

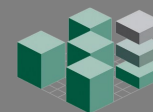


Naperville

FINANCIAL ♦ 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

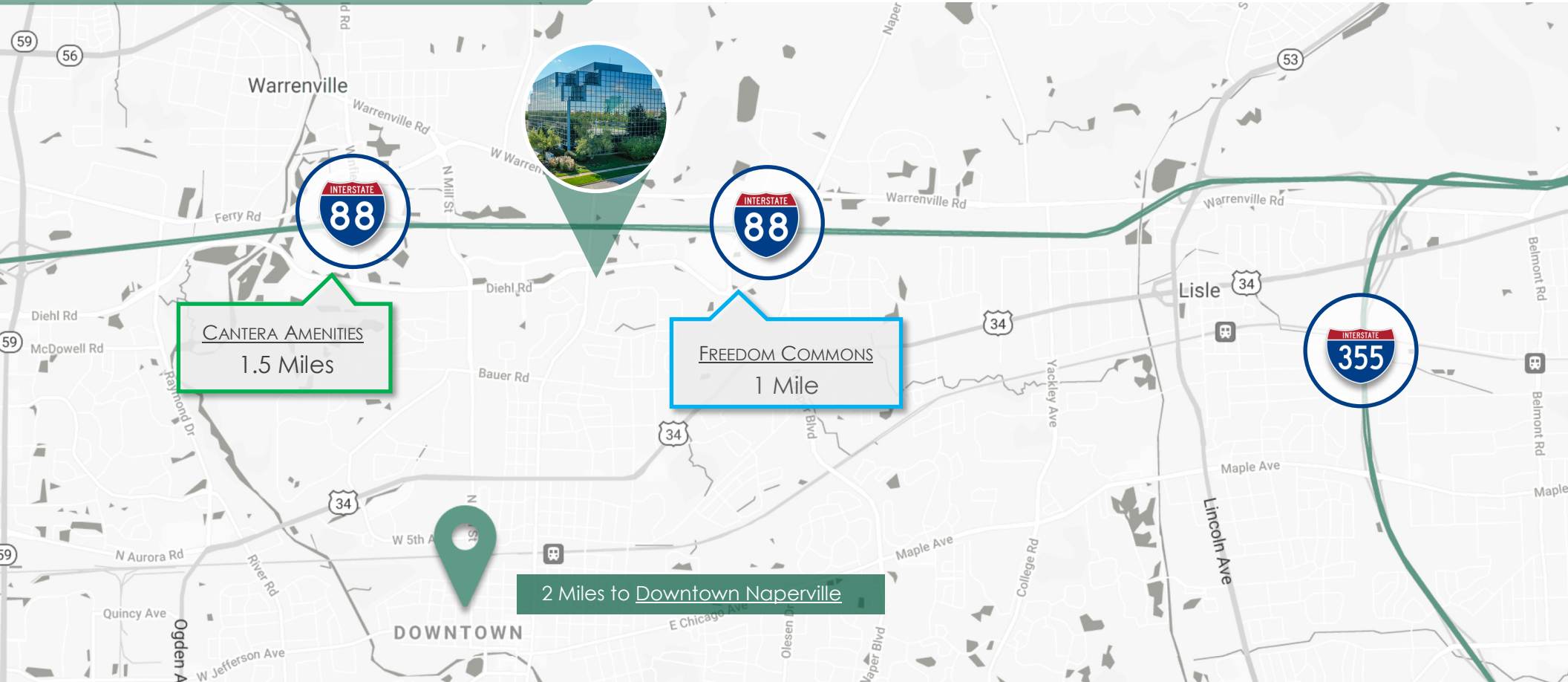


Scan to view
360° tour.

LOCAL AMENITIES



Scan to view
360° tour.



