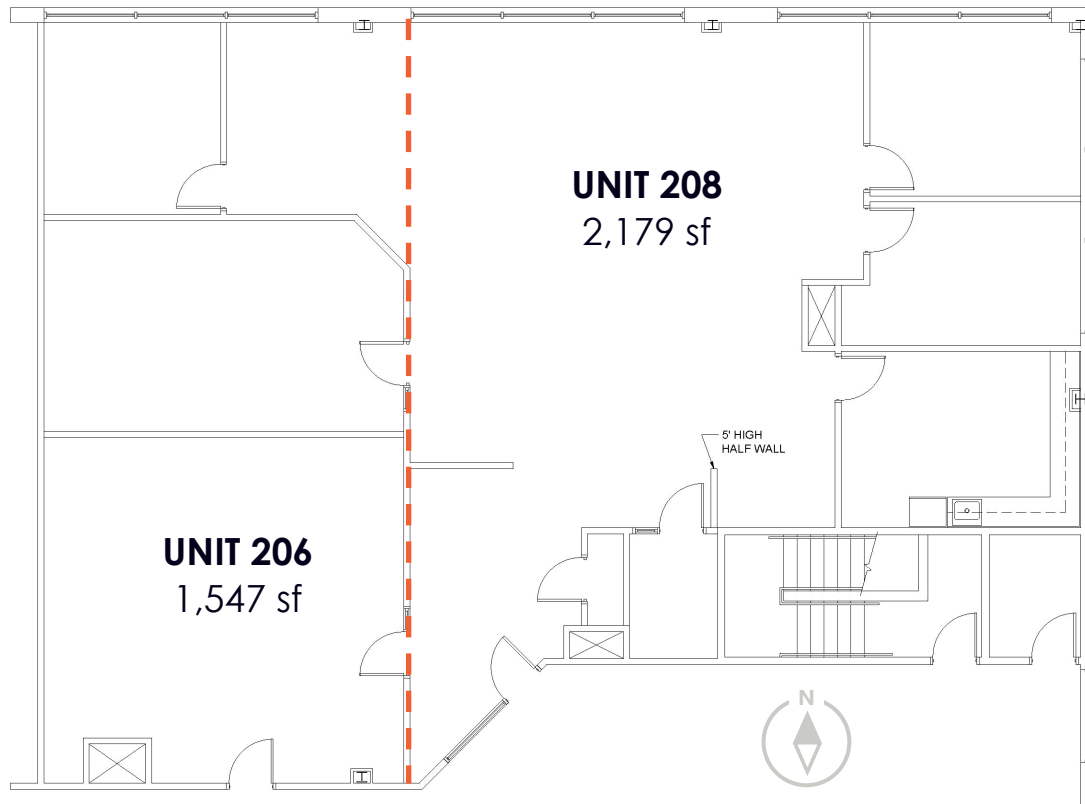


SUBURBAN
REAL ESTATE SERVICES



FLOOR PLAN

Units may be sold individually or together.



