

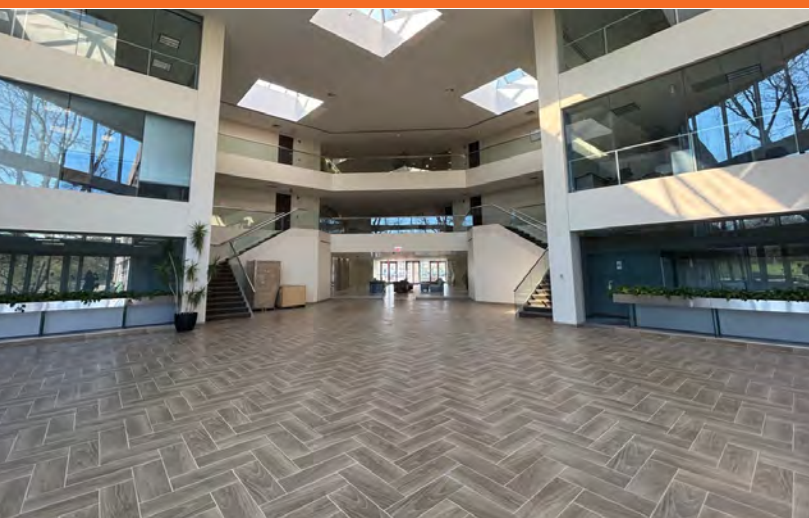


# 1717 PARK STREET *Office Building*

Naperville, IL



1,999-15,788 SF OFFICE SPACES FOR LEASE



presented by  
Your SVN Suburban  
NEXT LEVEL TEAM

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$18.00 SF/yr (MG)
<b>AVAILABLE SF:</b>	1,999 - 15,788 SF
<b>LOT SIZE:</b>	279,183 SF
<b>BUILDING SIZE:</b>	124,365 SF
<b>ZONING:</b>	C
<b>YEAR BUILT:</b>	1986
<b>BUILDING CLASS:</b>	B

<b>DEMOGRAPHICS</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL HOUSEHOLDS</b>	290	811	3,340
<b>TOTAL POPULATION</b>	632	1,898	8,318
<b>AVERAGE HH INCOME</b>	\$157,008	\$162,608	\$174,014

## LOCATION DESCRIPTION

- Immediately off of Diehl Road
- 1 mile from the Interchange I-88
- 8.5 miles from downtown Naperville
- Located within Park Place of Naperville Business Campus
- With easy access to major highways and minutes away from I-88, commuting to and from the area is seamless
- The immediate area is home to a variety of well-established businesses, including Costco, Lifetime, Target, and an array of dining options

## PROPERTY HIGHLIGHTS

- Former call center space and office spaces available
- Suitable for a variety of businesses with flexible floorplans
- Modern and professional common areas with atrium for nature views
- Renovated in 2008
- Monument signage available
- State of Illinois Department of Human Services is the anchor tenant

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# LEASE SPACES

## LEASE INFORMATION

<b>LEASE TYPE:</b>	MG	<b>LEASE TERM:</b>	3 Year Minimum
<b>TOTAL SPACE:</b>	1,999 - 15,788 SF	<b>LEASE RATE:</b>	\$18.00 SF/yr

## AVAILABLE SPACES

### SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Suite 110	Available	9,171 SF	Modified Gross	\$18.00 SF/yr	Former call center with a large open area: divisible
Suite 215	Available	1,999 SF	Modified Gross	\$18.00 SF/yr	Private offices and shared area; corner suite
Suite 220	Available	3,617 SF	Modified Gross	\$18.00 SF/yr	-
Suite 255	Available	12,171 - 15,788 SF	Modified Gross	\$18.00 SF/yr	-

