

34 W. CHICAGO AVENUE

NAPERVILLE, IL 60540

LM
Lagestee-Mulder
Commercial Real Estate

OFFICE BUILDING FOR LEASE



PROPERTY HIGHLIGHTS

- Sophisticated 2,000-square-foot office suite in Downtown Naperville's River District
- Picturesque views of the DuPage River from prominent Riverwalk location
- Open lobby and 4-5 private offices for a professional work environment
- Conference room, kitchenette, IT room, and private bath for convenience
- Close proximity to city hall, local restaurants, and unique shops
- Convenient street parking and nearby municipal garages for easy access

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,159	34,465	81,554
Total Population	11,653	91,918	215,451
Average HH Income	\$199,784	\$182,562	\$172,738

LEASE RATE **\$20.00 SF/YR**

LEASE TYPE **MG**

OFFERING SUMMARY

Building Size: 7,400 SF

Available SF: 2,000 SF

Floor: 2nd (no elevator)

No. Of Offices: 4-5

Location: Riverwalk - Naperville

County: Dupage

MARTHA WINTER

Senior Vice President & Designated Managing Broker

224.523.9174

MARTHA@LMTEAM.COM

17005 Westview Ave.,

South Holland, IL 60473

630.325.8338

WWW.LMTEAM.COM

Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter represent(s) the Landlord only, and not the Tenant.

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PROPERTY DESCRIPTION

Elevate your business with this sophisticated 2,000-square-foot office suite located in Downtown Naperville's River District. Enjoy picturesque views of the DuPage River from its prominent Riverwalk location. The suite features an open lobby, 5 private offices (two of those offices are large enough to accommodate a sizable conference room), kitchenette, IT room, and private bath.

Located in close proximity to city hall, local restaurants, and unique shops, this space offers the perfect backdrop for professionals in various fields to thrive in a vibrant setting. Convenient street parking and nearby municipal garages ensure easy access.

LOCATION DESCRIPTION

Located on Chicago Avenue between Washington and Main streets, this office suite offers expansive views overlooking the DuPage River and Naperville's Riverwalk as shown on the left.

The Riverwalk, often referred to as Naperville's "Crown Jewel", is a stunning 1.75-mile linear park, extending alongside the DuPage River. Established in 1981 to celebrate the city's 150th anniversary, the Riverwalk now serves as a vital community asset. With its brick pathways, fountains, and charming bridges, the Riverwalk provides residents with a picturesque setting to unwind while appreciating local art and nature.



