



Northern Illinois
University



1120
Diehl Road
Naperville, IL

Location | Visibility | Flexible Floorplans

1120 Diehl Road, Naperville, IL



1120 Diehl Road is located right in the heart of Northern Illinois University's Naperville campus. With an excellent location, ample amenities, signage opportunities and tax incentives available – unbeatable opportunities are available.

LOCATION



- NIU Naperville campus
- Close to local restaurants and amenities
- Prime visibility

FEATURES



- 24,945 sq ft available
- Large, efficient floorplates
- In-building meeting space
- On-site deli



CONFERENCING AVAILABILITIES

| ROOM | CAPACITY |
|-----------------------|----------|
| Auditorium | 180 |
| Computer Labs1 | 6/25 |
| Ballroom | 880-400 |
| Executive Board Room | 15 |
| Flat Meeting Rooms | 32-48 |
| Flex Meeting Room | 16-35 |
| Multi-Purpose Room | 40-100 |
| Tiered Classroom | 66-84 |
| Video Conference Room | 24 |

IDEAL NON-PROFIT OPPORTUNITY

WITH BUILDING SIGNAGE AVAILABLE



FEATURES



- No real estate taxes for a 501c3 foundation - \$2.15/RSF estimated savings
- Exterior building signage
- Access to NIU conferencing facilities
- Pace Bus #714 stop located just outside the building with a pick up from Downtown Naperville train station



AVAILABLE SPACE FROM 8,000 TO 24,945 SQ FT

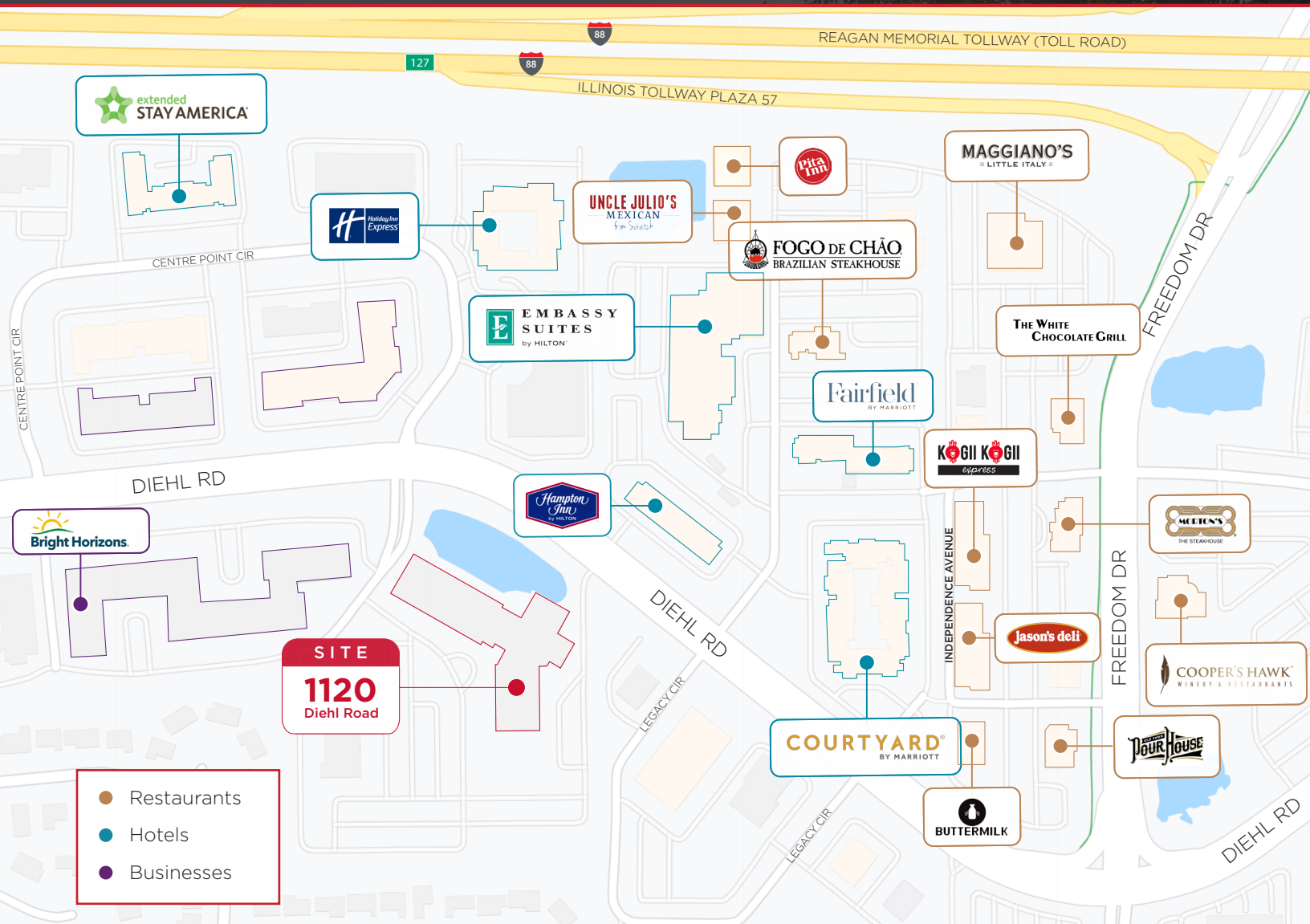
NAPERVILLE AIR SPACE SUITE STUDY



2nd Floor - Proposed Suite Layout | 3/64" = 1'-0"



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