



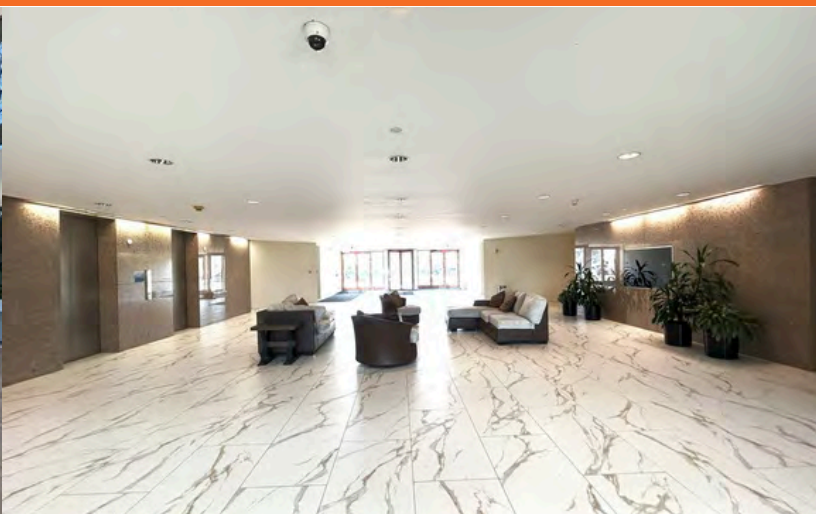
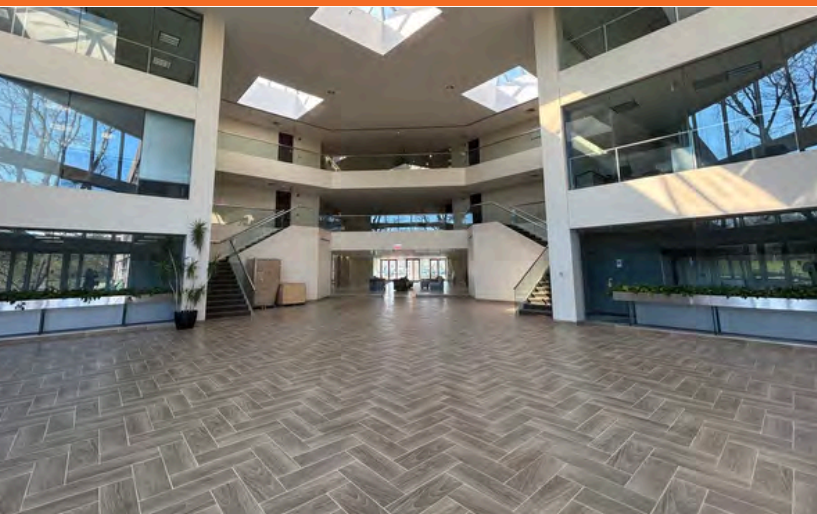
# 1717 PARK STREET

## *Office Building*

Naperville, IL



1,999-9,171 SF OFFICE SPACES FOR LEASE



presented by  
Your SVN Suburban  
NEXT LEVEL TEAM

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PROPERTY SUMMARY



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

OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr (MG)
AVAILABLE SF:	1,999 - 9,171 SF
LOT SIZE:	279,183 SF
BUILDING SIZE:	124,365 SF
ZONING:	C
YEAR BUILT:	1986
BUILDING CLASS:	B

PROPERTY HIGHLIGHTS

- Former data center available
- Suitable for a variety of businesses with flexible floorplans
- Modern and professional common areas: soaring atrium with nature views
- Renovated in 2008
- Monument signage available
- State of Illinois Department of Human Services is the anchor tenant

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

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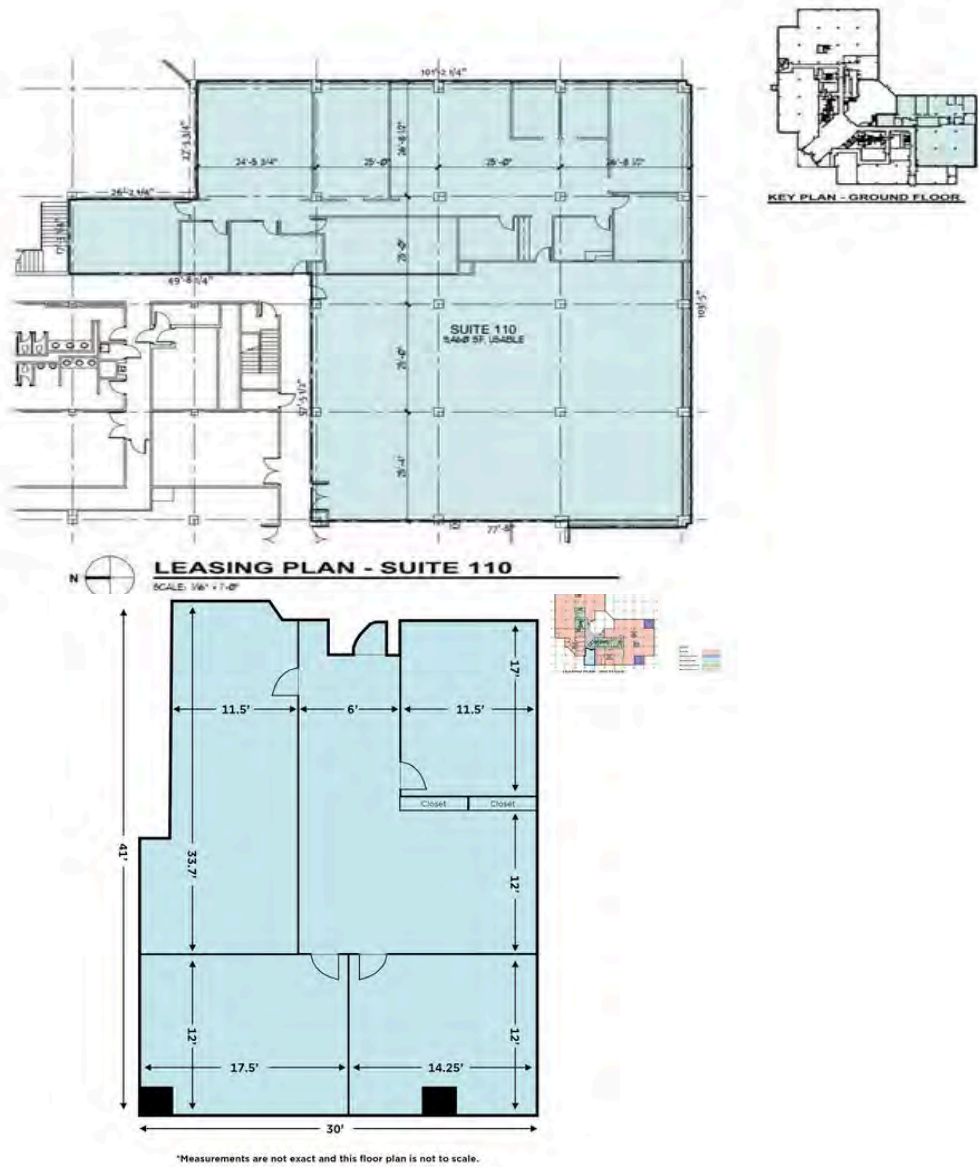
LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	3 Year Minimum
TOTAL SPACE:	1,999 - 9,171 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 data 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



