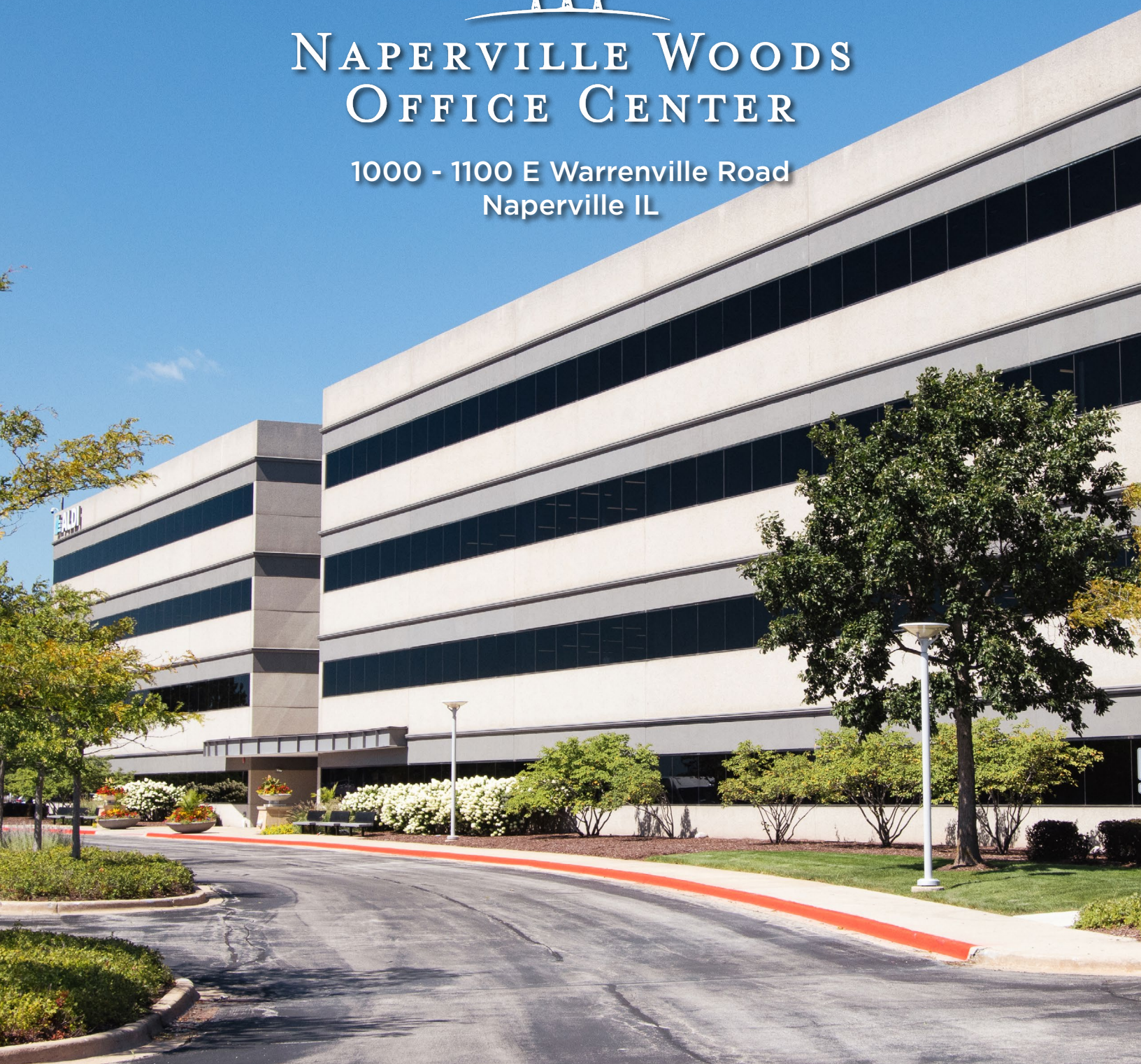




# NAPERVILLE WOODS OFFICE CENTER

1000 - 1100 E Warrenville Road  
Naperville IL



**BUILDING & AMENITY OVERVIEW**







# WELCOME TO NAPERVILLE WOODS

Agellan building ownership and the NAI Hiffman Management Services team are committed to serving the tenants at Naperville Woods Office Center and actively raising tenant satisfaction with top-class building amenities, unique services, and engaging tenant events. We are constantly exploring ways to grow the building's amenity and services package to provide convenience, comfort, and a new space that feels like home to your employees.

