

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

PHOTOS



1717 Naper Blvd.
V3IT
KIKWORX
Holland & Company
V3IT Consulting, Inc.
bannerpersonnel
IBC 630-470-6950



**DOWNTOWN
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

COSTCO

**1717
NAPER**

**MARRIOTT
NAPERVILLE**

FREEDOM DRIVE

NAPER BLVD | 12,700 VPD

DIEHL ROAD | 6,550 VPD

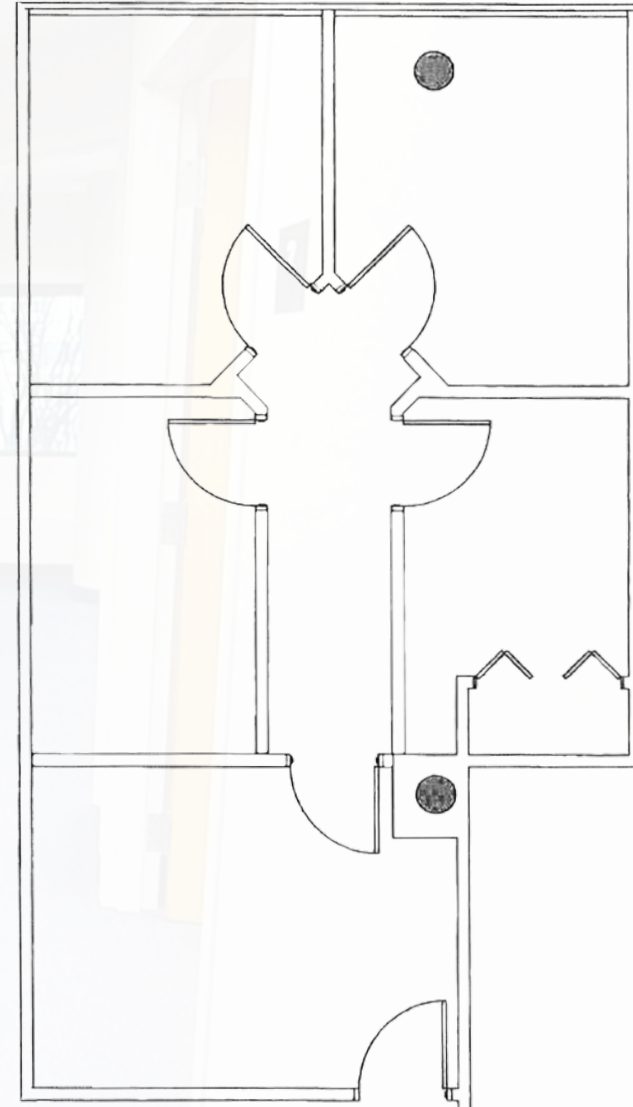
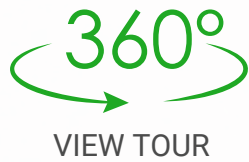
**EDWARD ELMHURST
HEALTH CENTER -
NAPERVILLE**

