

YOUR BRAND HERE



NAPERVILLE GATEWAY

1717 N. Naper Boulevard, Naperville, IL 60563



SUBURBAN
REAL ESTATE SERVICES

WELCOME TO NAPERVILLE GATEWAY

Located at the intersection of North Naper Blvd. and Diehl Road, 1717 N. Naper is the '**Gateway**' to the Naperville Corporate Center. The building is located just one block from Interstate 88 and minutes from other major highways including I-355 & I-294 and is adjacent to Freedom Commons.

Naperville Gateway features a distinctive 3-story atrium with a modern lobby and provides on-site conference facilities, a spacious lunchroom with vending options, signage opportunities, and extensive parking.



24/7 Access & Security



Professionally Managed



Conference & Break Room



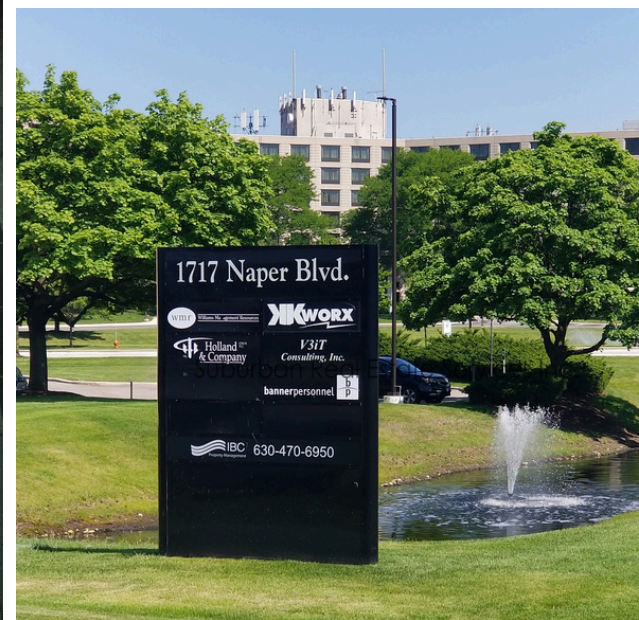
Ample Parking



One Block to I-88



Abundant Local Amenities





DOWNTOWN NAPERVILLE

COSTCO

1717
NAPER

NAPER BLVD | 12,700 VPD

DIEHL ROAD | 6,550 VPD

MARRIOTT
NAPERVILLE

EDWARD ELMHURST
HEALTH CENTER -
NAPERVILLE

FREEDOM COMMONS

- Cooper's Hawk Winery & Restaurant
- Maggianos Little Italy
- Morton's Steakhouse
- White Chocolate Grill
- Zapatista
- Granite City
- Fogo de Chao
- Old Town Pour House

CANTERA AMENITIES

- Starbucks
- Rock Bottom
- Buffalo Wild Wings
- Corner Bakery
- Honey Berry Cafe
- Target
- Cinemark Cantera
- Main Event
- Hilton Garden

