PROMINENT I-88 ACCESS

RARE CORPORATE HEADQUARTERS OPPORTUNITY IN THE I-88 CORRIDOR.



LIMITED-TIME BROKER INCENTIVE

3.5% CO-OP BROKER FEE

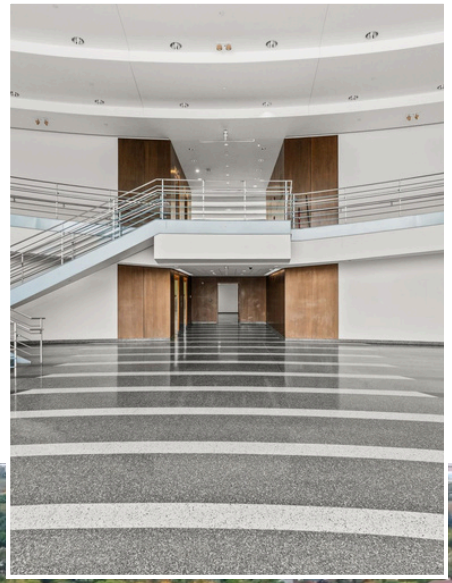
FULLY EXECUTED PURCHASE AGREEMENT BY 12/15/2026 AND CLOSING BY 01/27/2027



VIEW PROPERTY

2275 Cabot Drive | Lisle, IL 60532

RARE CORPORATE HEADQUARTERS OPPORTUNITY





2275 Cabot Drive presents a rare opportunity to acquire a 94,203-square-foot corporate office building in Lisle's established I-88 business corridor. The property combines low DuPage County real estate taxes, exceptional visibility, immediate access to I-88 and I-355, abundant surface parking, and a highly attractive corporate campus setting.

Designed to make a strong first impression, the building features a two-story atrium with a modern lobby, expansive window lines, prominent rooftop signage, and flexible floorplates that can accommodate a corporate headquarters, single user, or multiple tenants. Existing infrastructure also supports future food service and fitness amenities.

The property is located in close proximity to a premier amenity base featuring well-known restaurants, entertainment, shopping, hotels, and services, creating a strong draw for both employees and clients. Combined with nearby Naperville amenities, a deep suburban workforce, park-like grounds, and a jogging/walking trail, 2275 Cabot Drive offers an increasingly difficult-to-replicate combination of image, accessibility, amenities, and ownership flexibility.

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

INVESTMENT / OWNERSHIP HIGHLIGHTS

2275 Cabot Drive | Lisle, IL 60532

- Corporate headquarters opportunity
- Low DuPage County real estate taxes
- Single-user or multi-tenant configuration potential
- Two-story atrium with modern lobby
- Prominent rooftop signage and strong visibility
- Abundant surface parking
- Park-like campus setting with jogging/walking trail
- Infrastructure in place for food service and fitness amenities
- Immediate access to I-88 and I-355
- Established Corporate Lakes business environment and strong workforce
- Minutes from Naperville-area premier restaurants, entertainment, hotels, shopping, and services