**INTERSTATE
88**

FIRST FLOOR

SUITE 109 | 830 SF

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



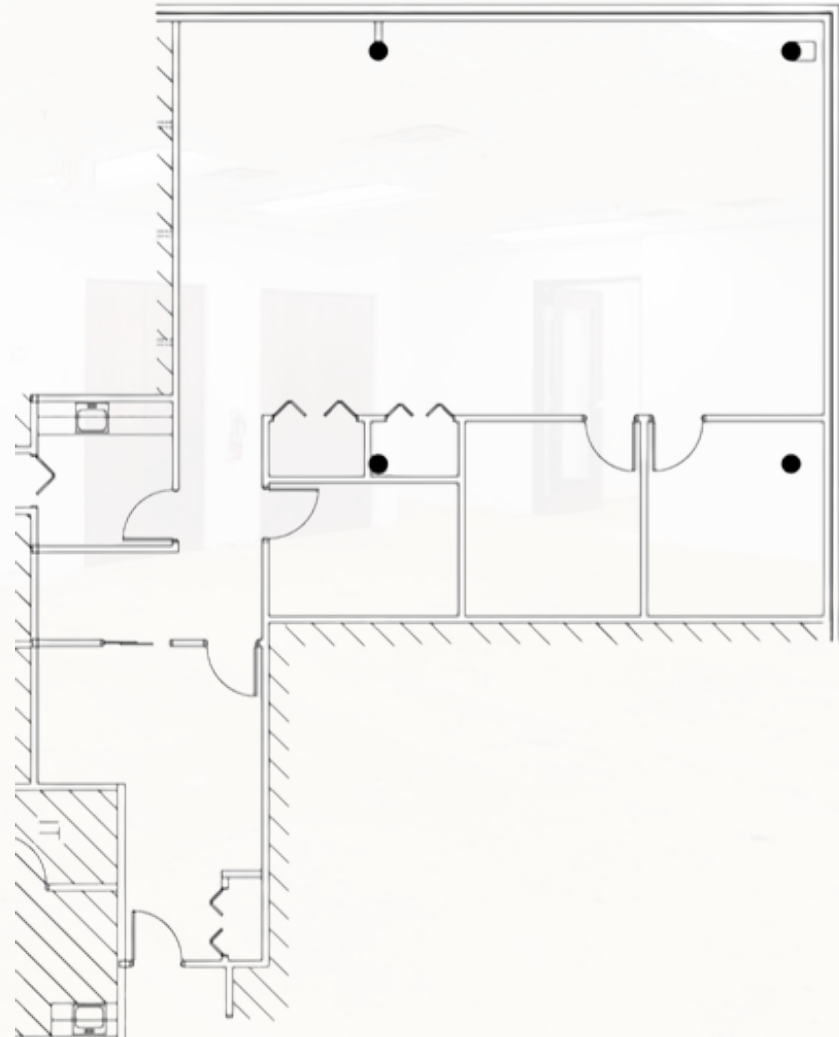
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FIRST FLOOR

SUITE 106 | 2,109 SF

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



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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

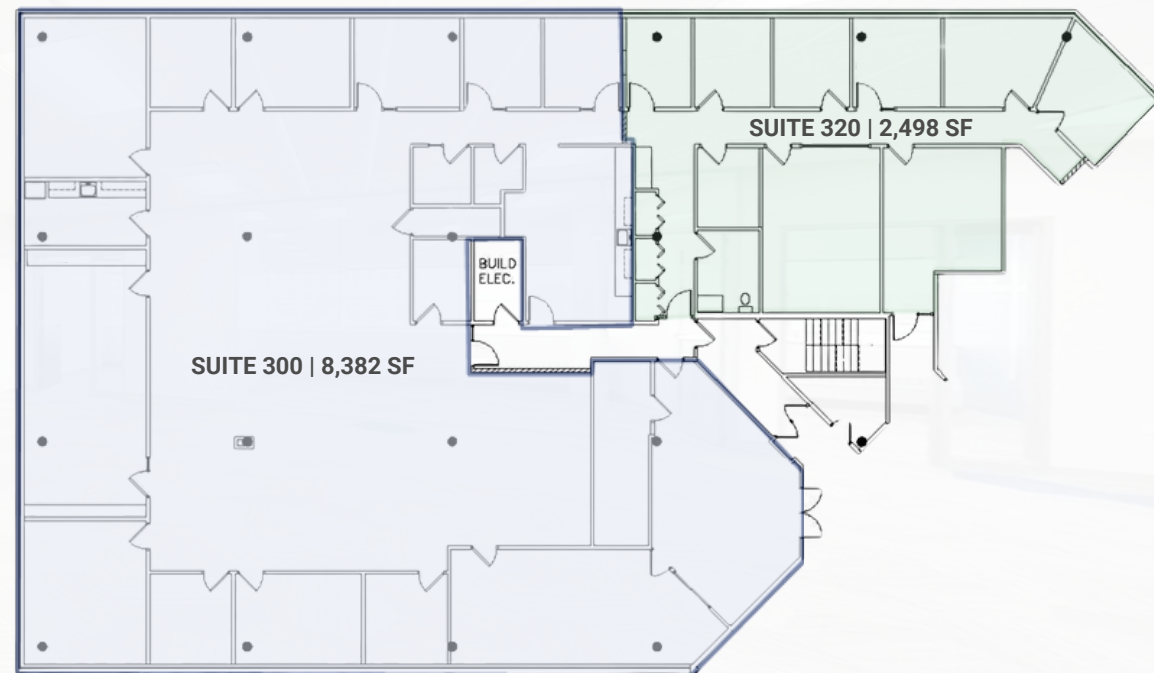
360°

SUITE 300 | VIEW TOUR



360°

SUITE 320 | VIEW TOUR



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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

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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