High Profile Location with Lobby Identity



NAPERVILLE WOODS  
OFFICE CENTER

1000 & 1100 E Warrenville Road  
Naperville IL



# Building Amenities



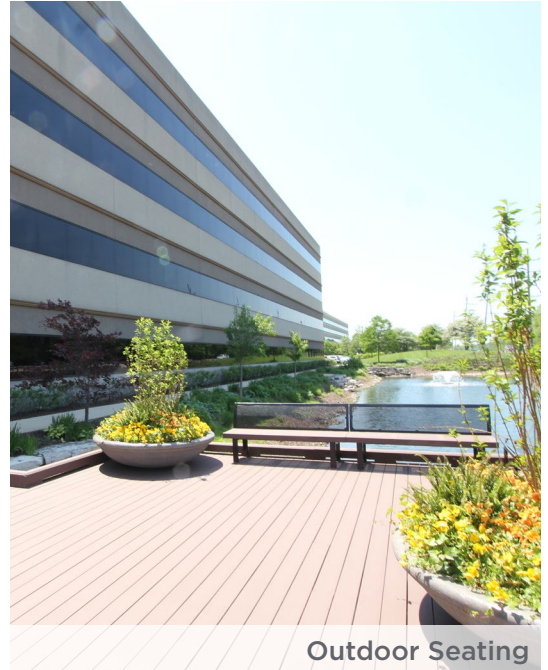
1000 Building Lobby



1100 Building Lobby



1100 Building Lobby



Outdoor Seating



Outdoor Dining Area



1100 Building Deli Seating

## Outdoor Seating

Enjoy our park-like tables and seating along the north side of the 1100 building and benches along the north side of the 1000 building.

## Electric Building Directory

Visitors can easily look up tenants and building information using our interactive touchscreen directories located in each lobby.

**Full Service Cafe** 1100 Building | 1st Floor

**Deli Service Counter** 1000 Building | 1st Floor

## Daytime Security Staff with After-Hours Patrol

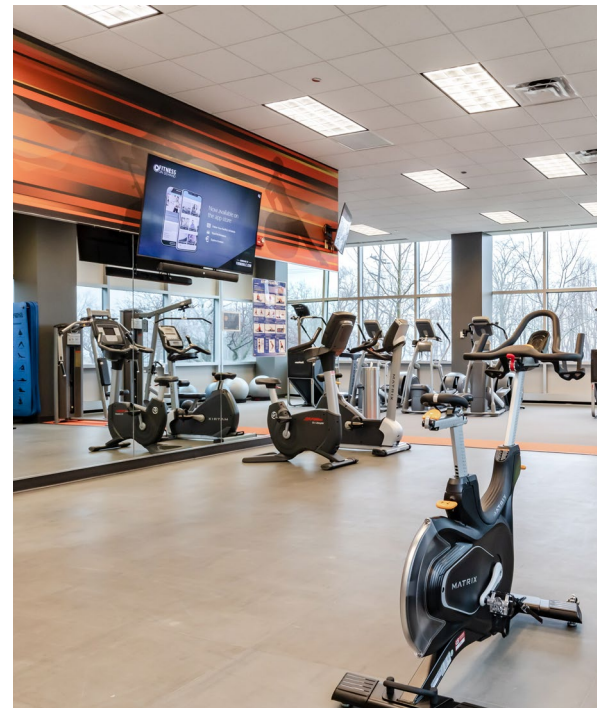
Your safety is our top priority. We have on-site day time security officers and overnight patrol. A guard is also on-site Saturday from 8:00 AM to 1:00 PM.

## Fully Equipped Fitness Center

1000 Building | 1st floor

Open Monday - Friday  
5:00 AM - 7:00 PM

Conveniently work out before, during or after your work day with our state-of-the-art cardio and strength training equipment. Lockers, towel service and showers are available. All users must sign a fitness center waiver and keep on file with the management office.



1000 Building Fitness Center

## The Grand 1000 Building

The Grand is an open lounge and seating area servicing the deli-service counter at the 1000 building. The Grand offers TV's, book share program, and games for employees to play. This area can also be reserved through building management for private functions or meetings.