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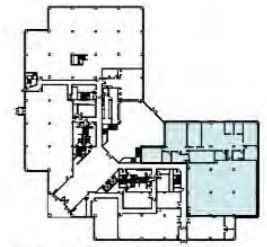
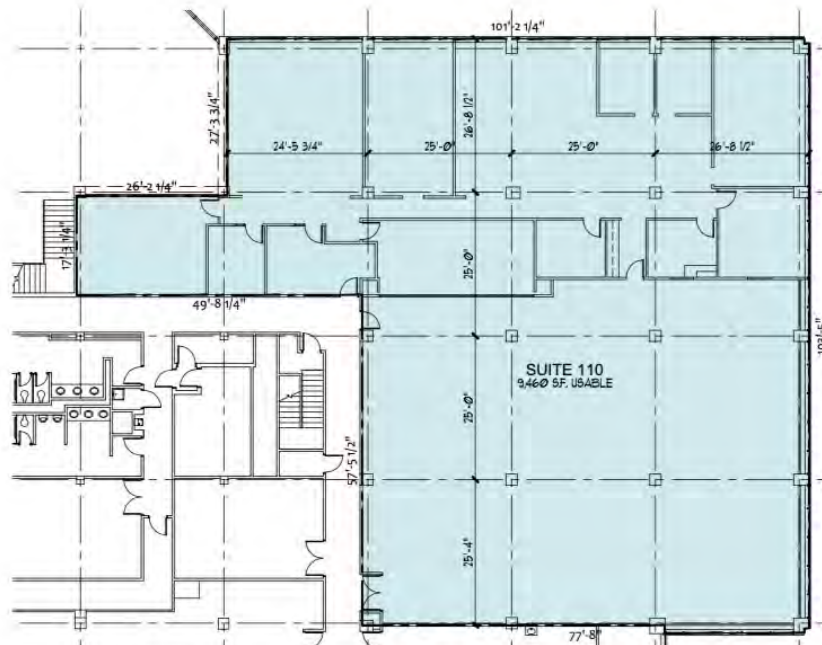
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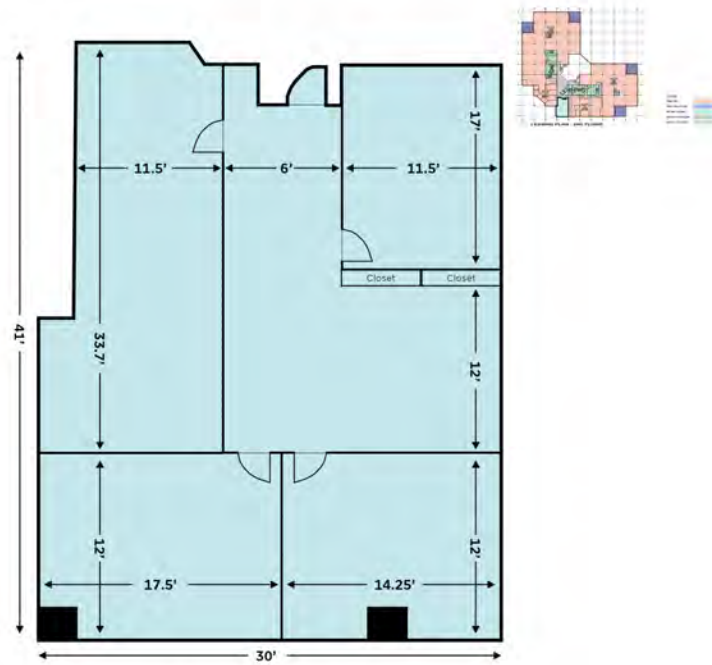
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# FLOOR PLANS



KEY PLAN - GROUND FLOOR

## SUITE 110 - 9,171 SF



\*Measurements are not exact and this floor plan is not to scale.