FREEDOM DRIVE

INTERSTATE
88

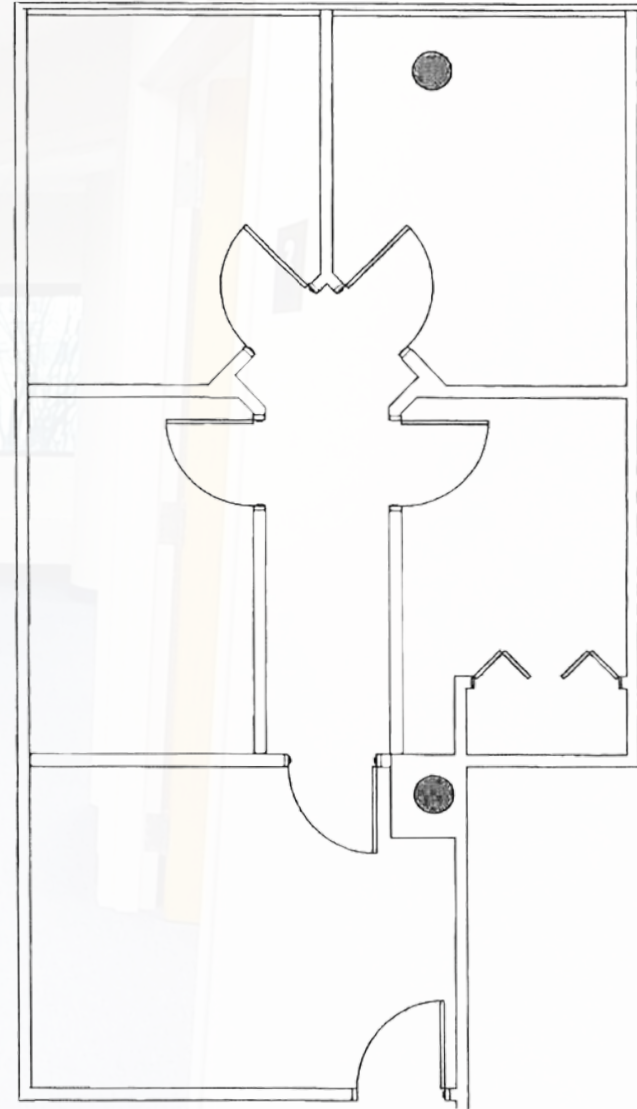
FIRST FLOOR

SUITE 109 | 830 SF

- Four (4) private offices
- Waiting/reception area



VIEW TOUR



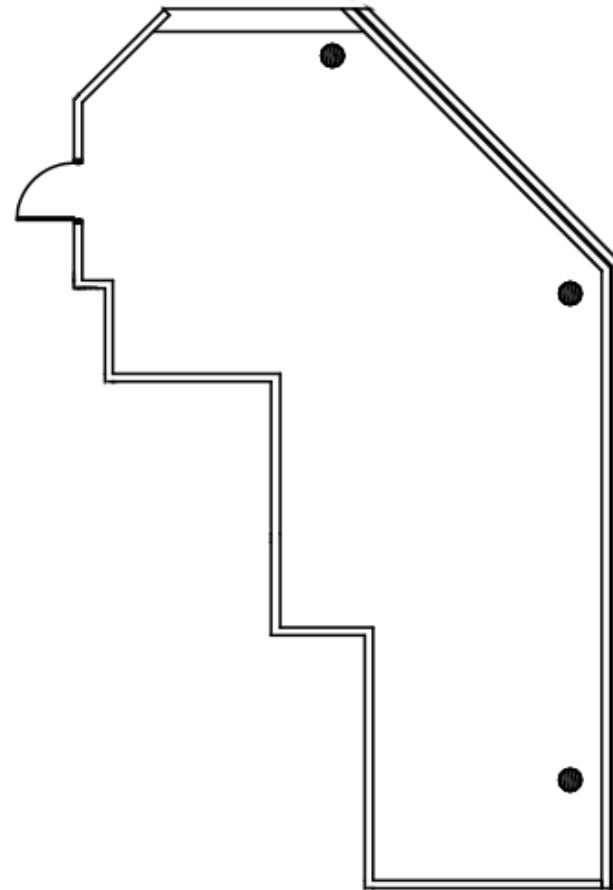
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FIRST FLOOR

SUITE 100 | 929 SF

- Open floor plan
- LED lighting



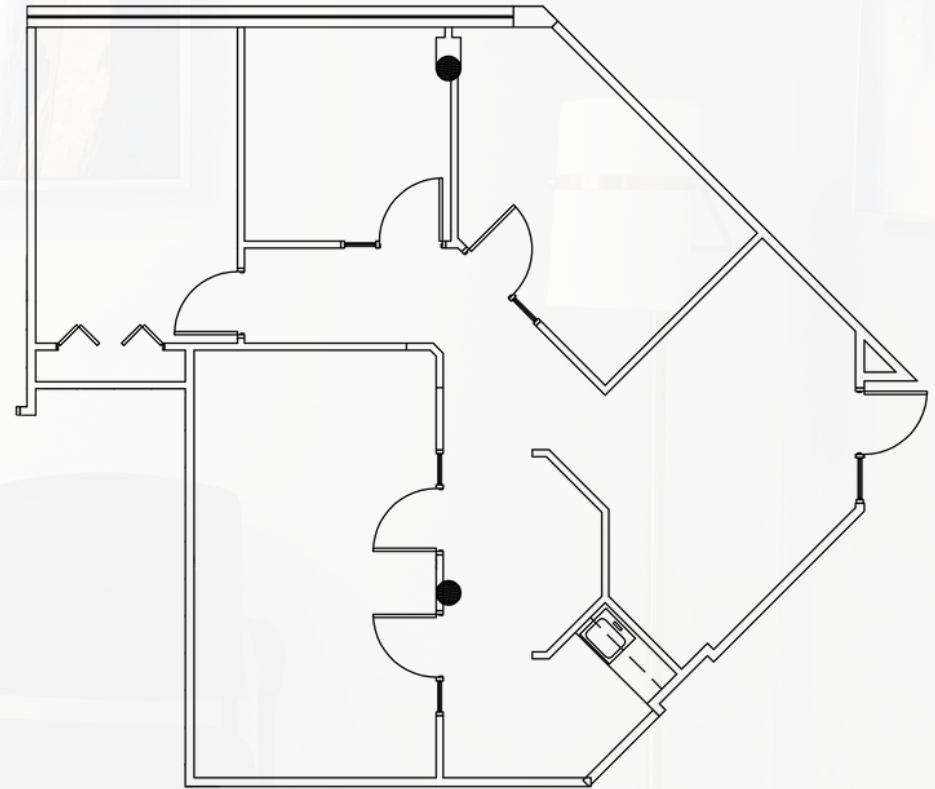
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FIRST FLOOR