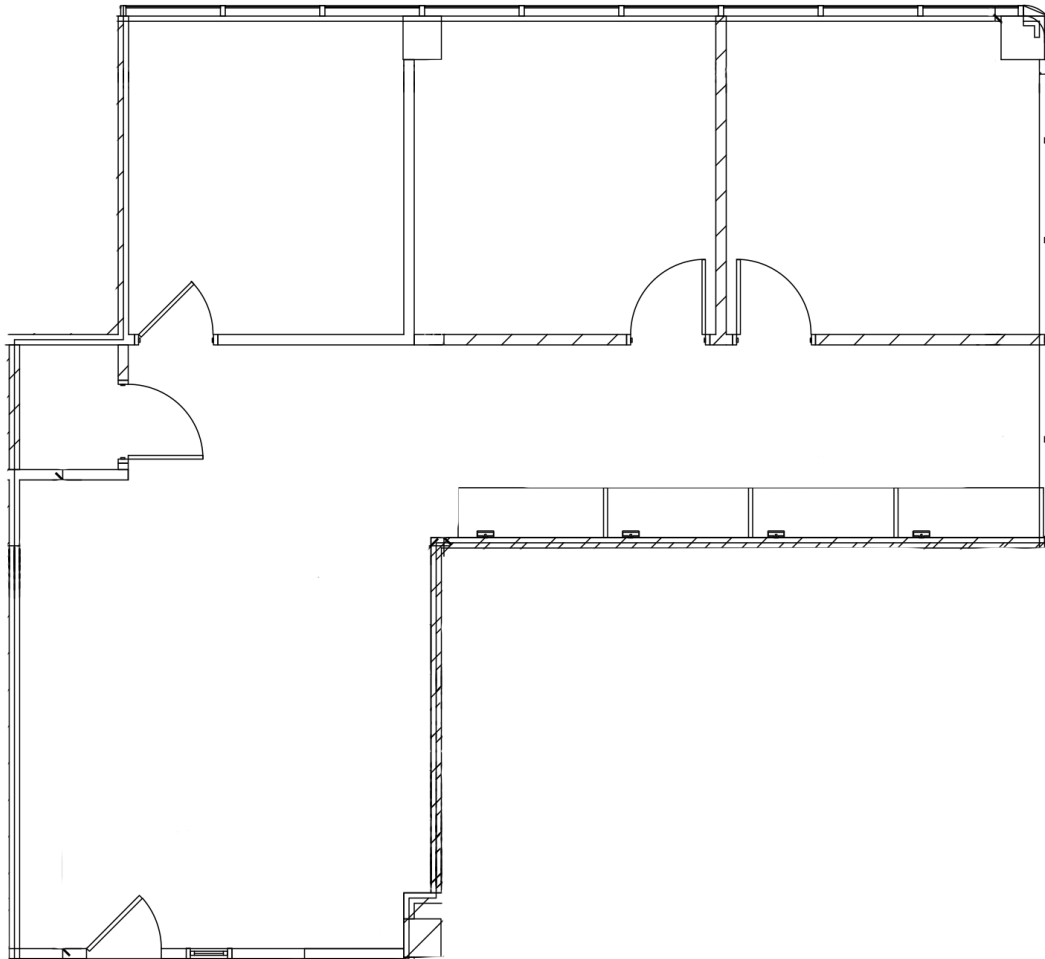
SUITE 220
1,407 +/- SF

FLOOR PLAN

- Multiple private offices
- Reception/waiting area



Scan to view
360° tour.



FOURTH FLOOR 3,313 - 7,973_{SF} FLOOR PLAN



Scan to view
360° tour.