## SUITE 215 - 1,999 SF

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## ADDITIONAL PHOTOS



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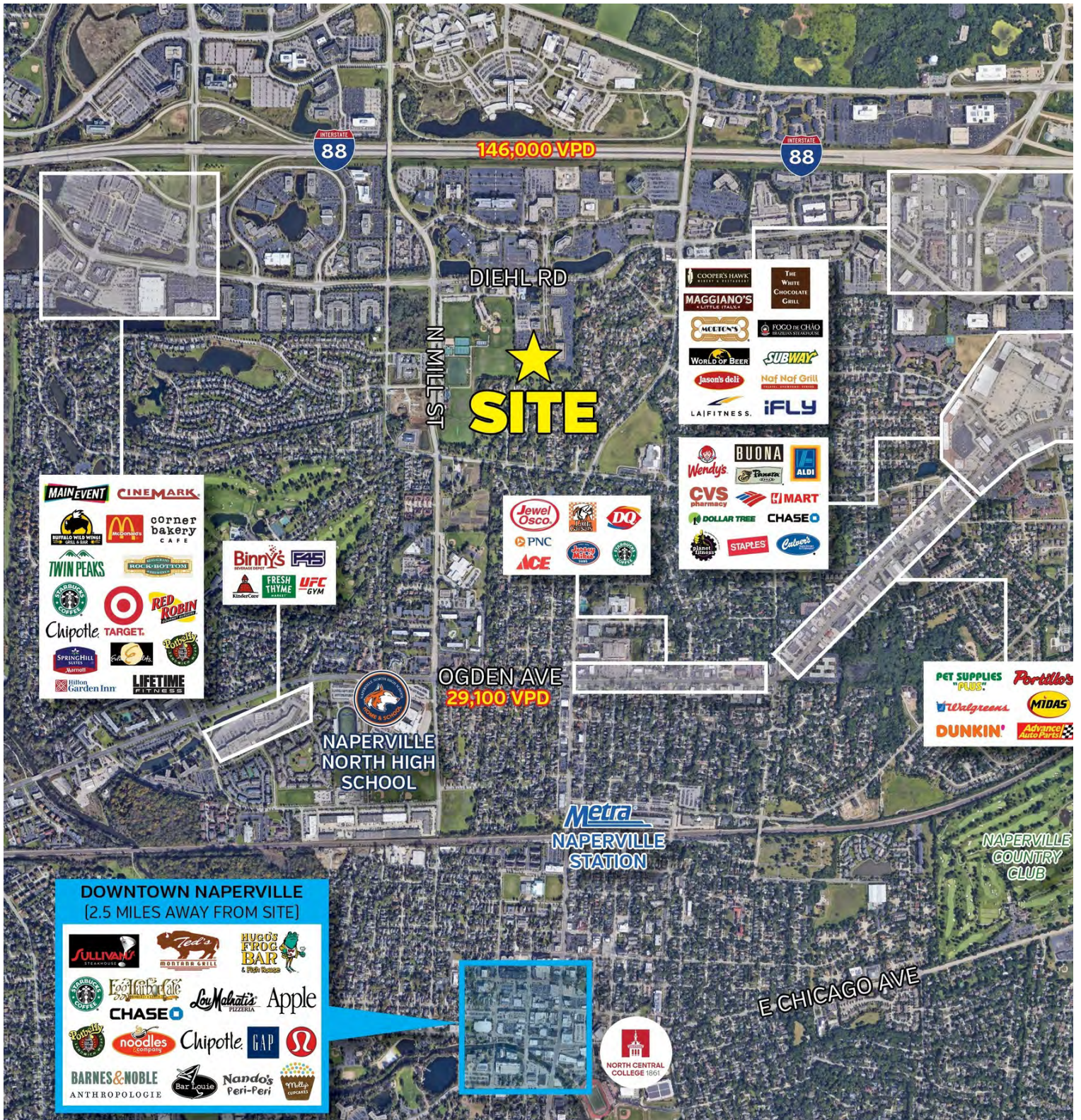
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# AERIAL MAP

