

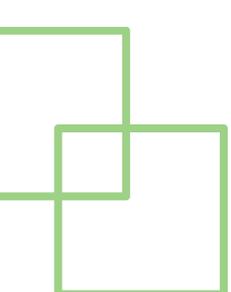


FOR LEASE

White Eagle Center

1355 Illinois Route 59, Naperville, IL 60564





Building Highlights

White Eagle Center, situated in a retail strip on Route 59, boasts exceptional visibility with daily traffic exceeding 48,000 vehicles. It is nestled among a diverse blend of retail and professional tenants.



Stable & Capable Ownership



Immediate Occupancy



Discounted Rate & Free Rent (Suite 202 only)
With a lease term of 36-months or longer



Excellent Access to Route 59 Corridor



Five miles Southwest of Downtown Naperville



Immediate Access to Local Dining & Shopping

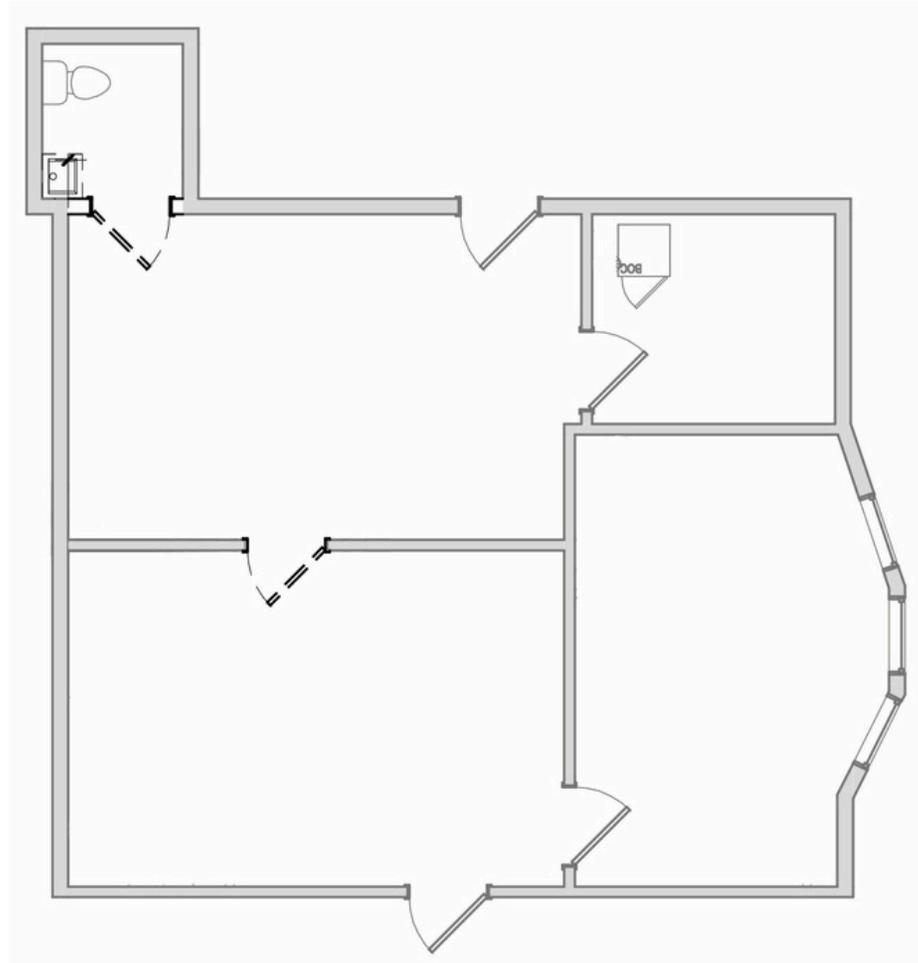




Area & Amenities

White Eagle Center provides convenient access to the dynamic Route 59 Corridor, which includes a shopping district, parks, golf courses, and residential neighborhoods. Explore Naperville Crossings at the junction of 95th Street, where you'll find distinctive architecture, picturesque landscaping, and a pedestrian-friendly environment. This blend of retail shops, restaurants, offices, and a movie theatre creates a unique and vibrant gathering spot in south Naperville.

