



Naperville
FINANCIAL \diamond CENTER

Office Space for Lease
400 E. Diehl Road, Naperville, IL 60563



SUBURBAN
REAL ESTATE SERVICES

BUILDING HIGHLIGHTS



Welcoming Lobbies



Renovated Common Areas



Renovated Conference Facilities



Covered Parking



Signalized Intersection at Diehl Road
& Washington Ave



1.5 Miles to I-88 Access



Abundant Local Amenities at [Cantera](#),
[Freedom Commons](#) and [Downtown
Naperville](#)



CONFERENCE ROOM



- Seats 25+ people
- Free WIFI
- Video Display Ready
computer screen, projector, speakers
- Whiteboard
- Climate Controlled



Scan to view
360° tour.



TENANT LOUNGE



- Seats 10 people
- Free WIFI
- TV w/ Streaming Capability
- Climate Controlled
- Vending Machines
- Kitchenette w/ Microwave



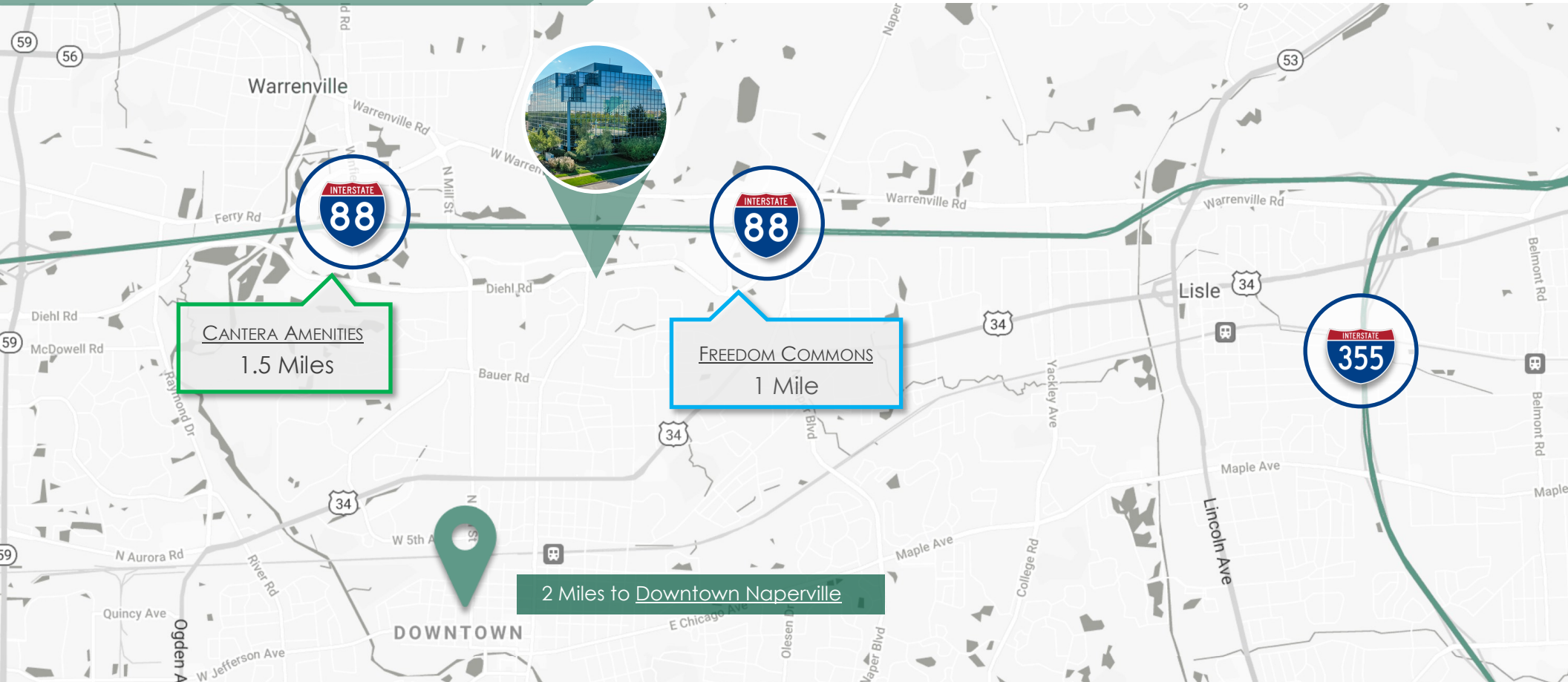
Scan to view
360° tour.