BUILDING PHOTOS

2275 Cabot Drive | Lisle, IL 60532

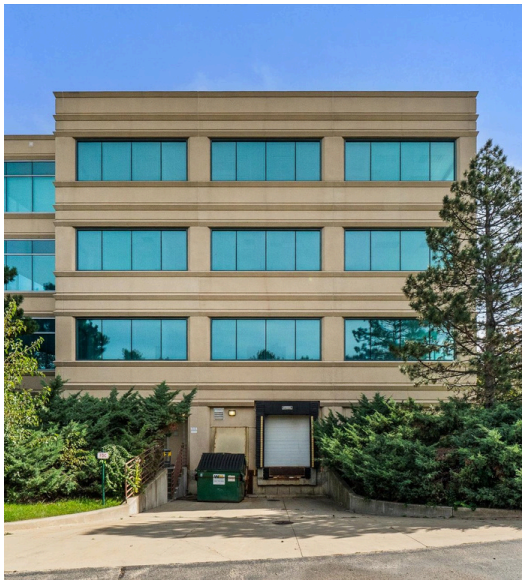














BUILDING DETAILS

2275 Cabot Drive | Lisle, IL 60532

94,203	1996/2021	8.75 AC
BUILDING SF	BUILT/RENO	LOT SIZE

PARCEL:	08-04-206-004
ZONING:	OR
FLOORS:	4
RESTROOMS:	Men & Women's available on each floor
ELEVATORS:	Two (2) passenger, one (1) service
UTILITIES:	ComEd electric; Nicor Gas; Village of Lisle water and sanitary sewer Lumen internet; 1GB/s fiber
SPRINKLER SYSTEM:	Wet
LOADING:	One (1) loading dock with leveler
PARKING:	463 surface spaces - Ratio: 4.91/1,000 sf

FACADE:	Precast concrete with full floor window lines cased in aluminum frames
ROOF:	Age: 11 years Type: Firestone Red Shield roofing system Warranty: 20-year No Dollar Limit (NDL)
HVAC:	2 Trane Air Handlers
ACCESS:	Direct access from Cabot Drive
VISIBILITY:	Located at the stoplight of Cabot Drive & Warrenville Road
SIGNAGE:	Building/monument signage opportunities subject to Village of Lisle approval

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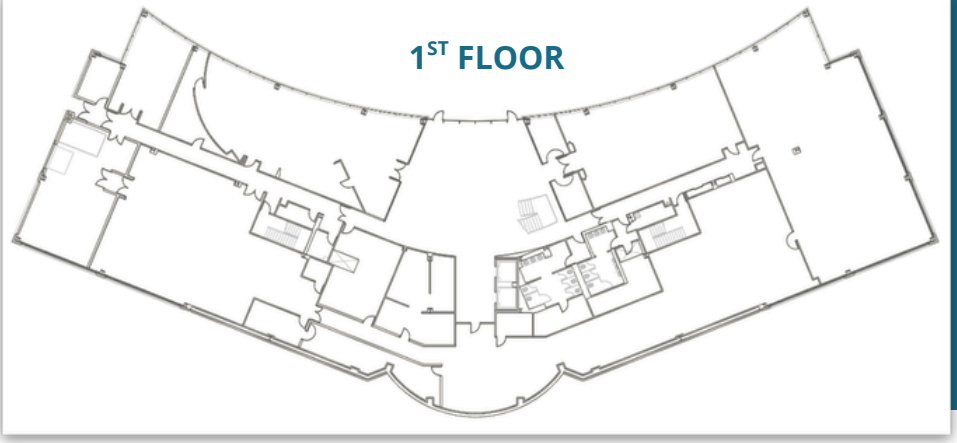
FLOOR PLAN | 94,203 SF

