

1717 PARK STREET

Office Building

Naperville, IL



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



presented by
Your SVN Suburban
NEXT LEVEL TEAM

Olivia Czyzynski
312.676.1862

Jennifer Hopkins
312.676.1865

Lina Adamis
224.723.2528

nextlevelsuburbanchicago@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

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

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	290	811	3,340
TOTAL POPULATION	632	1,898	8,318
AVERAGE HH INCOME	\$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

LINA ADAMIS
O: 224.723.2528
evangelina.adamis@svn.com

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O: 312.676.1865
jennifer.hopkins@svn.com

OLIVIA CZYZYNSKI
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olivia.czyzynski@svn.com

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	3 Year Minimum
TOTAL SPACE:	1,999 - 15,788 SF	LEASE RATE:	\$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 255	Available	12,171 - 15,788 SF	Modified Gross	\$18.00 SF/yr	-
Suite 220	Available	3,617 SF	Modified Gross	\$18.00 SF/yr	-

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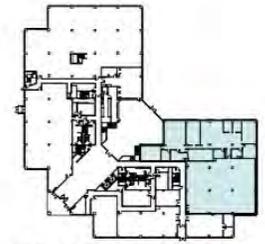
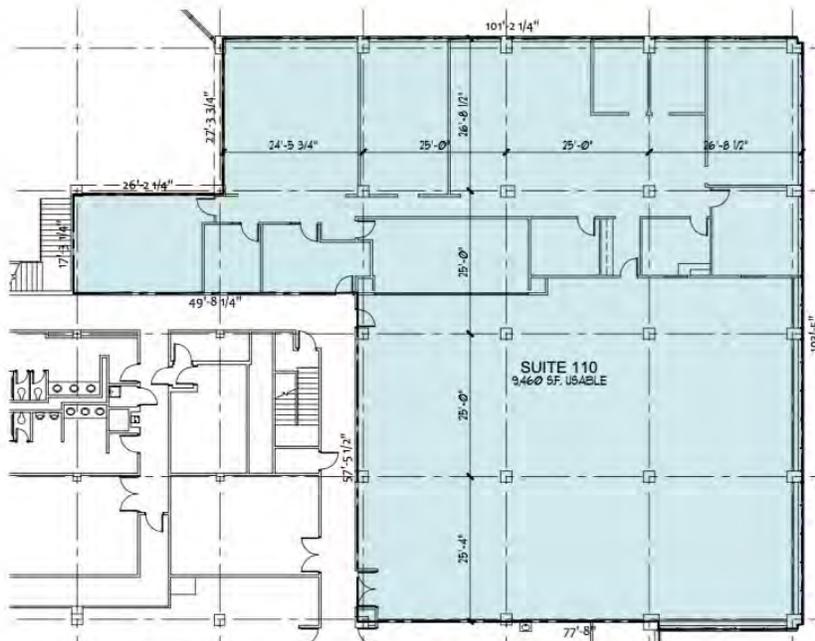
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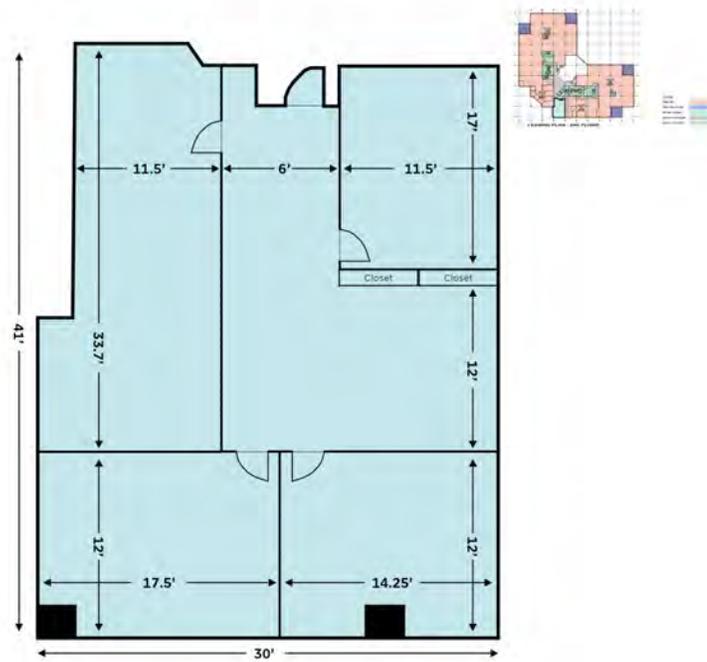
olivia.czyzynski@svn.com

