

# 1770 PARK ST | SUITE 100 | NAPERVILLE



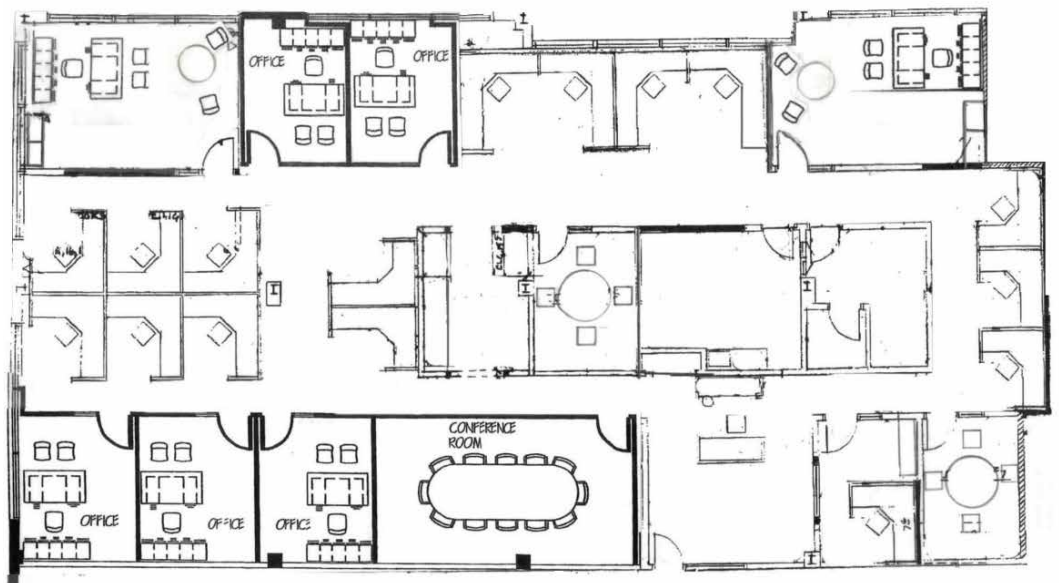
## OFFICE CONDO FOR SALE OR LEASE

- » Asking Price \$695,000 (\$117 PSF)
- » Lease Rate: \$19.95 PSF MG
- » Square Feet: 5,942 SF
- » Monument Signage Available
- » Utilities Included in Assessments

## SPACE FEATURES

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- » Fully Furnished Office Condo
- » 10 Private Offices
- » 15 Workstations
- » 1 Conference Room
- » Kitchen





## BUILDING HIGHLIGHTS

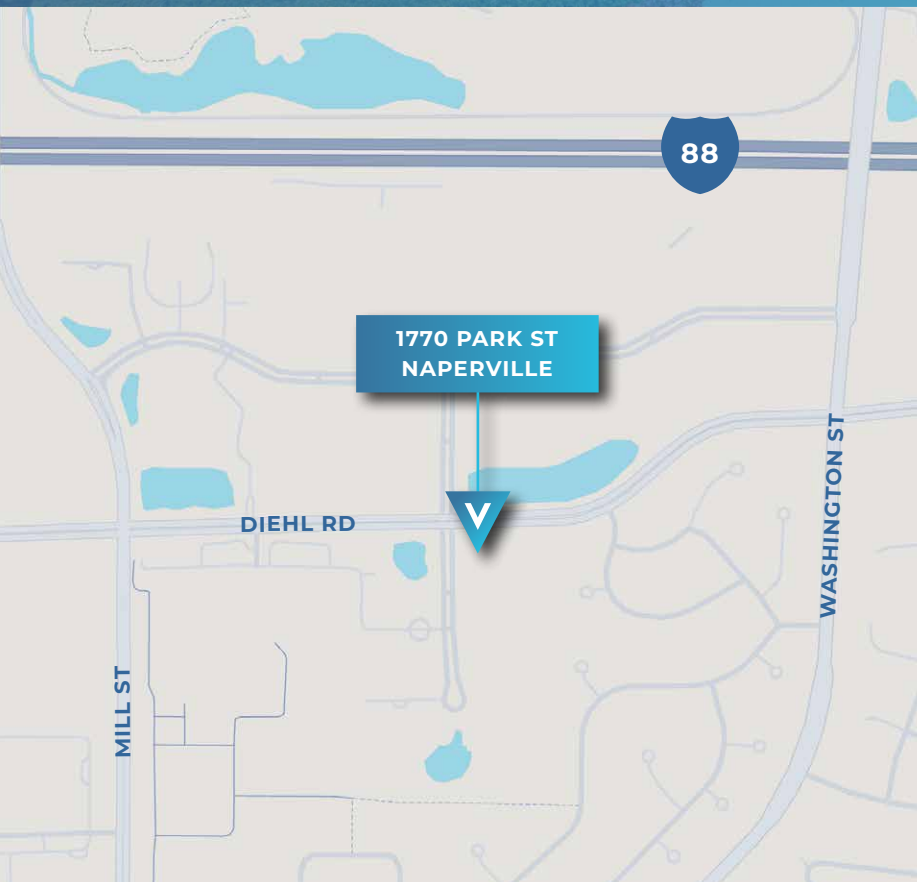
- » Real Estate Taxes: \$15,179 (\$2.55 PSF)
- » Assessments: \$4.93 PSF
- » PIN: 07-01-414-023

## AREA AMENITIES

- » Minutes to downtown Naperville
- » Easy Access to I-88
- » Numerous fast serve and fine dining options nearby
- » Adjacent to Nike Park

## PROPERTY SUMMARY

- » Asking Lease Rate: \$19.95 PSF MG
- » Asking Sale Rate: \$695,000 (\$117 PSF)
- » Available Square Feet: 5,942 SF
- » Year Built: 1999
- » Parking Ratio: 3.30 / 1,000 SF



**RYAN MOEN, SIOR**  
PRINCIPAL  
DESIGNATED MANAGING BROKER  
630.480.6346  
RMoen@VersaRES.com

**ANGELA WING**  
ASSOCIATE  
630.481.6792  
AWing@VersaRES.com

**JOHN MILLNER, CCIM**  
PRINCIPAL  
630.480.6342  
JMillner@VersaRES.com

**VERSA**  
REAL ESTATE SERVICES