

1770 PARK ST | SUITE 100 | NAPERVILLE

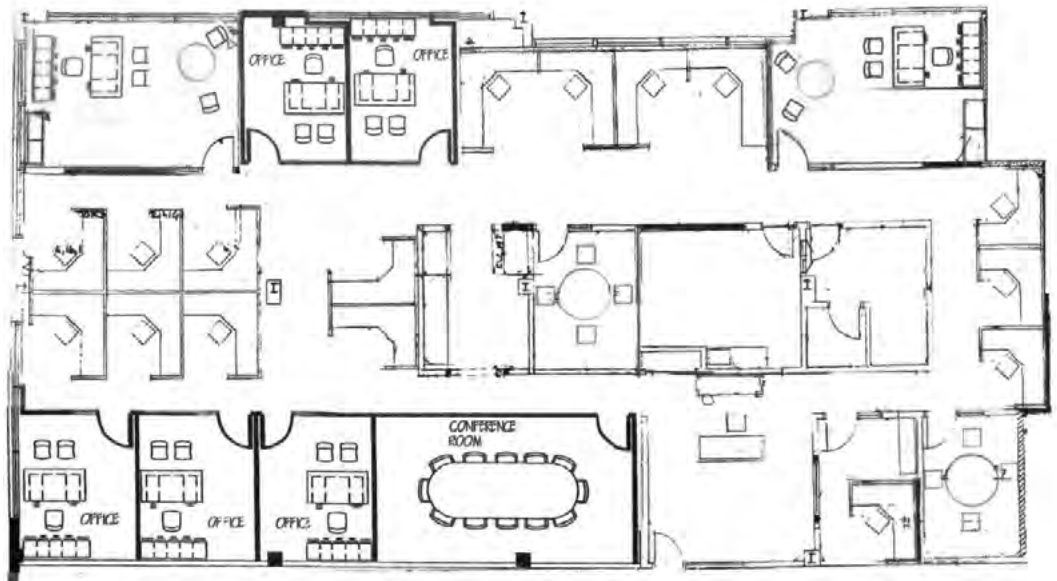
OFFICE CONDO FOR SALE OR LEASE

- » Asking Price \$695,000 (\$117 PSF)
- » Lease Rate: \$19.95 PSF MG
- » Square Feet: 5,942 SF
- » Monument Signage Available
- » Utilities Included in Assessments

SPACE FEATURES

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- » Fully Furnished Office Condo
- » 10 Private Offices
- » 15 Workstations
- » 1 Conference Room
- » Kitchen



BUILDING HIGHLIGHTS

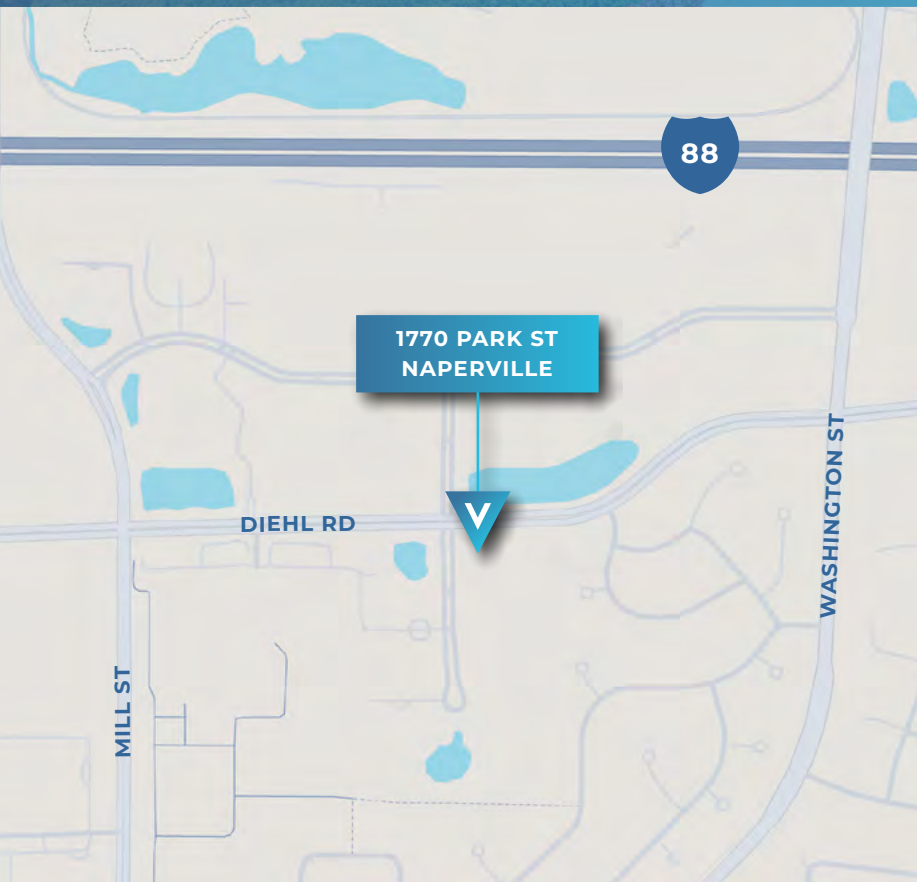
- » Real Estate Taxes: \$14,841 (\$2.50 PSF)
- » Assessments: \$4.93 PSF
- » PIN: 07-01-414-023

AREA AMENITIES

- » Minutes to downtown Naperville
- » Easy Access to I-88
- » Numerous fast serve and fine dining options nearby
- » Adjacent to Nike Park

PROPERTY SUMMARY

- » Asking Lease Rate: \$19.95 PSF MG
- » Asking Sale Rate: \$695,000 (\$117 PSF)
- » Available Square Feet: 5,942 SF
- » Year Built: 1999
- » Parking Ratio: 3.30 / 1,000 SF



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