

FOR LEASE



830 - 10,880 SF
1717 N Naper Blvd | Naperville, IL



HIGHLIGHTS



Immediate availability



24/7/365 access & security



Professionally managed



Recent common area renovations



Conference facility, break room/vending



Ample parking (New parking lot 2019)



Comcast Business, AT&T, &
Access Broadband

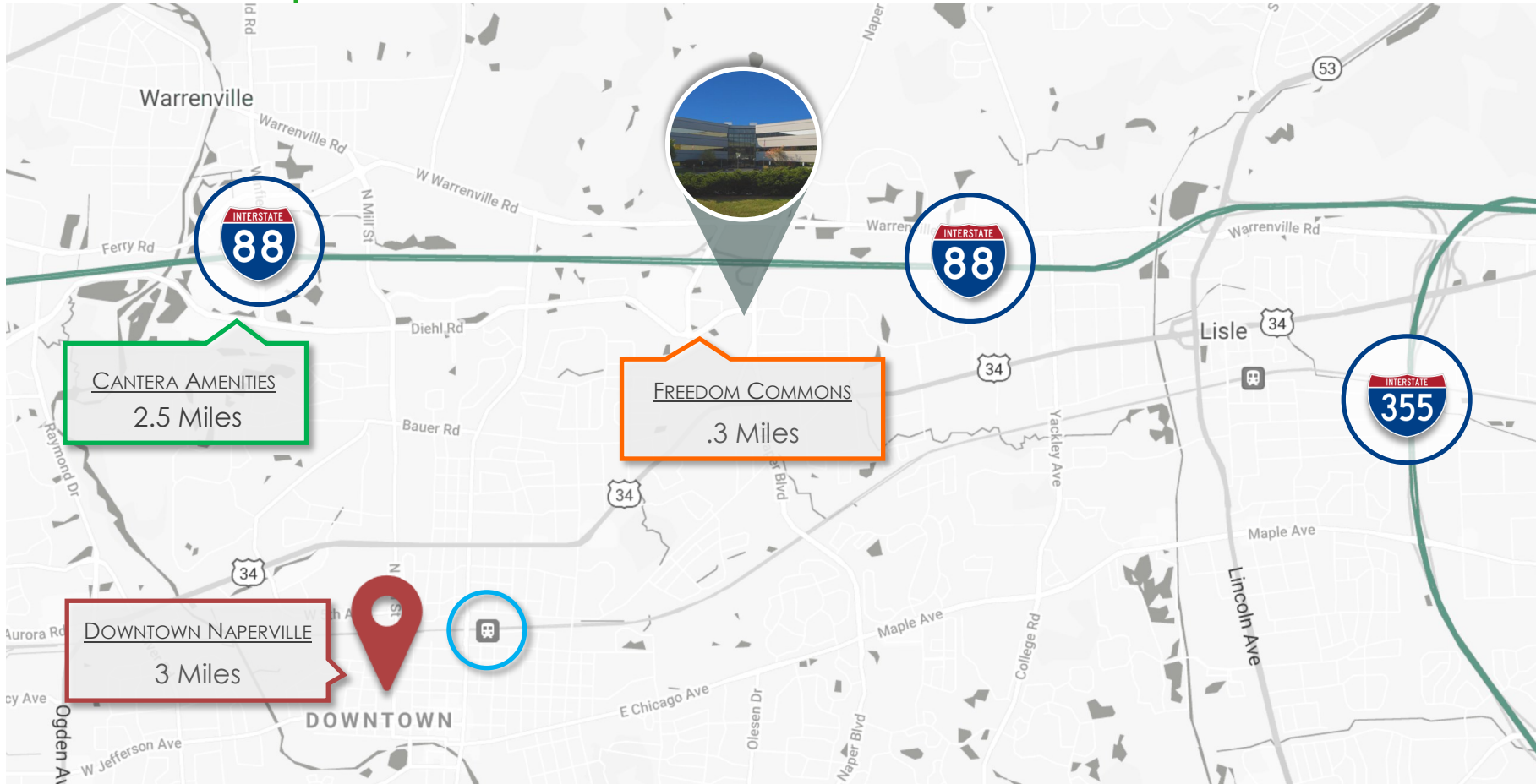