## Conference Rooms The Grand & Management Office

Utilize our building's lounges and seating areas for your next meeting at no additional cost. Contact the management office to reserve. **30-person capacity (The Grand)**

**On-Site Management Office** 1000 Building I Suite 1000  
Open Monday - Friday 8:30 AM - 5:00 PM  
Manager: Heather Battaglia 630-364-3200



1000 Building Tenant Lounge



Outdoor Seating Area

## Electric Car Charging Stations

1100 Building I West Lot

To promote the use of hybrid and fully electric vehicles, we offer 4 charging stations that are available for your use 24/7. To use, vehicle owners set up a personal account with ChargePoint. Contact building management for a charging card.



Electric Car Charging Stations



## Air Ionization

Recently installed ion generators to increase the air quality in the building.

## FedEx & UPS Overnight Delivery Drop Boxes

1000 Building - 1st Floor East  
1100 Building - 1st Floor West

Drop off your FedEx & UPS shipments 24 hours a day and enjoy later pickup times to meet the demands of your busy schedule.

## Card Access Control

How to use: After-hours card access is required for building entry after the building closes. To get new card, place a work order through Building Engines and security will hand deliver the badge same day. First card is free, lost or stolen card is \$15.00.



## We are WELL Health-Safety Rated

From handwashing support and cleaning practices to health services and air and water quality monitoring protocols, we are working hard to support the health and safety of everyone who walks through the door.

### What makes it stand out?

#### *Informed by Research*

Grounded in the world's premier evidence-based framework for advancing health and well-being in buildings and spaces of all kinds: the WELL Building Standard.

#### *Powered by Experts*

One of the first outcomes from the IWBI Task Force on COVID-19 - a collection of nearly 600 experts across public health, medicine, design, real estate, government and academia.

#### *Validated by a 3rd-party*

Each feature is third-party verified to ensure that the proper evidence-based measures have been adopted.

### Why this rating matters now

Created in response to the COVID-19 pandemic and consisting of operational interventions that can be made to help mitigate its spread across five key themes:

- Cleaning and sanitization procedures
- Emergency preparedness programs
- Stakeholder engagement and communication
- Health service resources
- Air and water quality management







# Tenant Services

## Dry Cleaning Valet Service

On the Spot Dry Cleaning provides tenants with dry cleaning pick up and delivery twice a week. Orders are picked up and delivered directly to your office on Tuesdays and Thursdays. On the Spot also offers laundry, alterations, and shoe shine/repair services.

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## Food Truck Lunches

South Lot Between 1000 & 1100 Buildings

Throughout the summer, we host food truck vendors once a month to offer tenants a fun alternative lunch option without leaving the building. Some past vendors have included: Toasty Cheese, Flirty Cupcakes, Best Truckin BBQ, Beavers Coffee & Donuts, Cheesies, Gobble Dogs, and Piko Street.

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## Car Wash & Detail

1000 Building | Far West Parking Lot

Skip the wait and have your car washed and detailed while you work. Detail Kings, a mobile car wash and detailing company is on-site twice a month in the summer to offer their convenient service.

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## Holiday Gift Wrapping

Save yourself time during the holiday season and take advantage of our free professional gift wrapping service for all tenants. Drop off gifts to be wrapped while you work and pick them up later in the day.

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## Electronic Recycling Program

Throughout the year, Naperville Woods offers an electronic recycle program to provide you with an easy way to safely recycle your old and unwanted electronics.

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## Foodsby Contact-Free Lunch Delivery

How it Works:

- Download APP: See which restaurants are delivering to you
  - Choose Restaurant: They will prepare, pack, and deliver your food
  - Pick up meal: We will notify you when your meal has been delivered to the drop off spot in your building
  - Enjoy your Lunch!
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## Koloni Bike Sharing Program