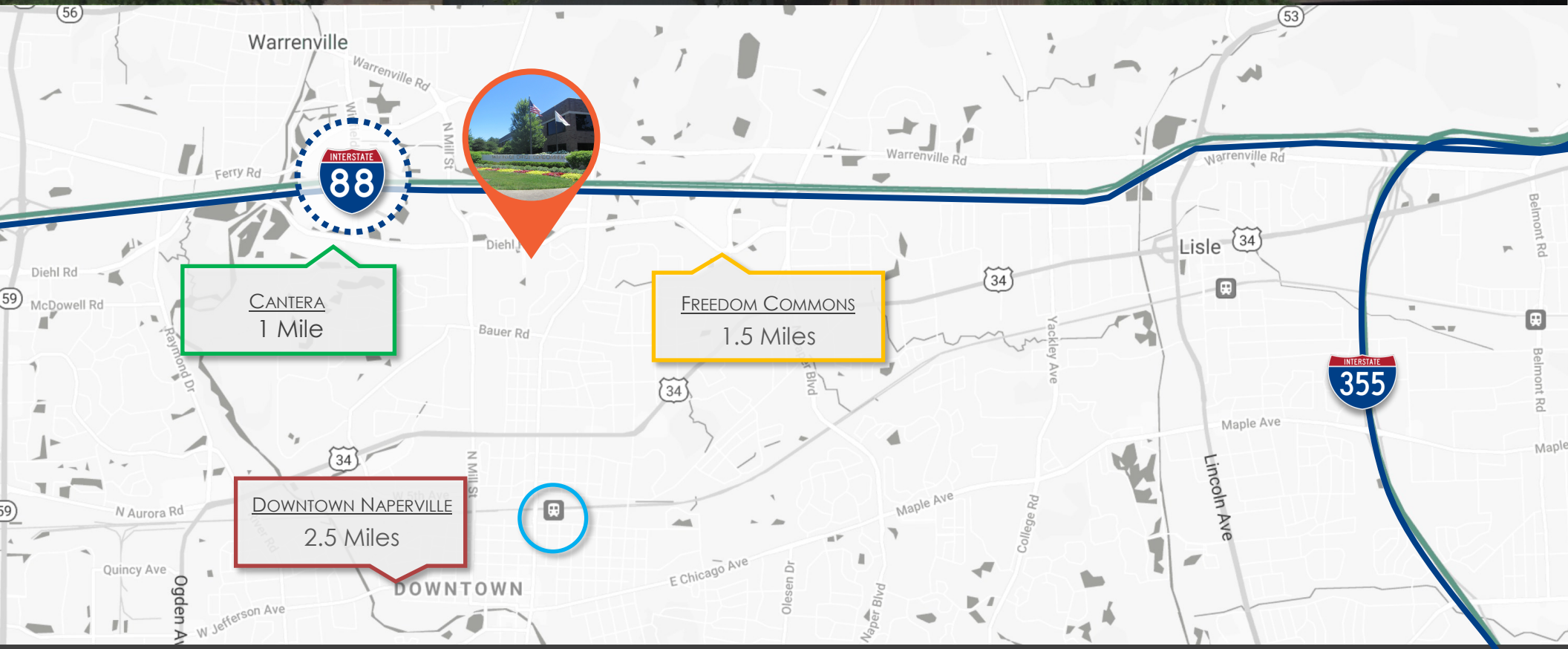
HIGHLIGHTS

- Up to 3,726 sf available
- Three (3) private offices
- One (1) conference room
- Kitchen
- Large open work space
- New LED lighting
- Corner unit w/ many windows & natural light
- Furniture may be available
- 24/7/365 HVAC & Access
- Monument Signage
- Ample Parking
- Comcast Business, AT&T, & Access Broadband

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PARK STREET

Conveniently located off I-88, just 8 minutes to Downtown Naperville, 1770 Park is ideally situated in the Diehl Road Corridor.



**INTERSTATE
ACCESS**
1.2 miles

METRA
2.5 miles

CANTERA

- Starbucks
- Rock Bottom
- Buffalo Wild Wings
- Corner Bakery
- Target
- Bank of America
- Hyatt Place & Hyatt House
- Hilton Garden

FREEDOM COMMONS

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

DOWNTOWN NAPERVILLE

- Catch Thirty-Five
- Rosebud
- SixtyFour
- Sullivan's Steakhouse
- Tapville Social
- Banana Republic
- Nike by Naperville
- Hotel Indigo

UNIT 206

SIZE:	1,547 sf
PRICE:	\$224,315 (\$145.00/sf)
REAL ESTATE TAXES: 2021, paid 2022	\$5,212 (\$3.37/sf)
ASSOCIATION FEES:	\$7,742 (\$5.00/sf)

UNIT 208

SIZE:	2,179 sf
PRICE:	\$315,955 (\$145.00/sf)
REAL ESTATE TAXES: 2021, paid 2022	\$6,512 (\$2.99/sf)
ASSOCIATION FEES:	\$10,905 (\$5.00/sf)

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BRYAN BARUS, CCIM / CPM
Designated Managing Broker
630-487-2111
bbarus@suburbanrealestate.com

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