Suite 420 | 3,313 sf

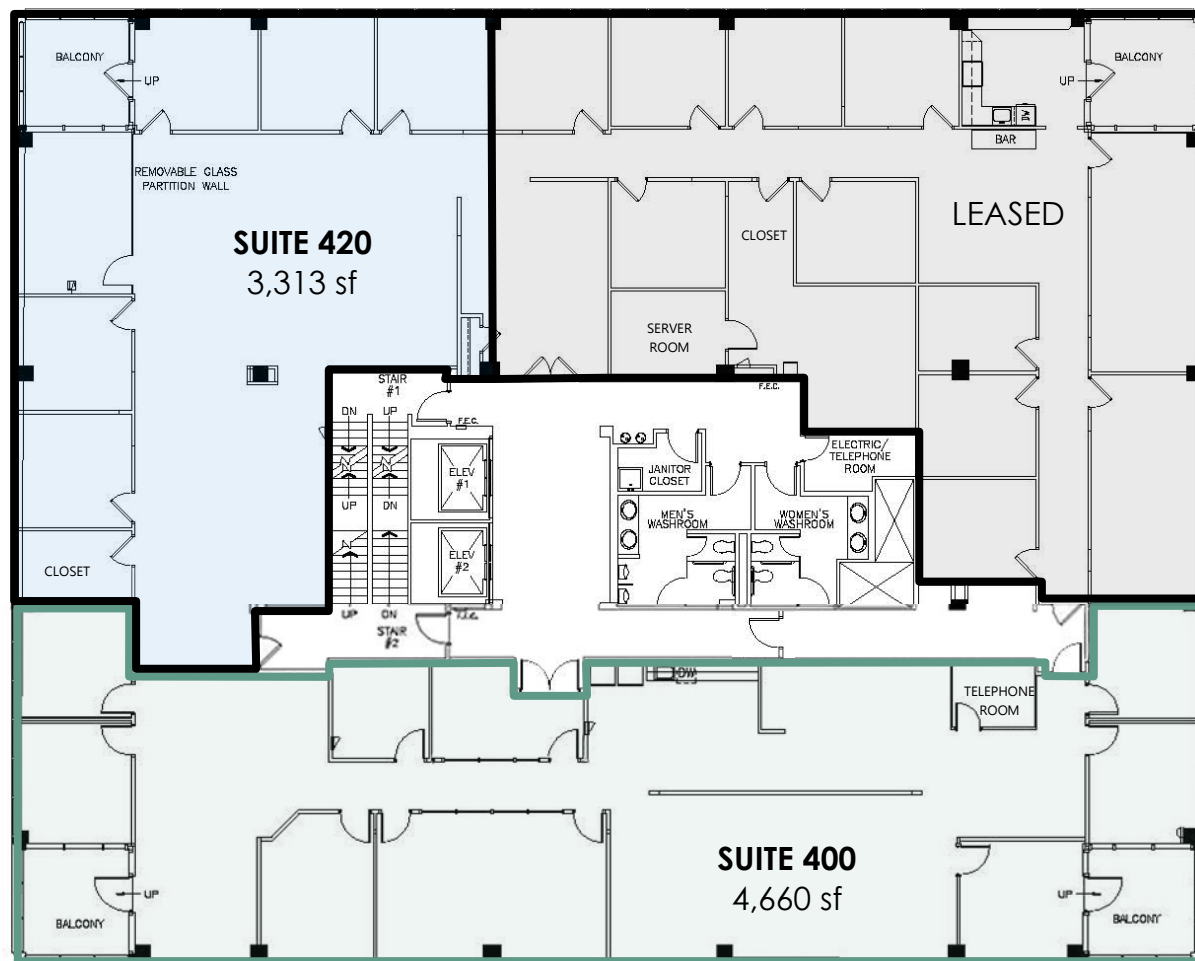
- Available Immediately
- May be combined with Suite 400, total 7,973 sf
- One (1) private balconies



Scan to view
360° tour.

Suite 400 | 4,660 sf

- May be combined with Suite 420, total 7,973 sf
- Two (2) private balconies



ANNUAL NET RENTAL RATE /SF:

Base Rate:	\$16.00
Real Estate Taxes (2025 est.)	\$2.20
Operating Expenses (2025 est.)	\$9.01
Gross Rate:	\$27.21*
*Tenant pays electric.	



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