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

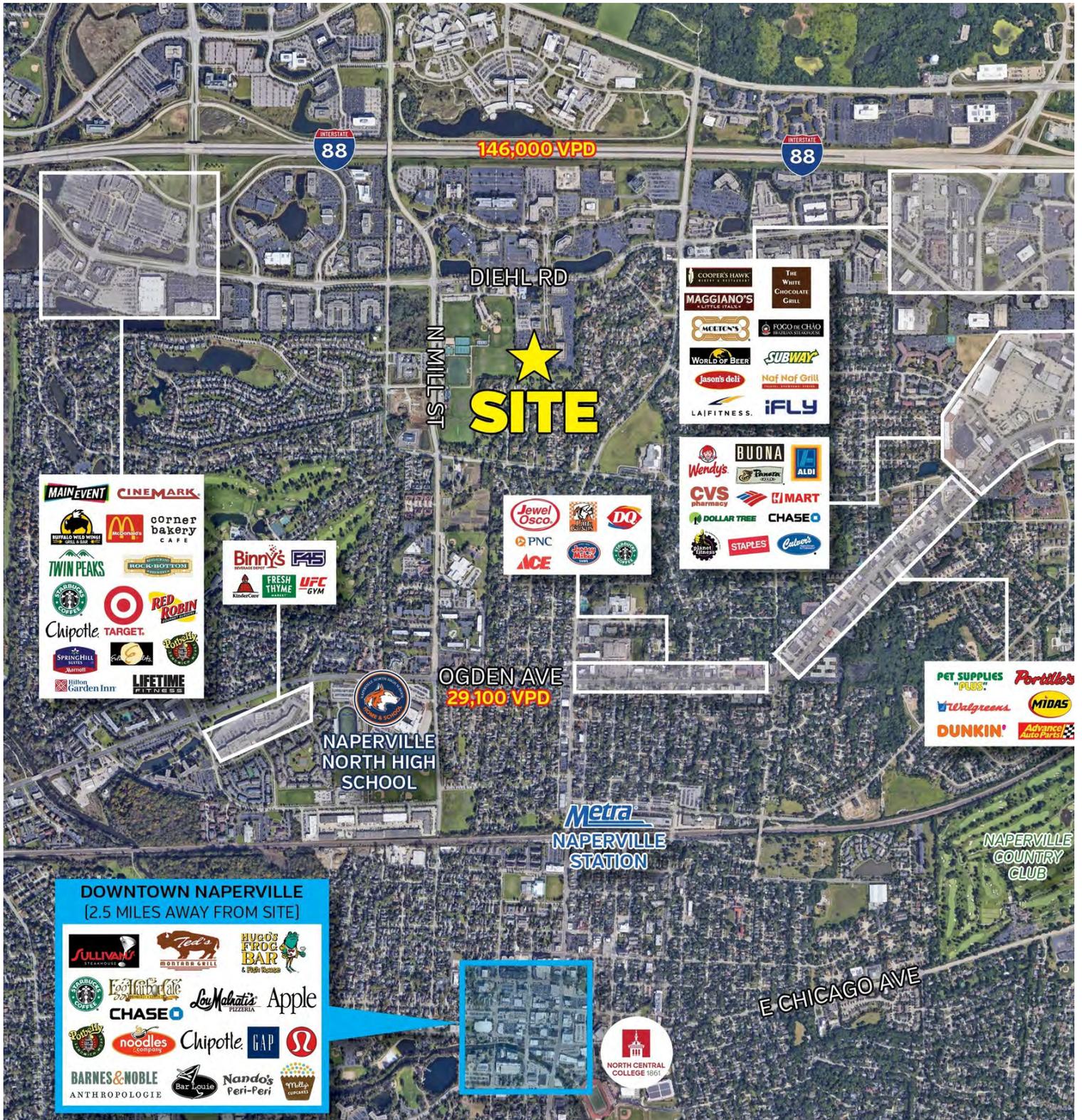


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AERIAL MAP