One (1) block to I-88 Interchange



Abundant local amenities

LOCAL



INTERSTATE

.3 miles

METRA

3 miles

CANTERA AMENTIES

- 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

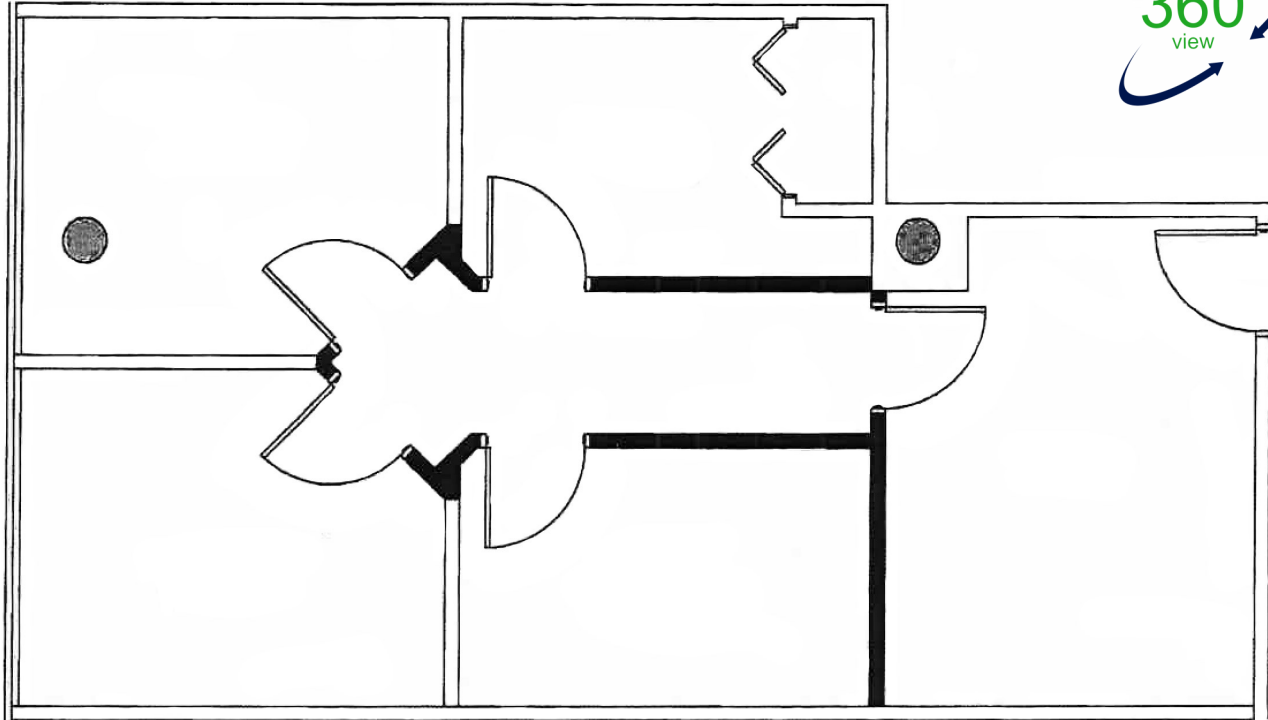
SUITE 109

830^{SF}

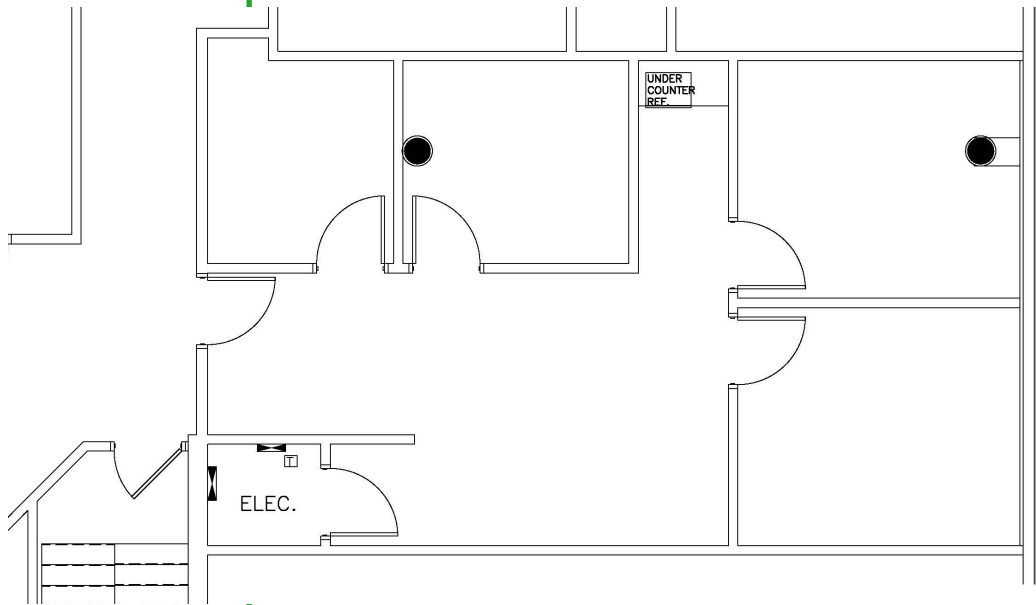
- Four (4) private offices
- Large reception area



Scan to view
360° tour.