LOCAL AMENITIES

AERIAL view



Scan to view 360° tour.

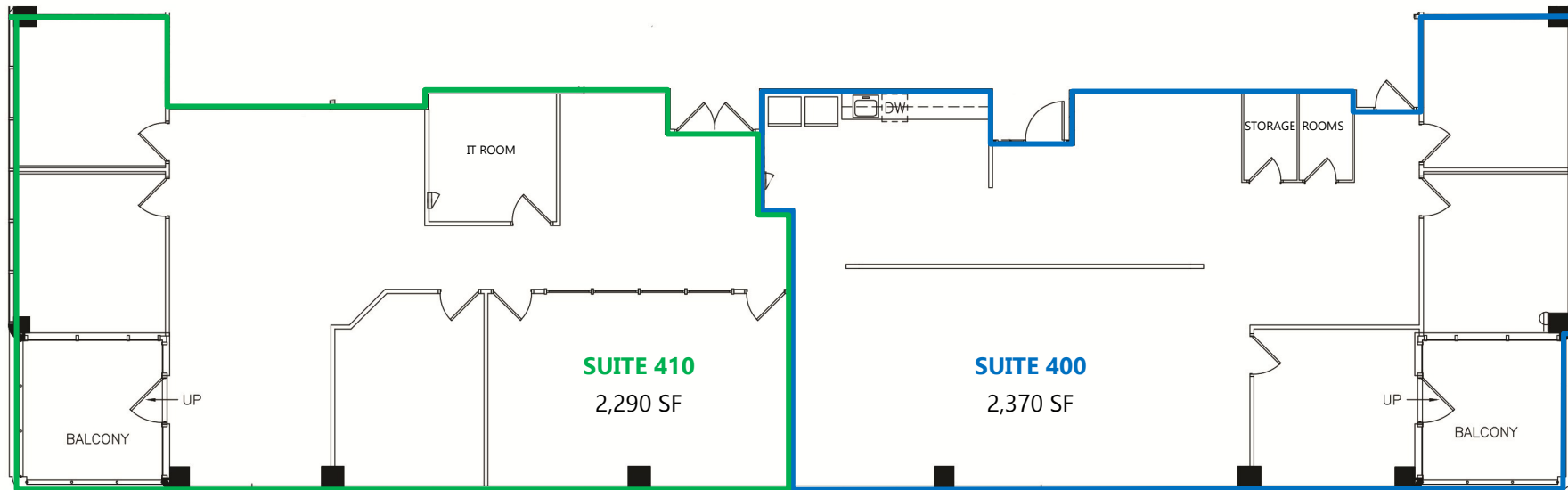


4TH FLOOR | 2,290 - 4,660 SF

FLOOR PLAN



Scan to view
360° tour.



SUITE DETAILS (Currently one space)

- 6 Private offices
- Large conference room
- Two open workstation areas
- Full kitchen
- Private waiting area
- Two (2) private balconies

ANNUAL NET RENTAL RATE /SF:

Base Rate:	\$16.00
Real Estate Taxes (2026 budget)	\$2.12
Operating Expenses (2026 budget)	\$10.02
Gross Rate:	\$28.14*

*Tenant pays electric.

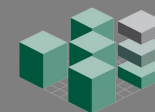


Naperville

FINANCIAL  CENTER

BRYAN BARUS, CCIM / CPM

630-487-2111 | bbarus@suburbanrealestate.com



SUBURBAN
REAL ESTATE SERVICES