1000 Building | East Lot

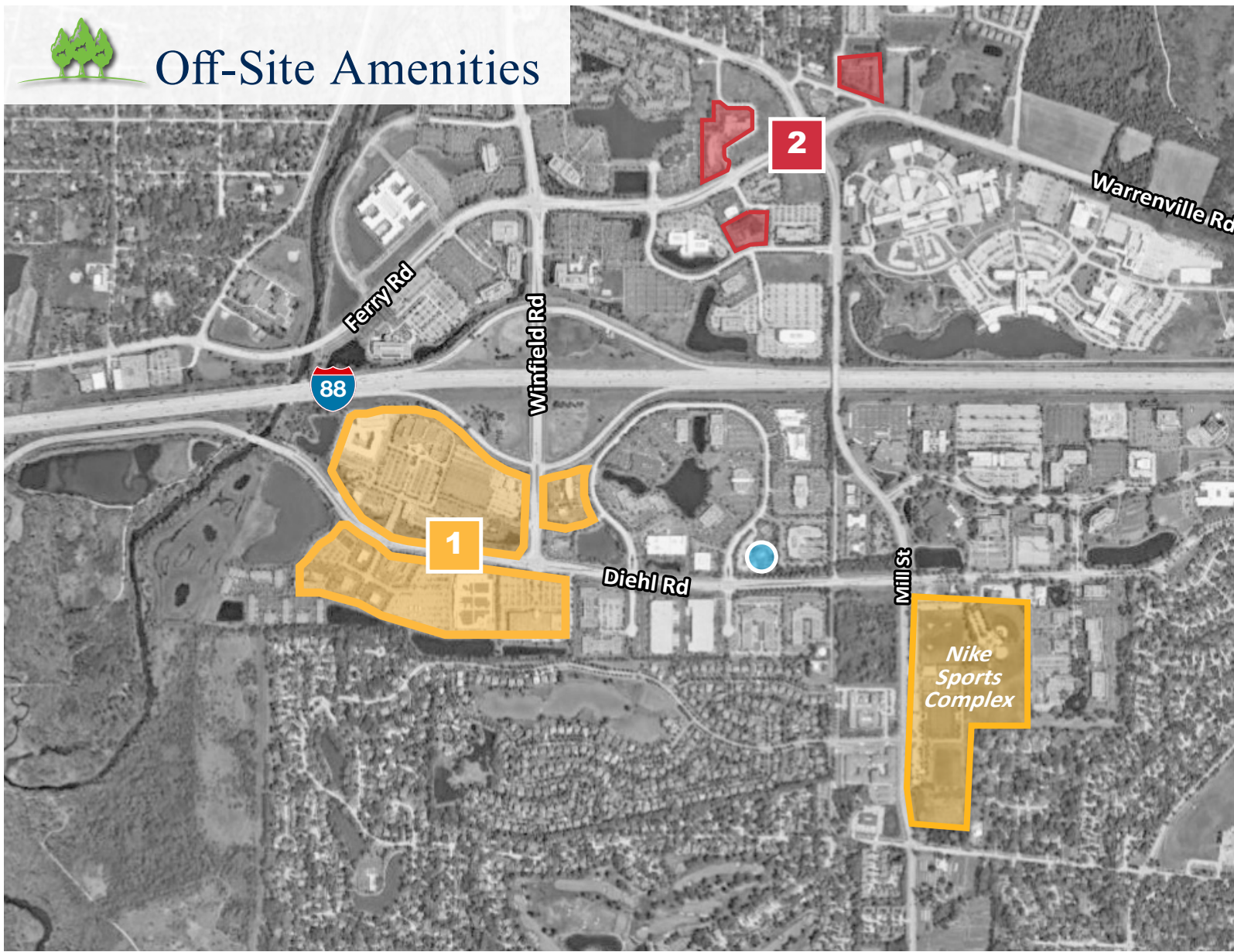
Whether you're on your lunch break, making trips across town or just getting some fresh air outside, Koloni bikes provide a fast, fun and easy way to get around.

- 6 bikes available for use 24/7
- Bike are complimentary for tenants





# Off-Site Amenities



## RESTAURANTS, HOTELS, SHOPPING, ENTERTAINMENT & FITNESS

- 1** Buffalo Wild Wings
- Chipotle
- Corner Bakery
- Eddie Merlot's
- Honey Berry Cafe
- McDonald's
- Potbelly
- Red Robin
- Rock Bottom Brewery

- Skippy's Gyros
- Twin Peaks
- Hilton Garden Inn
- Springhill Suites
- Nike Sports Complex
- Main Event
- Regal Cinemas
- LifeTime Fitness
- Target