SUITE 205



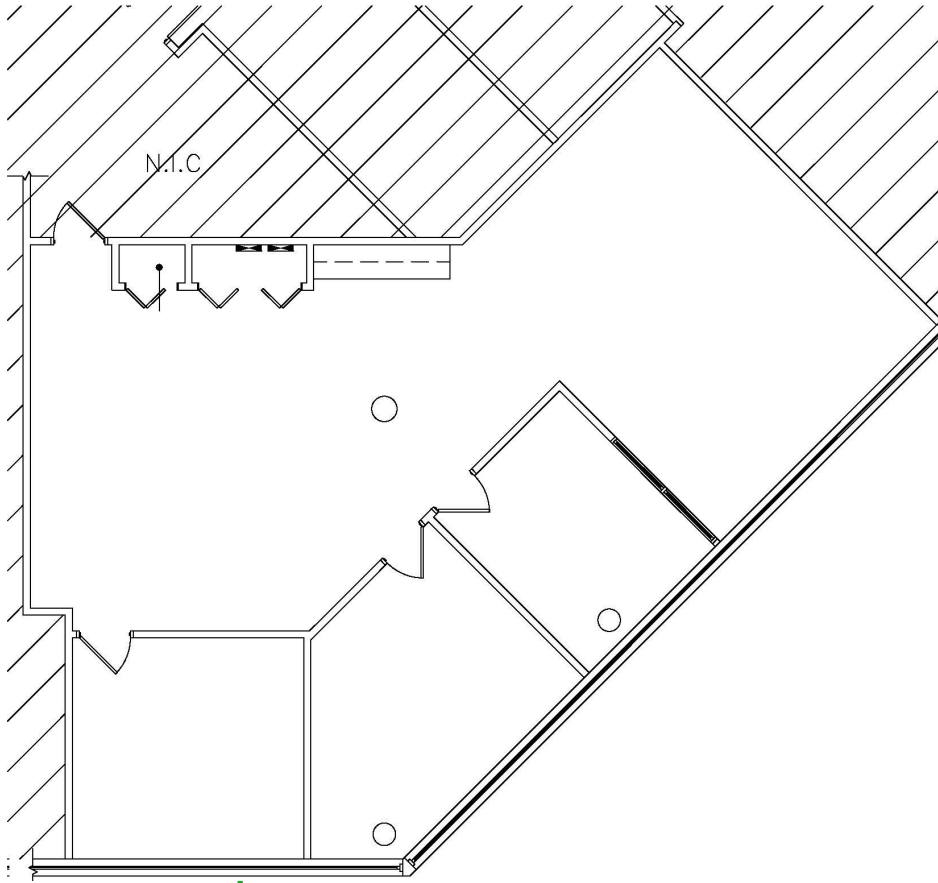
928^{SF}

- Four (4) private offices
- Open work area
- Storage/Electrical closet



Scan to view
360° tour.