2275 Cabot Drive | Lisle, IL 60532

1ST FLOOR



2ND FLOOR



3rdFLOOR



4thFLOOR



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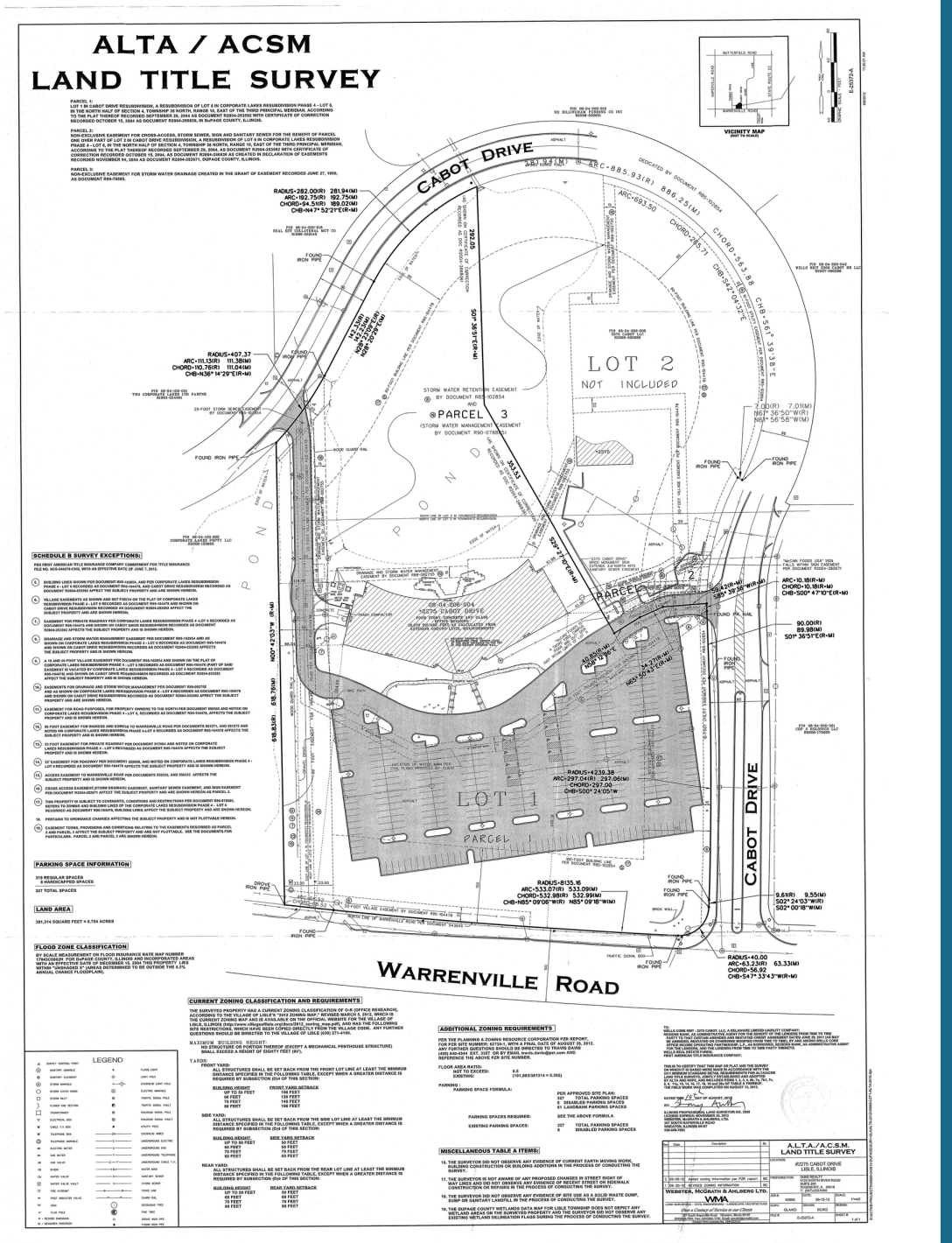
ALTA SURVEY