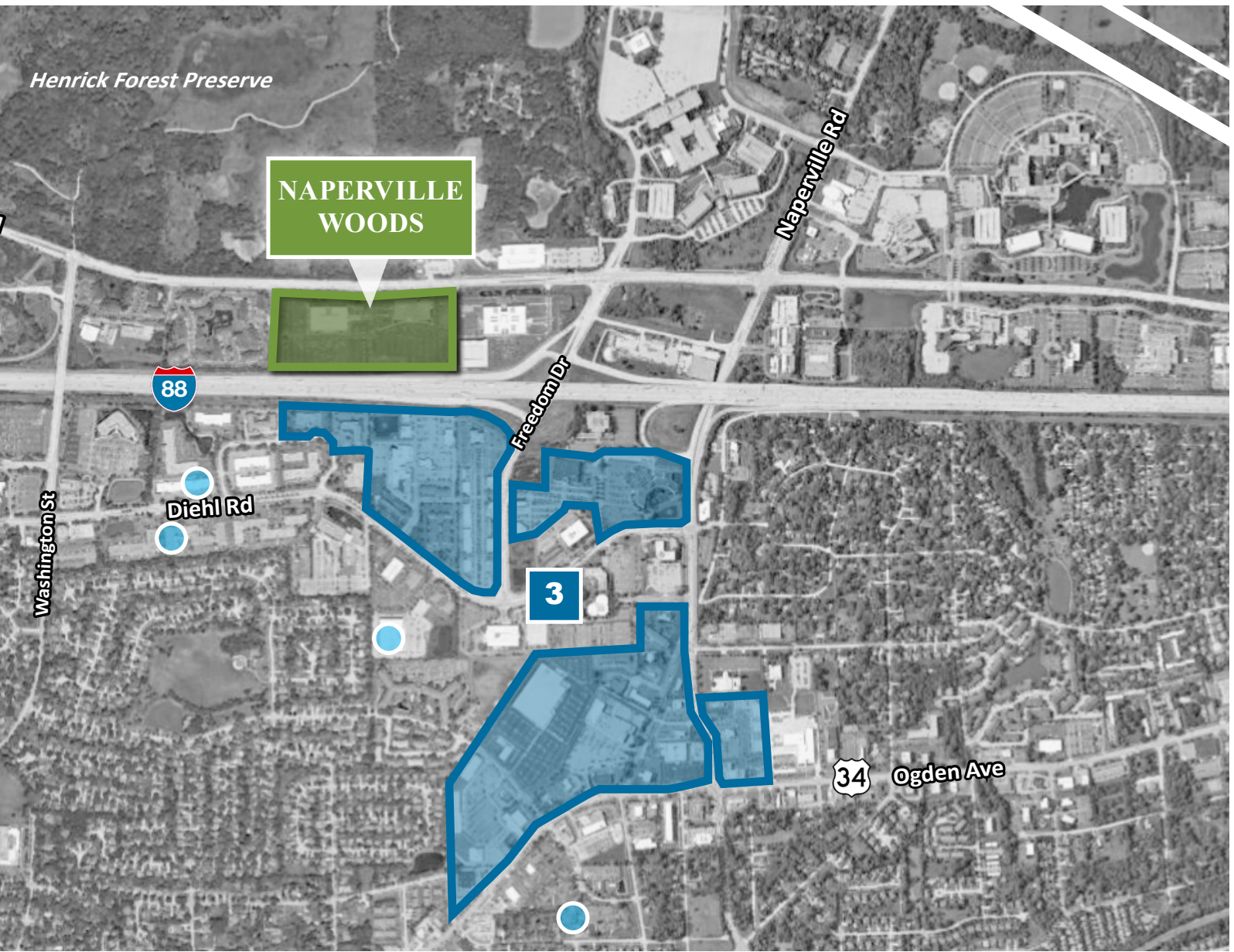
- 3** Buona Beef
- Buttermilk
- Chipotle
- Cooper's Hawk Winery
- Culver's
- Granite City Brewery
- Honey Jam Cafe
- Jason's Deli
- Maggiano's Little Italy
- McDonald's
- Miso Nara
- Morton's Steakhouse
- Naf Naf Grill
- Old Town Pour House
- Panda Express
- Panera Bread
- Pita Inn
- Thirty O Three Restaurant
- Uncle Julio's
- Wendy's
- The White Chocolate Grill

