



# THE FLAGSHIP

Office Space for Lease  
1717 Park Street, Naperville, IL 60563



**SUBURBAN**  
REAL ESTATE SERVICES



# 1717

## HIGHLIGHTS

Conveniently located off I-88, just 8 minutes to Downtown Naperville, 1717 Park is a Class A office building in the Diehl Road business district.

While the property currently provides an adequate amount of highlights, ownership is dedicated to investing in the property with 2022 improvements.

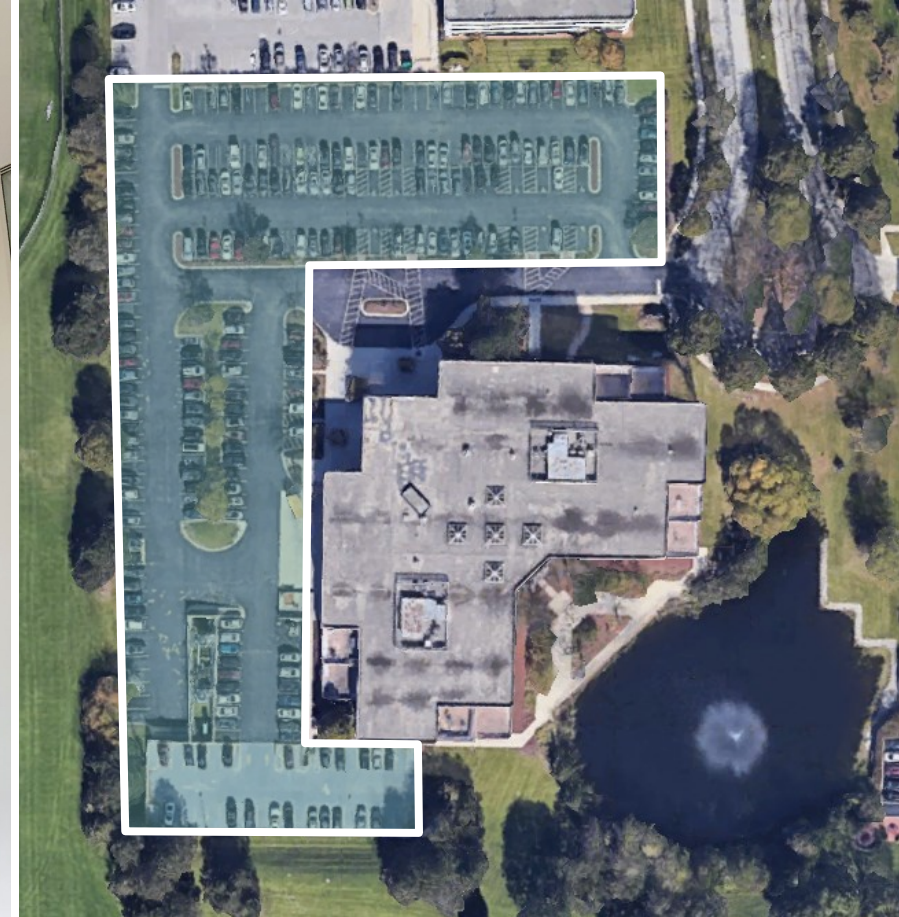
- Indoor & outdoor seating areas with views overlooking pond and local parks.
- Window-lines highlight the expansive view of outside nature.
- Private exterior balconies in select suites provide views of the pond and Nike Greenway adjacent to the property.
- Covered parking structure.
- Abundant local amenities at [Cantera](#), [Freedom Commons](#) and [Downtown Naperville](#).

## 2022 PLANNED IMPROVEMENTS [\(view details\)](#)

Inviting and comfortable **collaboration areas** in the bright three-story atrium where casual business meetings and social gathering events can be enjoyed. A large **private meeting room** with seating up to 15 comfortably. **Tenant lounge** with an **on-site deli** providing tenants and visitors a space to relax and catch up with colleagues.