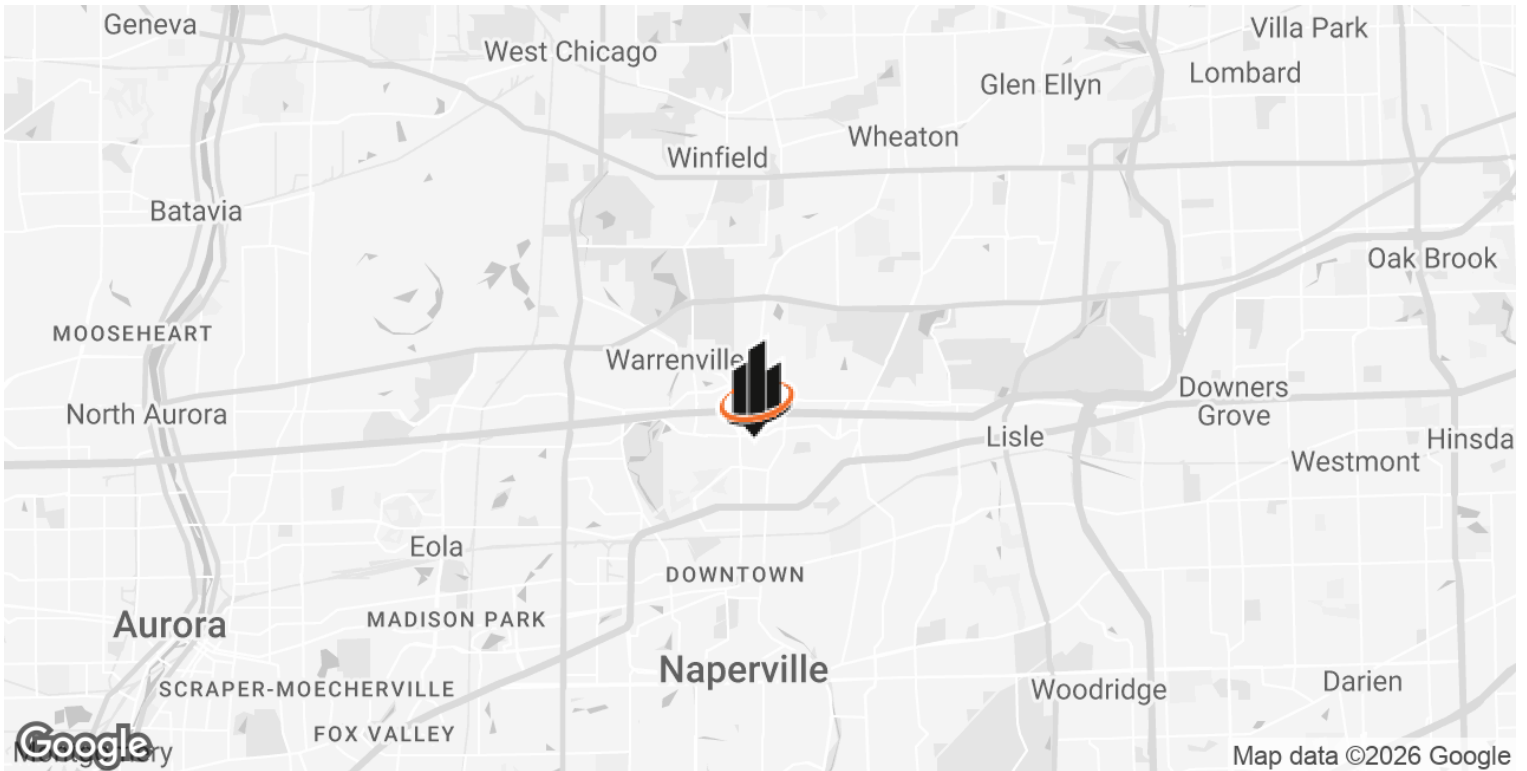


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# BIRDSEYE AND MAP



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