



The sophistication of the city in the serenity of the suburbs

Easy-access location: Route 59 @ I-88, Naperville
Western East/West Corridor Submarket



Tim Benson Photographer ©2008

FLOOR 2: 18,269 RSF DEMISABLE | AVAILABLE NOV. 1, 2025

CityGate Centre's cornerstone multi-tenant building at 2135 CityGate Ln. is a Class A, LEED® Certified office building. Opportunity to upgrade or right-size with this 18,269 RSF demisable second-floor, second-generation office featuring custom furniture.

BUILDING

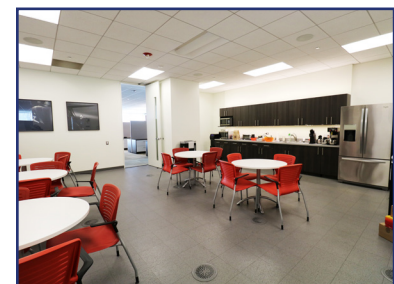
Type 4-Star/Class-A Office
Tenancy Multi
Year Built 2007
RBA 211,193 SF
Stories 7
Typical Floor 30,170 SF
Construction Steel

SUITE

Use Office
Type Direct
Available SF Up to 18,269
Rent \$16.50 NNN
Term Negotiable

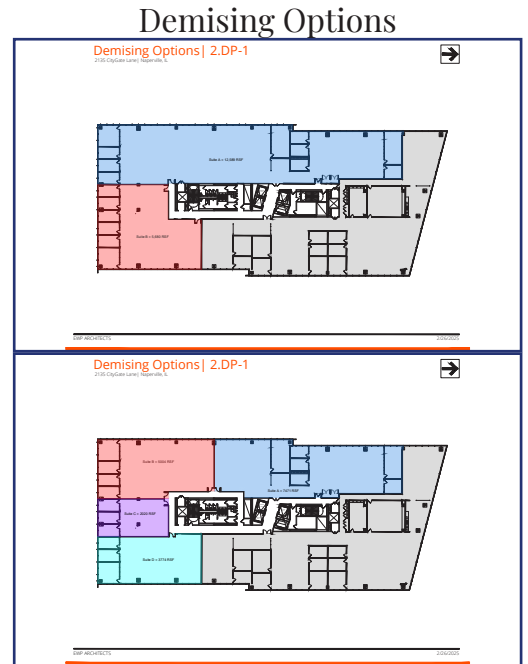
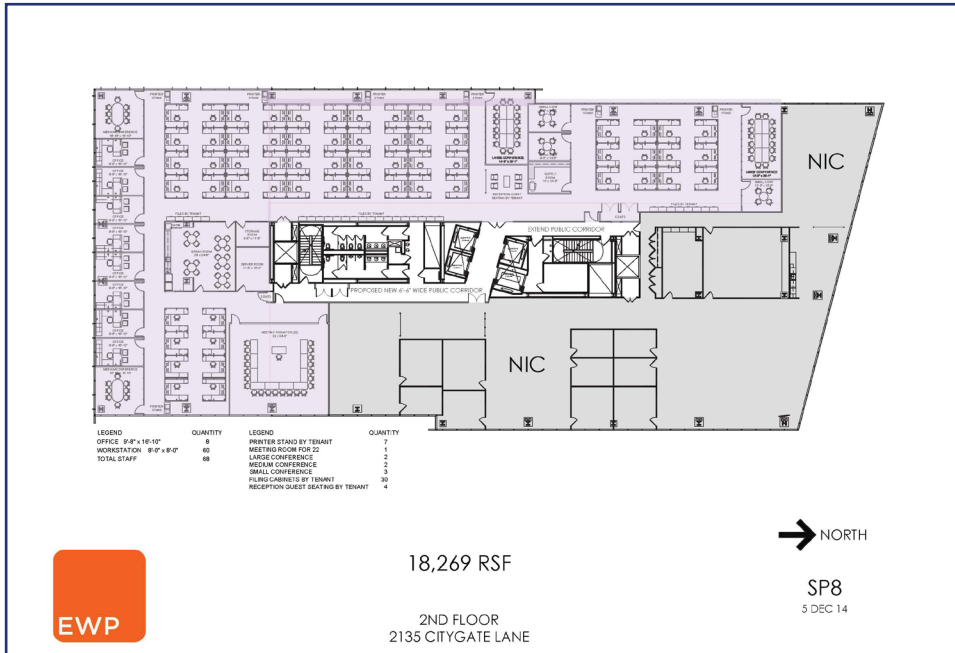
LAND

Acreage 2.13 AC
Zoning C
Parcels 07-03-103-021



2135 CityGate Lane, Naperville

Western East/West Corridor Submarket



BUILDING AMENITIES

- In-building security 7 a.m. - 7 p.m. M-F; on-property security 24/7
- Halsted Street Deli serving breakfast & lunch M-F
- 24/7 building access & vending
- Fitness Center free, exclusive use for building tenants
- Two first-floor windowed meeting rooms for hourly/daily rental

HEALTH & EFFICIENCY BUILDING FEATURES

- Global Plasma Solutions™ indoor air-quality ionization system added in 2020
- LEED® Certified Silver (core & shell)
- Low-E glass, energy-efficient mechanicals, raised-floor/under floor ventilation, water conservation fixtures in rest rooms, recycling program & more
- Electric heating and cooling
- 7 watts psf for tenant electrical loads
- State-of-the-art direct digital control system

ADDITIONAL BUILDING NOTES

- 9'6" finished ceiling heights
- Building visible from Rte. 59 & I-88
- Brand visibility option on electronic message boards at high-traffic intersection, Rte. 59 & Ferry Rd.
- Single-tenant add-on factor of approximately 6%

COMMUNITY AMENITIES

- Hotel Arista: Forbes recommended, AAA Four Diamond luxury
- Arista Spa & Salon: Forbes Four Star
- Dining options: Che Figata, Zorba, Arista Coffee & Cafe & CityGate Grille
- Olympus Executive Fitness Center: Precor® equipment and private showers
- Area pond surrounded by approximately 0.75 mile walking path and native grasses
- Access to Illinois Prairie Path
- Domain CityGate luxury apartments
- Abundant garage & street parking

TRANSPORTATION

Parking	1051 available covered; 4.98/1,000 SF (exceeds municipal code of 4/1,000)
Commuter Rail	6 min. drive to Rte. 59 Station: Metra/Burlington Northern-Santa Fe Railway Line
Bus	Pace Suburban Bus Route #559 stop on Rte. 59 near building entrance
Airport	Chicago O'Hare 19 mi. Chicago Midway 23 mi. DuPage County Airport 7.5 mi.
Walk Score®	Car-dependent (27)
Transit Score®	Minimal transit (23)



630-955-4800
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On-site leasing & property management