SUITE 202



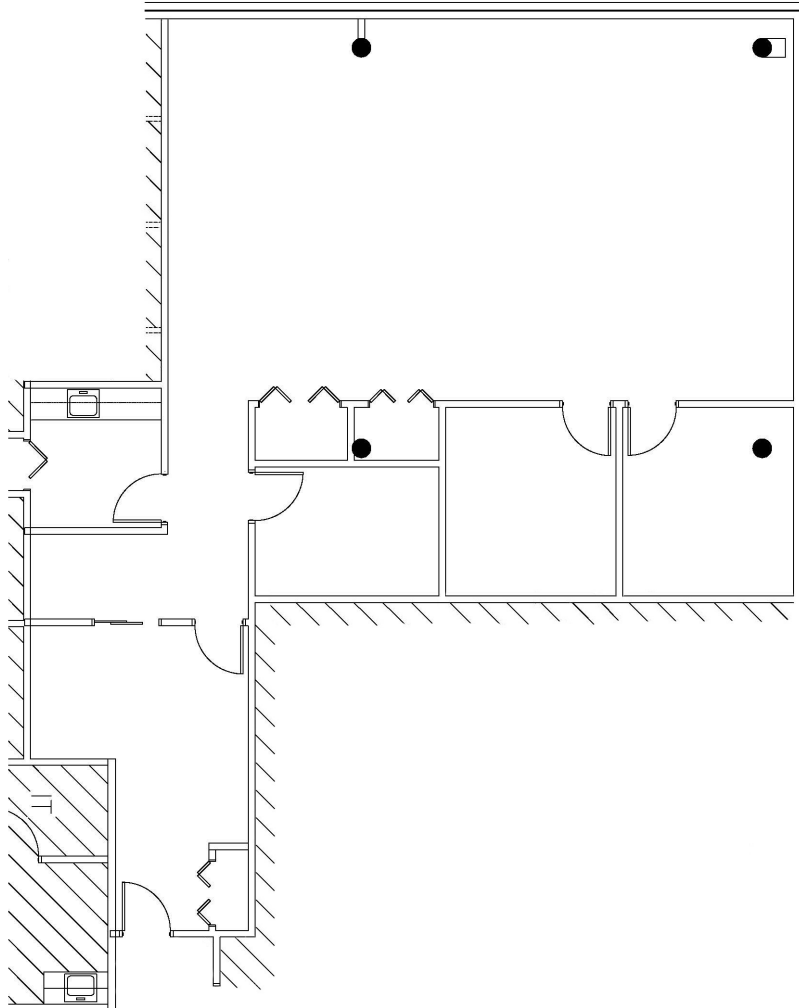
1,813^{SF}

- Three (3) private offices
- Large open office areas
- Closets/storage



Scan to view
360° tour.

SUITE 106



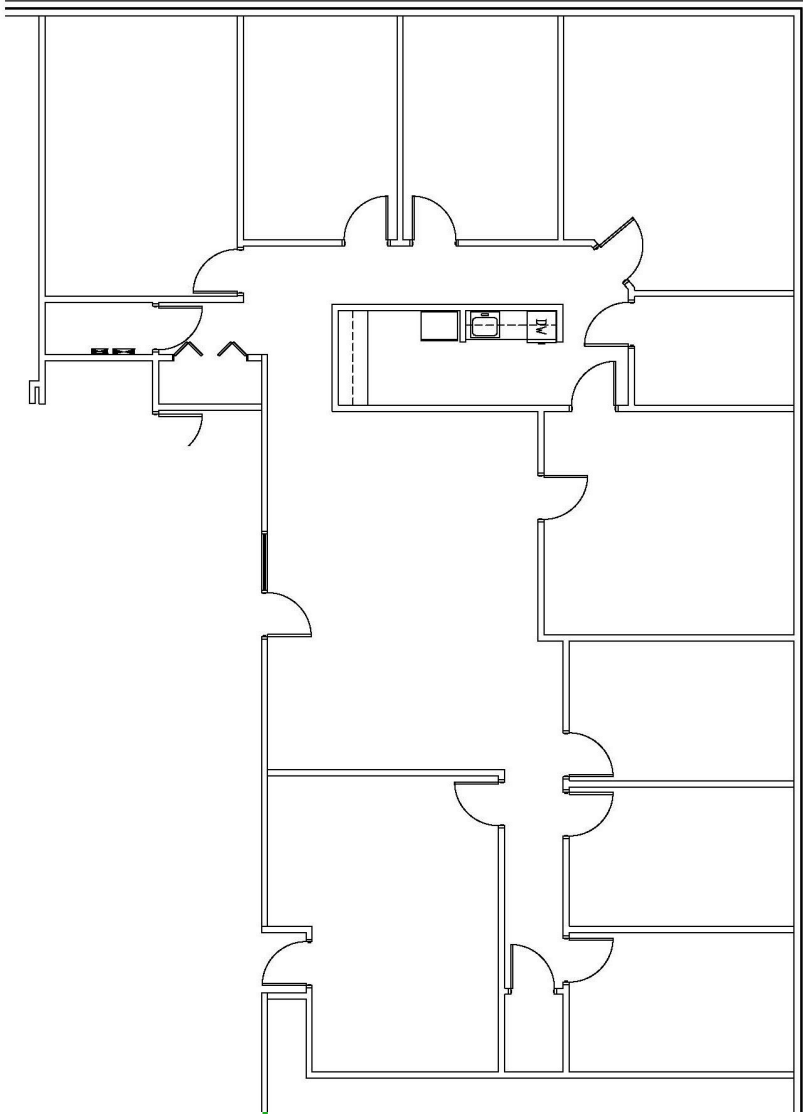
2,109 SF

- New LED lighting & ceiling tiles
- Corner office with generous natural light
- Three (3) private offices
- Open/workstation area
- Reception area
- Kitchenette
- Closets/storage



Scan to view
360° tour.

