



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



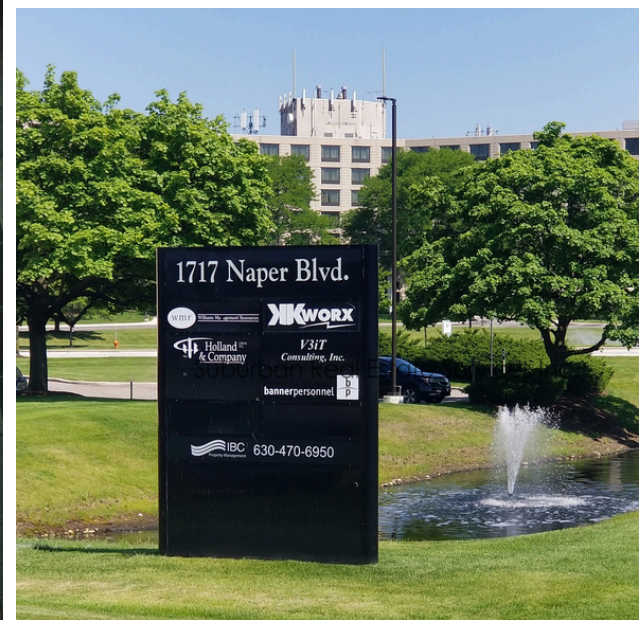
Ample Parking



One Block to I-88



Abundant Local Amenities





DOWNTOWN NAPERVILLE

COSTCO

1717
NAPER

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

MARRIOTT
NAPERVILLE

FREEDOM DRIVE

NAPER BLVD | 12,700 VPD

DIEHL ROAD | 6,550 VPD

EDWARD ELMHURST
HEALTH CENTER -
NAPERVILLE

INTERSTATE
88

FIRST FLOOR

830 - 2,109 SF

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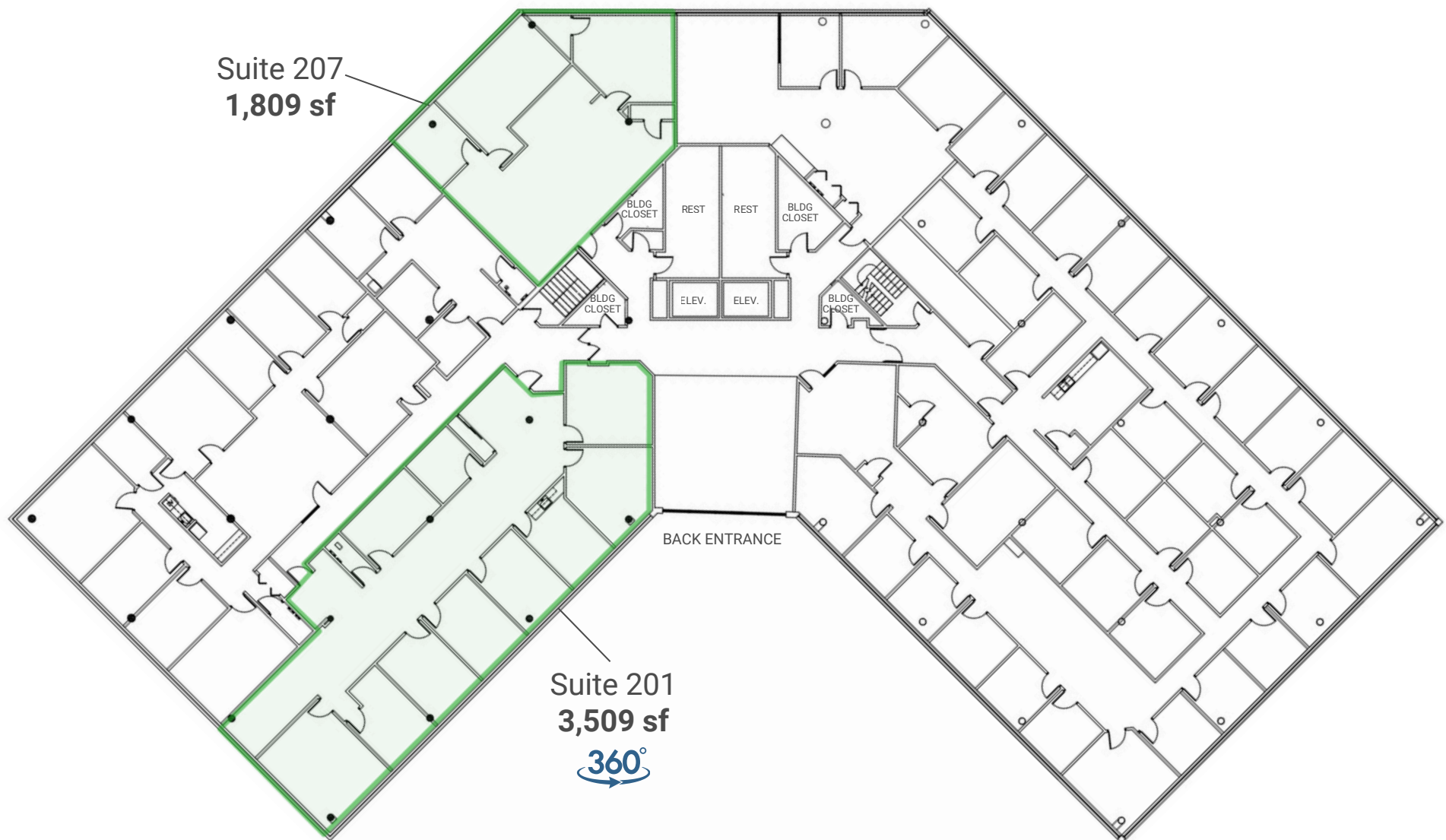