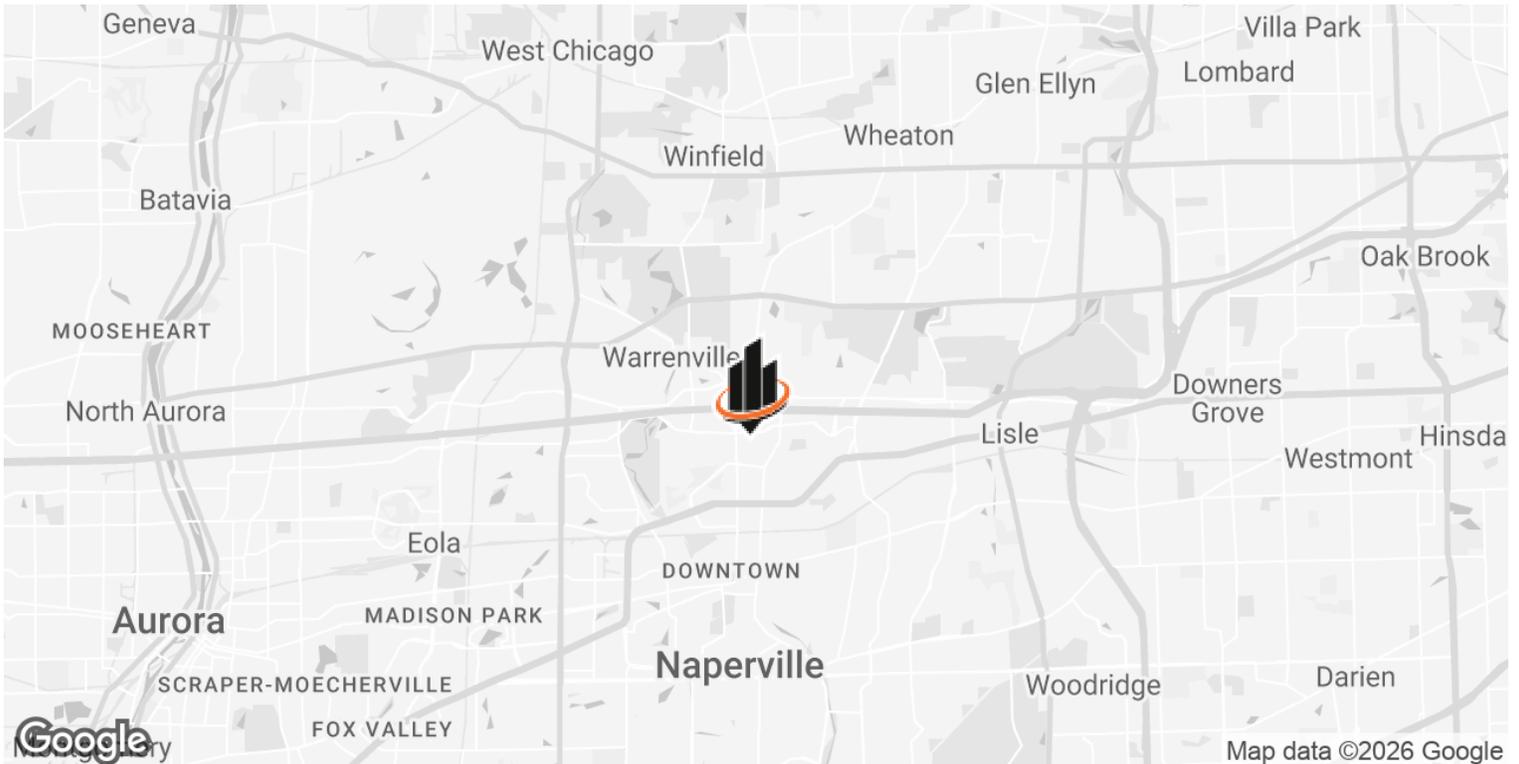


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BIRDSEYE AND MAP



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