2275 Cabot Drive | Lisle, IL 60532



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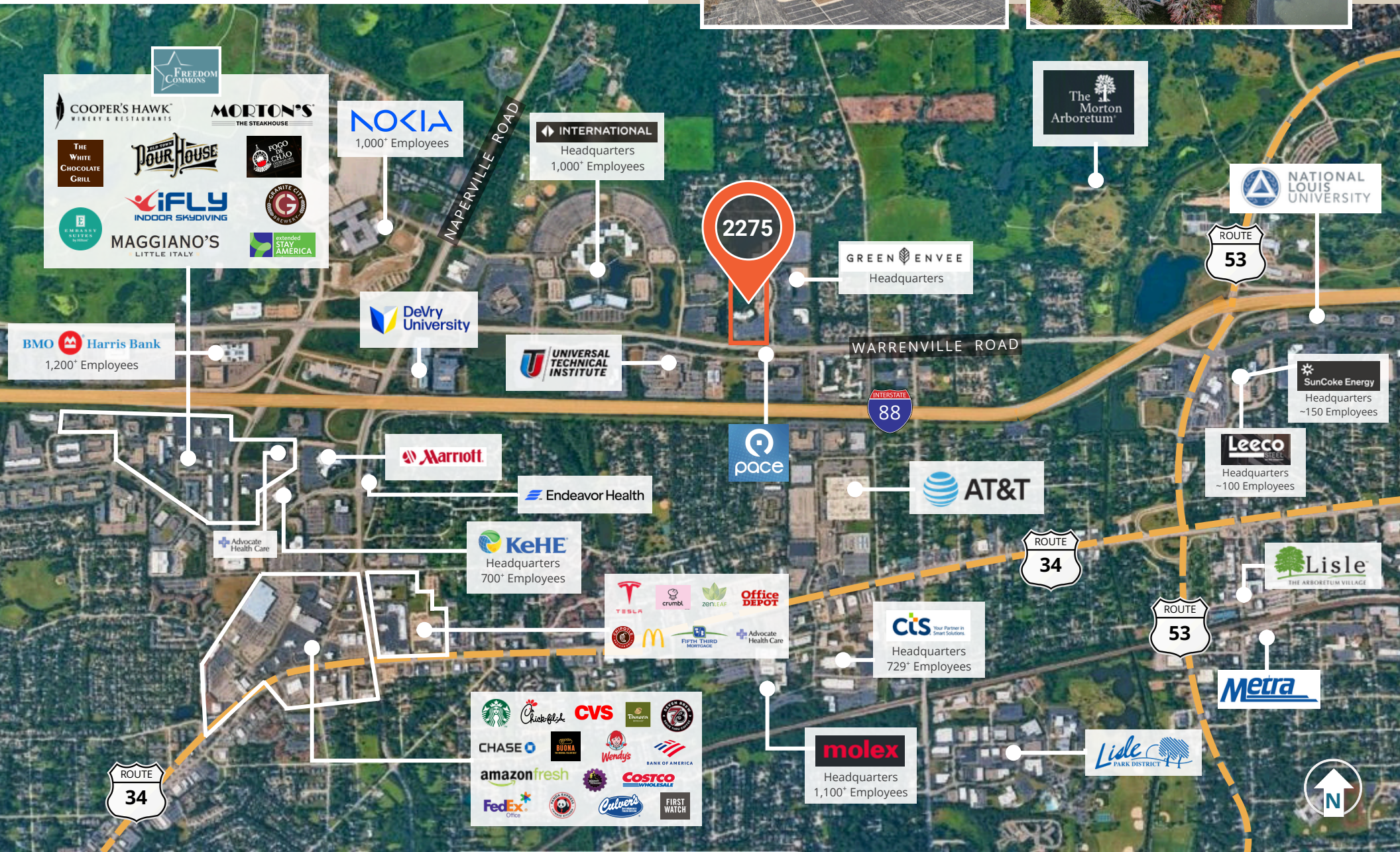
LOCATION

2275 Cabot Drive | Lisle, IL 60532







LISLE RESOURCES

Lisle
THE ARBORETUM VILLAGE

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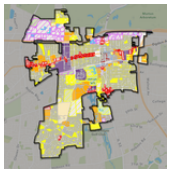
choose dupage



Lisle Plan and Zoning Map

Interactive Zoning Map:
https://bit.ly/3wb36hb

Official Zoning Map:
https://bit.ly/4b8ife4



I-88 Corridor Strategy

www.naper.org/images/i88-study.pdf

Lisle Area Chamber of Commerce
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info@lislechamber.com
lislechamber.com

A Partnership In Growth
Lisle Area Chamber of Commerce



Mary Jo Mullen
Mayor of Lisle
630-271-4118
mmullen@villageoflisle.org

OFFERING SUMMARY

2275 Cabot Street | Lisle, IL 60532

SALE PRICE:	$6,400,000.00 $67.94 /sf
REAL ESTATE TAXES: 2025 payable 2026	$125,432.06 Annual $1.33 /sf

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SUBURBAN
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