SECOND FLOOR

1,809 – 3,509 SF

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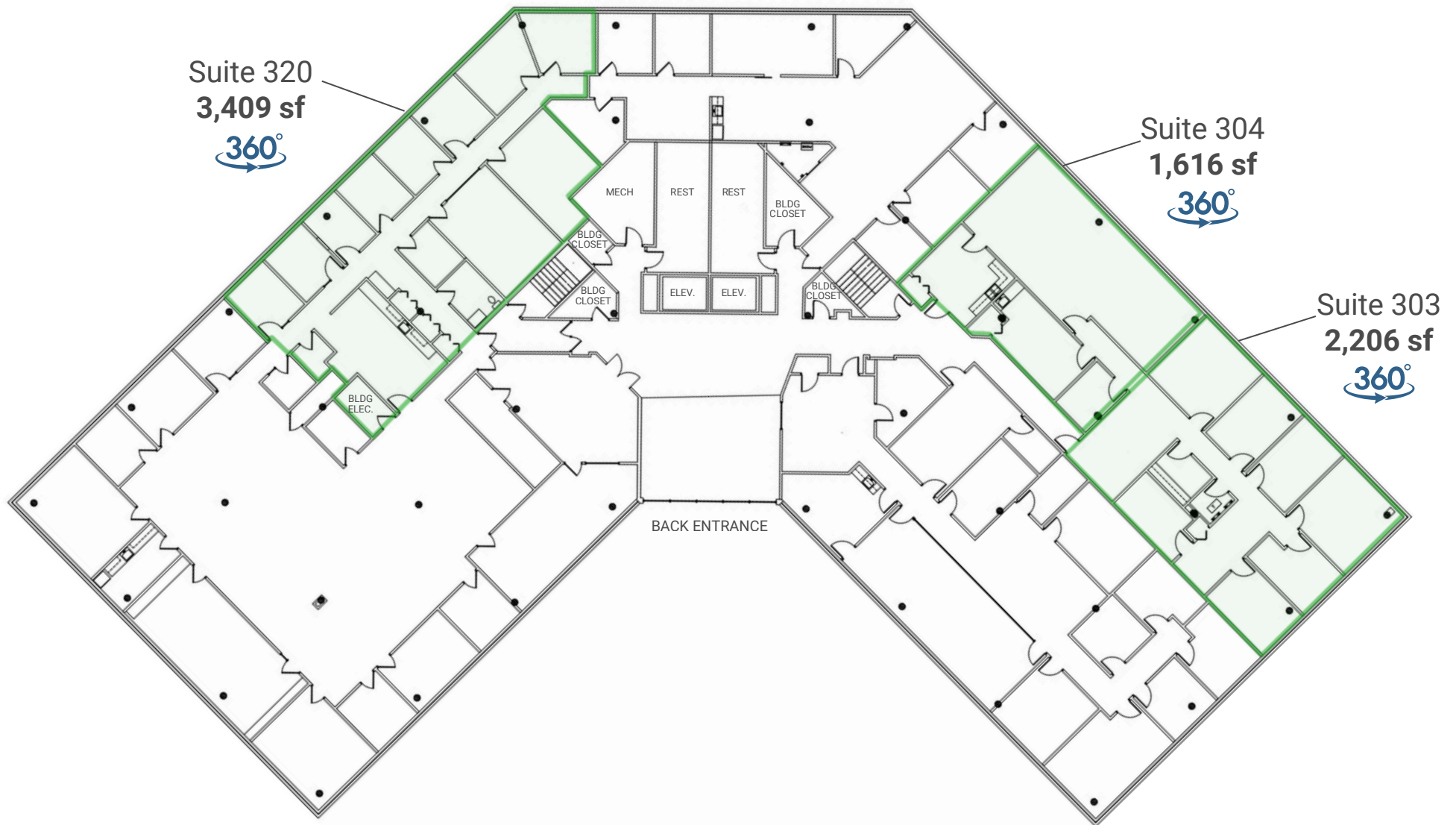


THIRD FLOOR

1,616-3,822 SF

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RENTAL RATE /SF

LEASE TYPE: Gross

BASE RATE: \$22.50

REAL ESTATE TAXES: Included

OPERATING EXPENSES: Included

GROSS RATE: \$22.50*

*Tenant pays consumption electric.

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

CONTACT

, CCIM / CPM

Bryan Barus
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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