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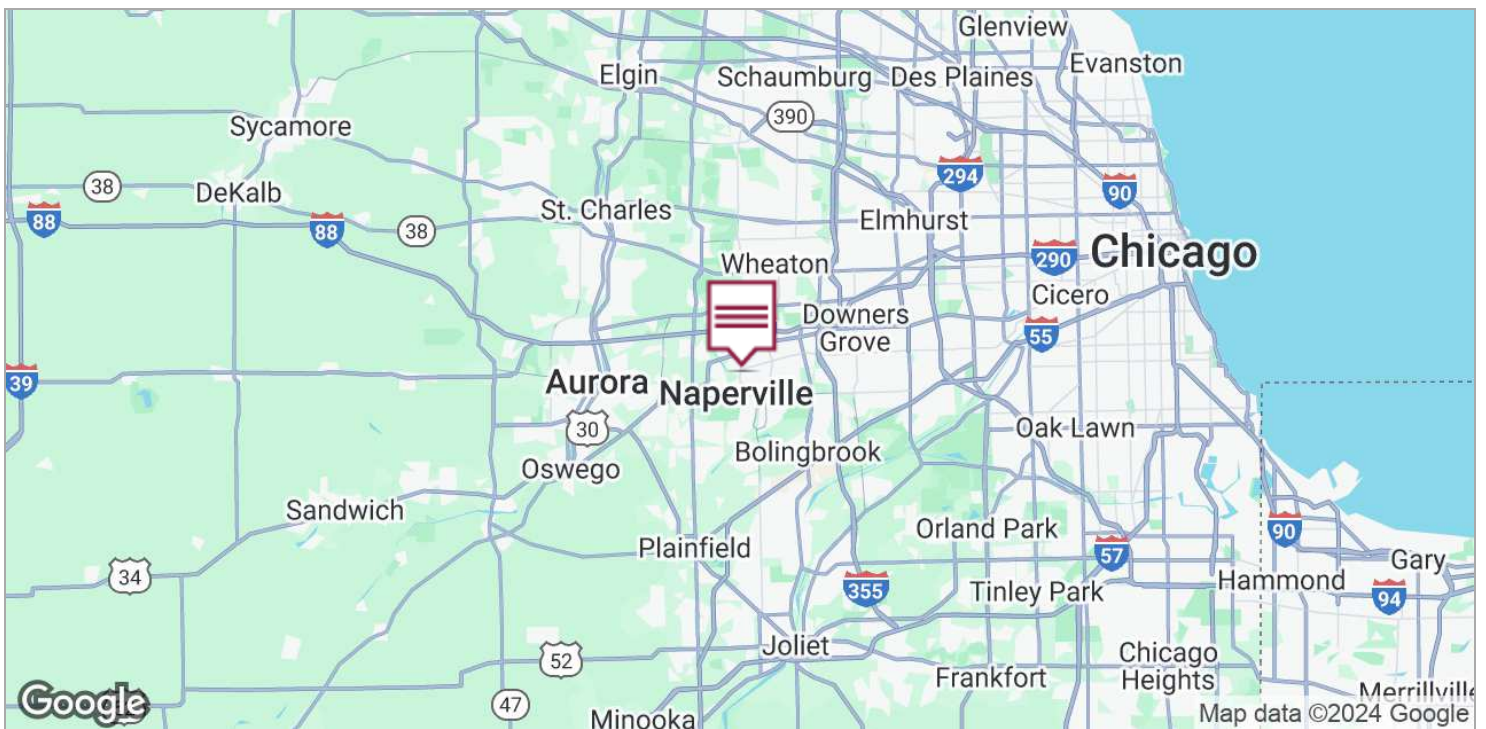
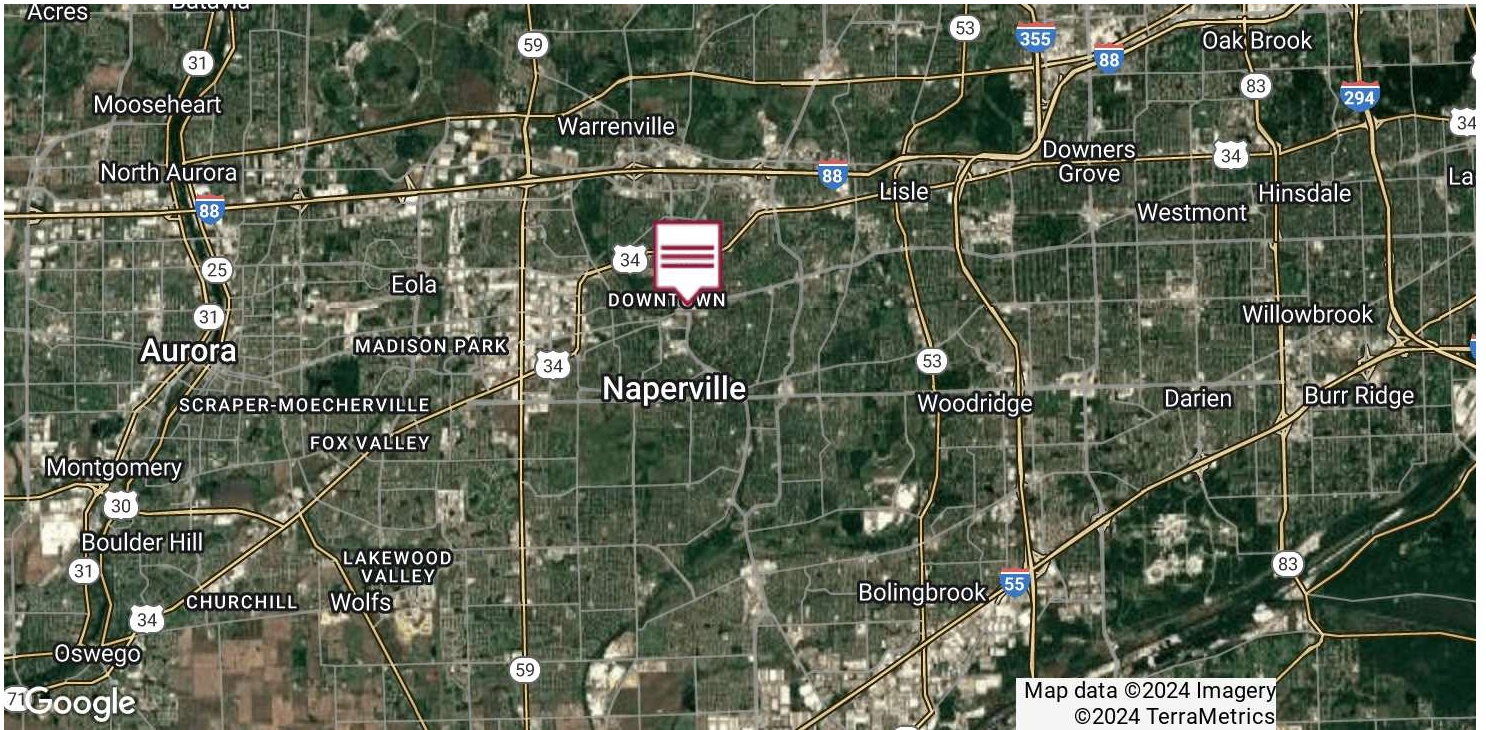
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