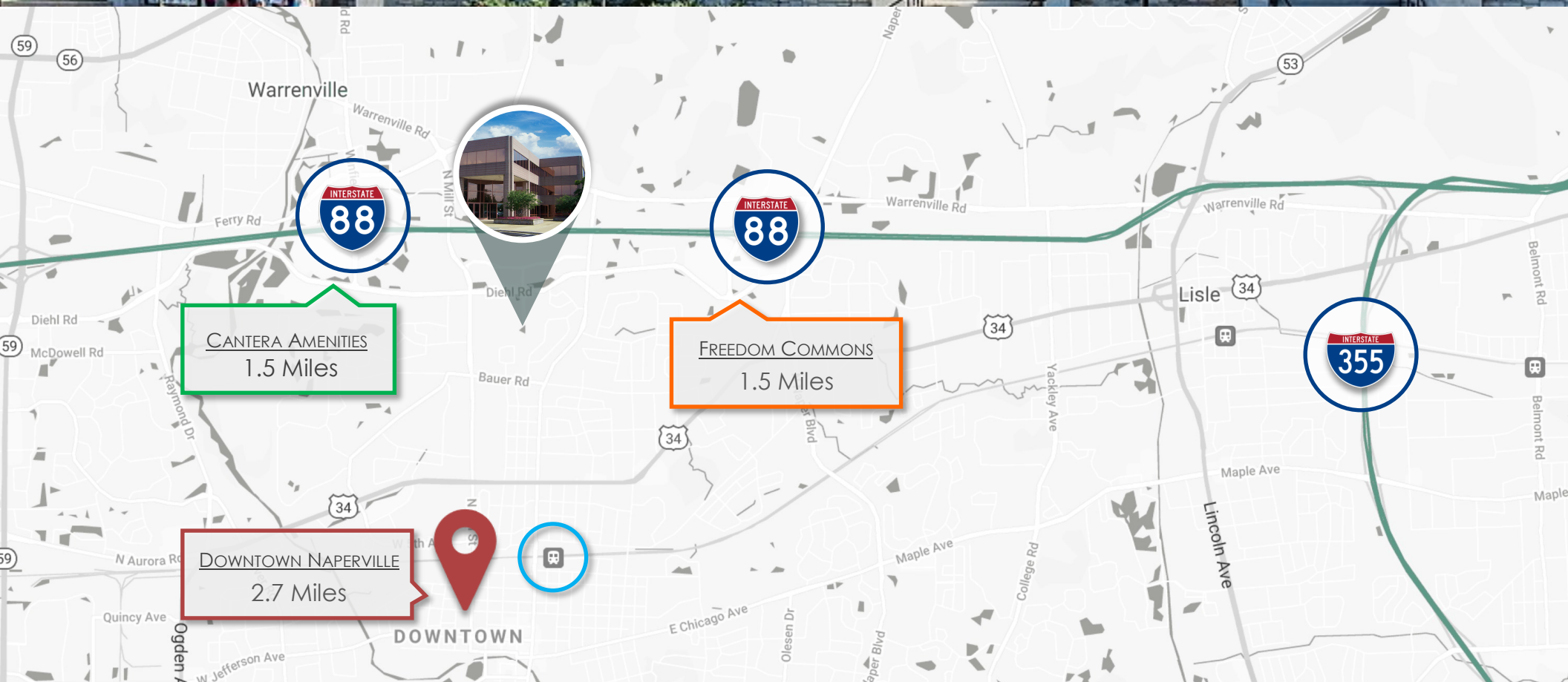
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- 3 Story Atrium Lobby (improvements coming soon)
- 312 Surface, 35 Covered Parking Spaces
- Monument Signage & Building Signage

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



# 1717 LOCAL



## INTERSTATE

1.5 miles

## METRA

2.3 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

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## FIRST FLOOR

1,607 - 13,190 SF AVAILABLE

\$18.50 /sf Gross

Gas, water/sewer, & janitorial included in rate.

Electric: \$1.50/sf



### SUITE 110 | 11,583 SF

- Seven (7) private offices
- One (1) conference room
- Kitchen

### SUITE 112 | 1,607 SF

- Two (2) private offices
- Open space



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## SECOND FLOOR

3,617 - 4,878 SF AVAILABLE

\$18.50 /sf Gross

Gas, water/sewer, & janitorial included in rate.

Electric: \$1.50/sf



### SUITE 210 | 4,878 SF

- Four (4) private offices
- One (1) conference room
- Kitchen

### SUITE 201 | 3,617 SF

- Three (3) private offices
- One (1) conference room
- Large Meeting Room
- Open space



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## THIRD FLOOR

9,052 - 19,357 SF AVAILABLE

\$18.50 /sf Gross

Gas, water/sewer, & janitorial included in rate.

Electric: \$1.50/sf



### SUITE 301 | 10,305 SF

- Four (4) private offices
- One (1) conference room
- Kitchen

### SUITE 303 | 9,052 SF

- Fifteen (15) private offices
- One (1) conference room
- Kitchen



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