SUITE 108 | 1,239 SF

- Four (4) private offices, including two (2) large enough for conference use
- Kitchenette
- Waiting/reception area
- Updated finishes
- LED lighting



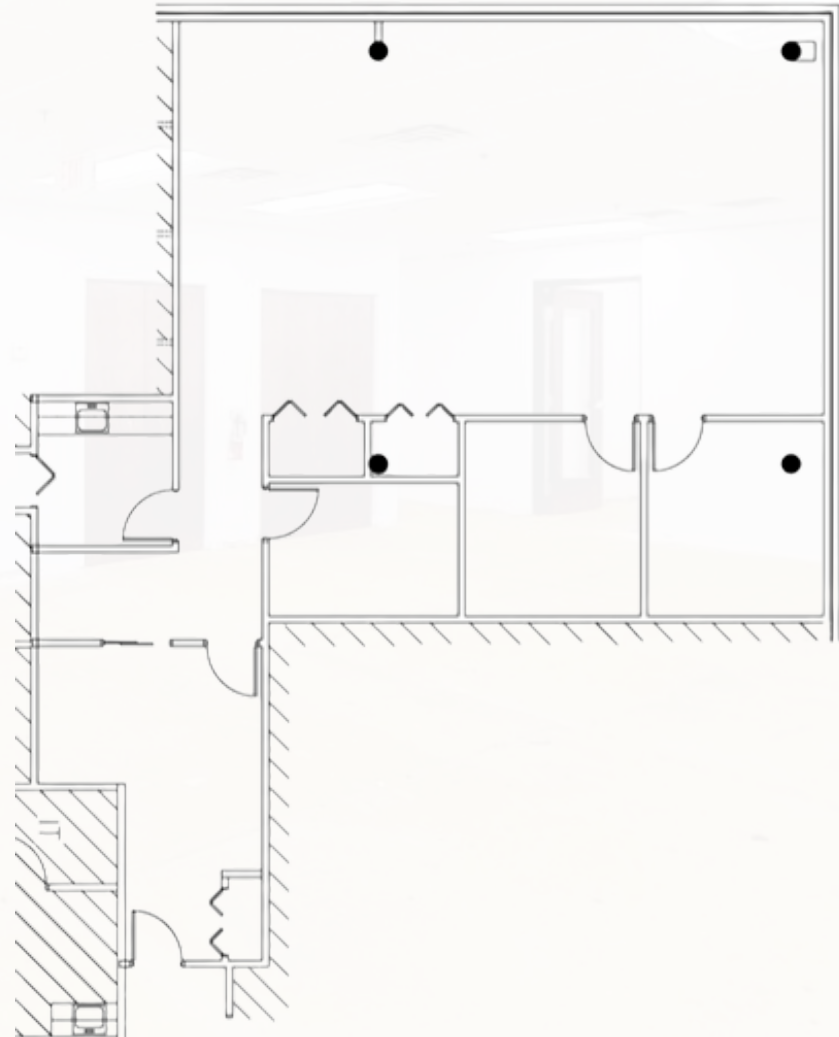
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FIRST FLOOR

SUITE 106 | 2,109 SF

- Corner suite with natural light
- Three (3) private offices
- Open/workstation area
- Reception area
- Kitchenette
- LED lighting



