



# The sophistication of the city in the serenity of the suburbs

Easy-access location: Route 59 @ I-88, Naperville  
Western East/West Corridor Submarket



## HIGH-VISIBILITY RETAIL & RESTAURANT

In CityGate Centre's multi-tenant retail building, high-visibility first- and second-floor end-cap suites are available for individual leases or can be combined for expanded retail inventory/showroom capacity or event space.

### AVAILABLE SPACES

Floor	Type	Avail. SF	Rent	Occupancy	Term
P 1st	Direct	1,494	\$16 NNN	Vacant/core & shell	Negotiable
P 1st	Direct	4,015	\$16 NNN	Vacant/restaurant & bar	Negotiable
P 2nd	Direct	2,537	\$16NNN	Vacant/core & shell	Negotiable
P 2nd	Direct	1,916	\$16NNN	Vacant/core & shell	Negotiable

### BUILDING

Type	4-Star Retail Storefront/Office
Tenacy	Multi
Year Built	2007
RBA	54,579 SF
Stories	2
Typical Floor	27,240 SF
Construction	Masonry

### LAND

Acreage	1.76 AC
Zoning	C
Parcels	07-03-103-023

### AVG. DAILY TRAFFIC VOL.

Ferry Rd.	6,650
Rte. 59	34,200

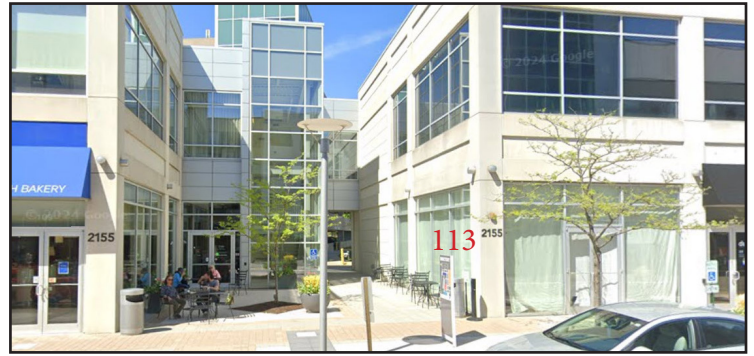
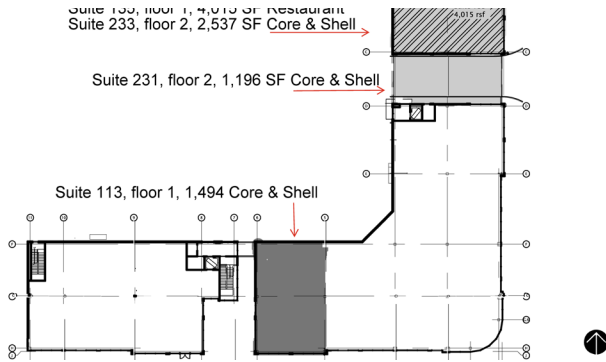
Additional brand visibility option: Electronic message boards on Rte. 59 & Ferry Rd. monument.

### TRANSPORTATION

Parking	1051 available covered; 4.98/1,000 SF (exceeds municipal code of 4/1,000)
Commuter Rail	6 min. drive to Rte. 59 Station: Metra/Burlington Northern-Santa Fe Railway Line
Bus	Pace Suburban Bus Route #559 stop on Rte. 59 near building entrance
Airports	Chicago O'Hare 19 mi.   Chicago Midway 23 mi.   DuPage County Airport 7.5 mi.
Walk Score®	Car-dependent (27)
Transit Score®	Minimal transit (23)

# 2155 CityGate Lane, Naperville

Western East/West Corridor Submarket



## BUILDING AMENITIES

- On-site property manager
- On-site security 24/7
- 24/7 suite access

## COMMUNITY AMENITIES

- Hotel Arista: Forbes recommended, AAA Four Diamond luxury
- Area pond surrounded by approximately 0.75 mile walking path and native grasses
- Access to Illinois Prairie Path
- Domain CityGate luxury apartments
- Abundant garage & street parking
- Bus line
- Restaurants
- Signage

## BUILDING TENANTS

- Apotheco Pharmacy
- Arista Coffee & Cafe
- Arista Spa & Salon
- Che Figata
- Duly AestheticsDully Health and Care Dermatology
- Duly Health and Care Physical & Occupational Therapy
- Integrated Physical Medicine
- Olympus Executive Fitness Center



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