- 2** Hyatt House Chicago
- Hyatt Place Chicago

- Residence Inn
- Sonesta Simply Suites

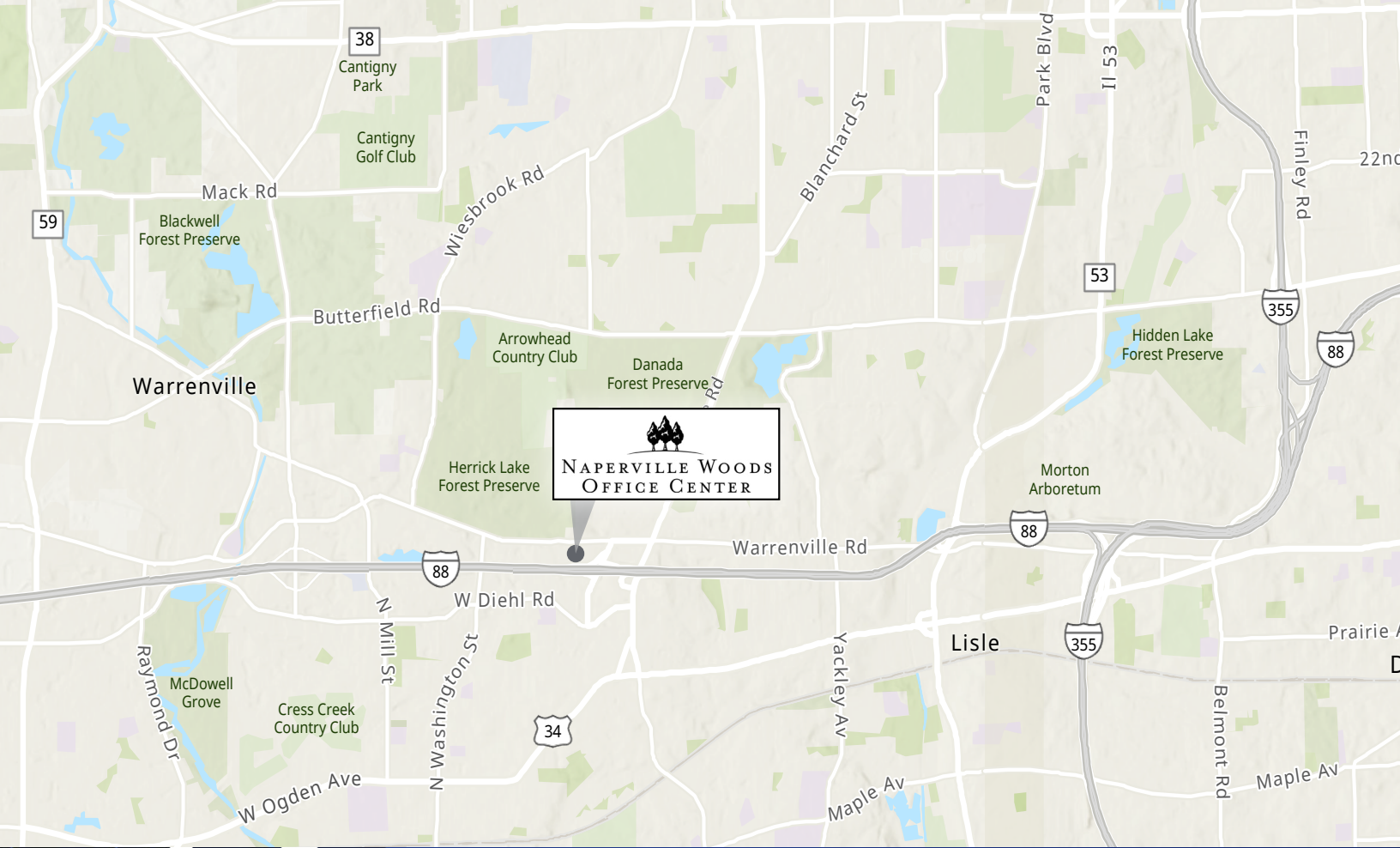
## CHILD CARE

- Active Childcare
- Bright Horizons at Naperville
- Creme de la Creme
- Hummingbird Lane Daycare Center
- Kids Campus



- Best Western
- Courtyard by Marriott
- Chicago Marriott-Naperville
- Embassy Suites
- Extended Stay America
- Fairfield Inn & Suites
- Hampton Inn
- Holiday Inn Express
- Motel 6
- iFLY Indoor Skydiving
- LA Fitness
- Naperville Indoor Sports Complex
- Planet Fitness
- Aldi
- Amazon Fresh
- Costco
- Dollar Tree
- Fruitful Yield
- H Mart
- CVS





  
**NAPERVILLE WOODS  
OFFICE CENTER**



For Leasing Information Contact

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