Suite 1F | 900 sf

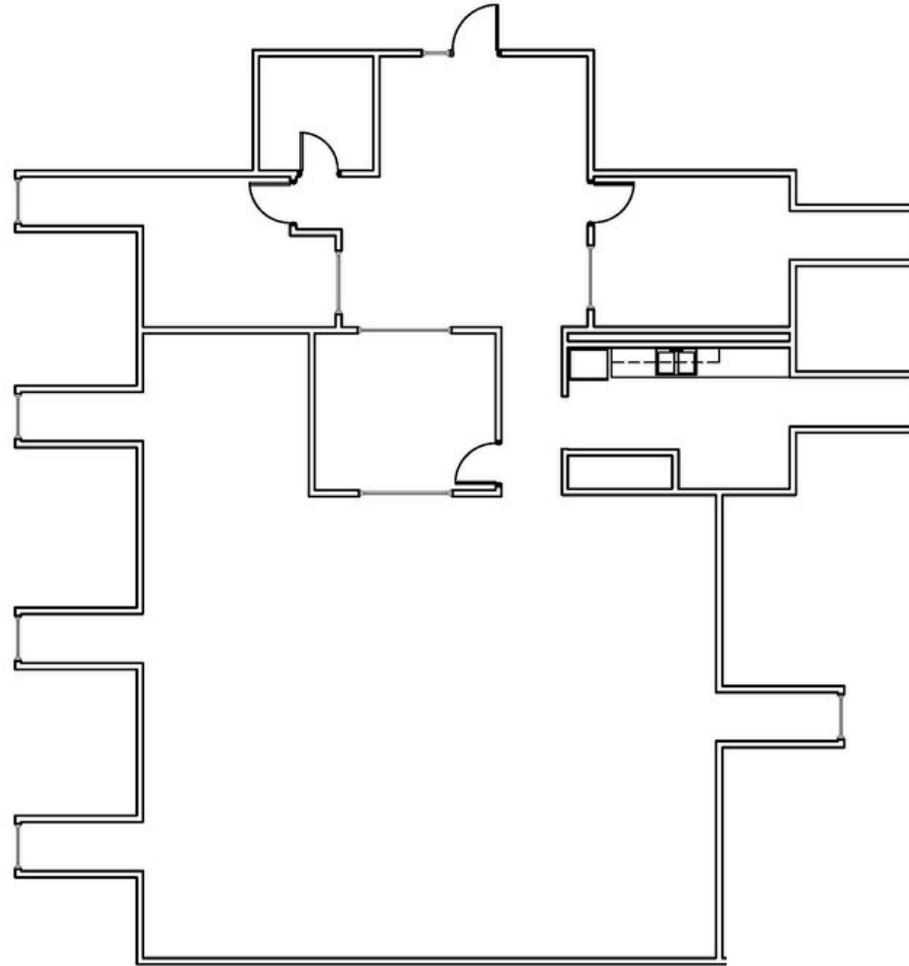


- Private entrance
- Large executive office
- Conference room
- Large reception/waiting area
- Private restroom
- High ceilings with natural light
- Separate dedicated monument signage

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



Suite 202 | 2,521_{sf}



- Available immediately
- Three (3) private offices
- Kitchen
- Large open work area
- Elevator access to suite

Rental Rate (per sf)

	Suite 1F	Suite 202
Lease Type:	NNN	Modified Gross
Base Rate:	\$15.00	\$16.50
Real Estate Taxes: (2026 budget est.)	\$2.89	Included
Operating Expenses: (2026 budget est.)	\$8.05	Included
Gross Rate:	\$25.94*	\$16.50**

*Tenant pays electric and gas.

**Tenant pays electric, gas, and Real Estate Taxes and Operating Expenses over Base Year Amounts.

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