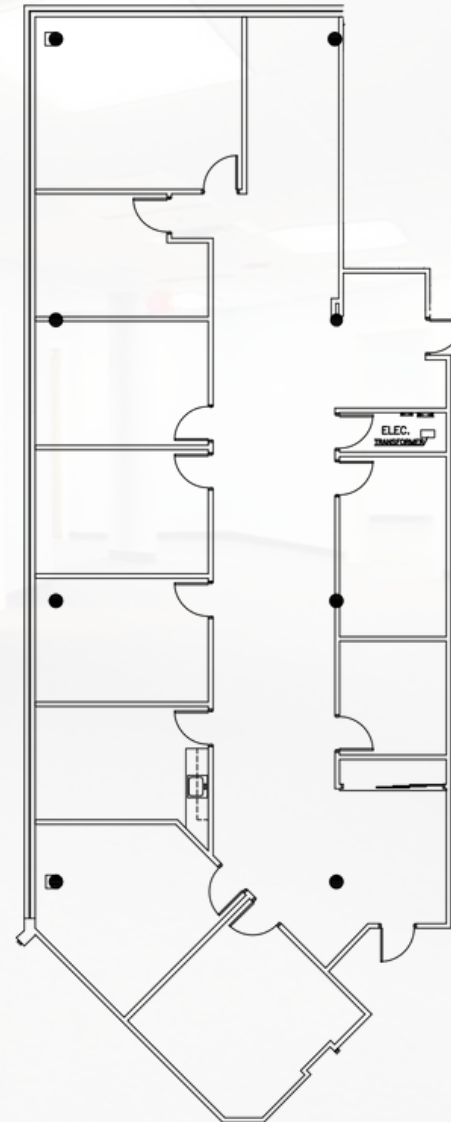
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SECOND FLOOR

SUITE 201 | 3,509 SF

- Eight (8) private offices
- One (1) conference room
- Reception area
- Kitchen
- Closets/Storage



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THIRD FLOOR

SUITE 300/320 | 2,498-10,880 SF

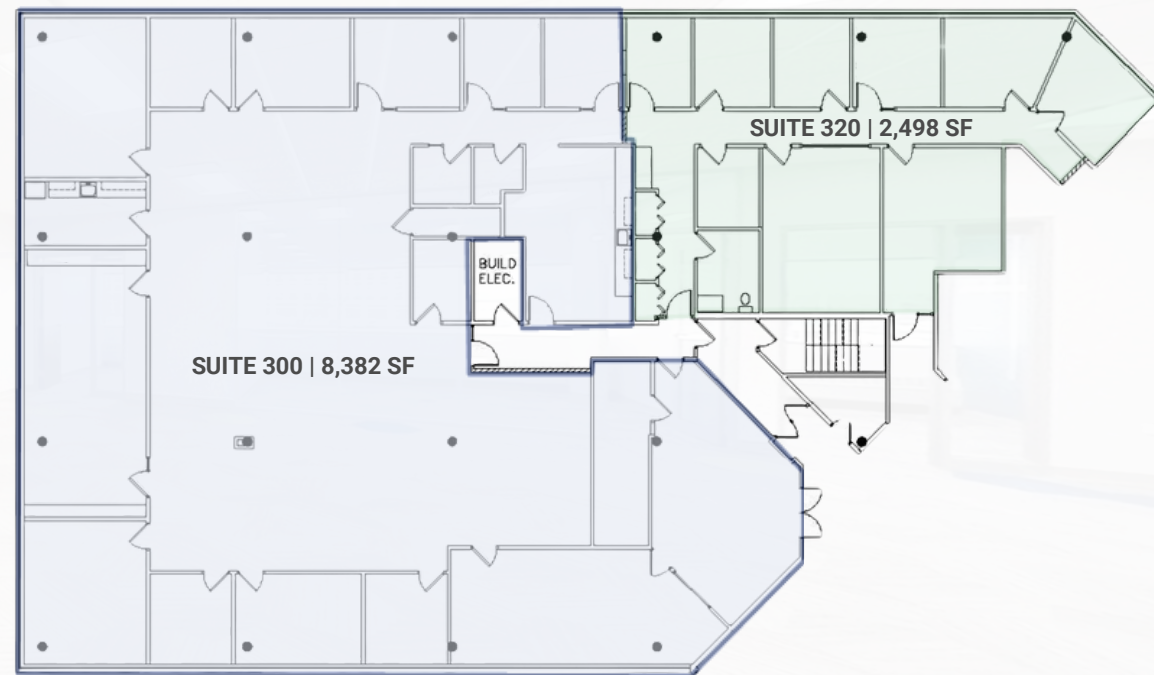
- Top of building signage option
- Large corner suite with natural light
- Nineteen (19) private offices
- Reception area
- Two kitchens
- Multiple conference rooms
- Private restroom



SUITE 300 | VIEW TOUR



SUITE 320 | VIEW TOUR



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RENTAL RATE /SF

LEASE TYPE:	Gross
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BASE RATE:	\$22.50
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REAL ESTATE TAXES:	Included
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OPERATING EXPENSES:	Included
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GROSS RATE:	\$22.50*
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*Tenant pays consumption electric.

*Real estate taxes and operating expenses over Base Year amounts.

CONTACT

Bryan Barus, CCIM / CPM
Designated Managing Broker

bbarus@suburbanrealestate.com
630-487-2111

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



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