SUITE 203



3,564^{SF}

- Seven (7) private offices
- Breakroom
- Reception area
- Conference room
- Large work room
- Some furniture may be available

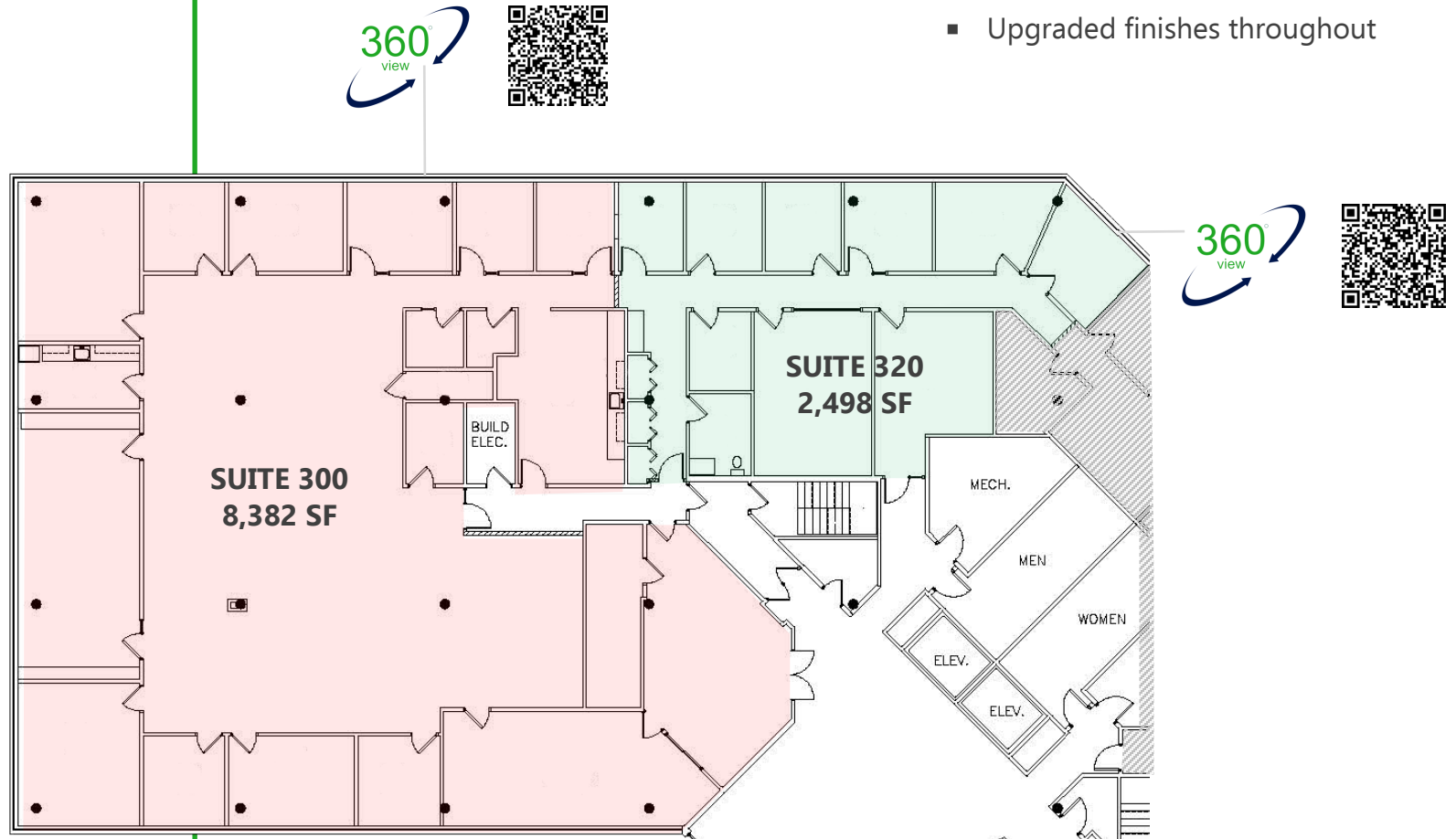


Scan to view
360° tour.

SUITE 300-320

2,498 - 10,880 SF

- Top of building signage option
- Upgraded finishes throughout



FOR LEASE



ANNUAL RENTAL RATE/SF:

Base Rate:	\$22.50
Real Estate Taxes	Included
Operating Expenses	Included
Gross Rate:	\$22.50*

Tenant pays consumption electric.
*Real estate taxes and operating expenses over Base Year amounts.



Bryan Barus, CCIM, CPM
Designated Managing Broker
630-487-2111
bbarus@suburbanrealestate.com