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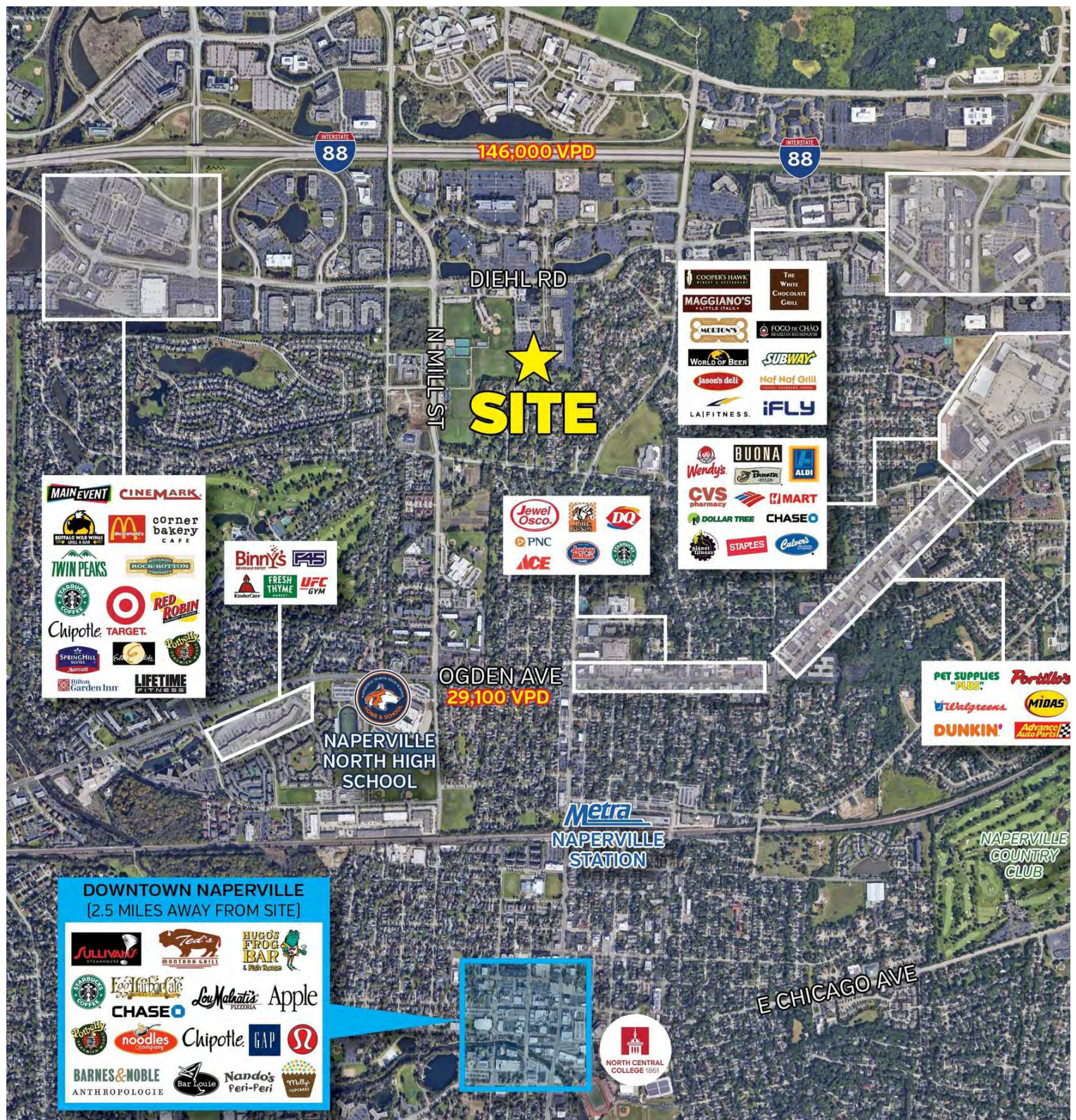
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# AERIAL MAP



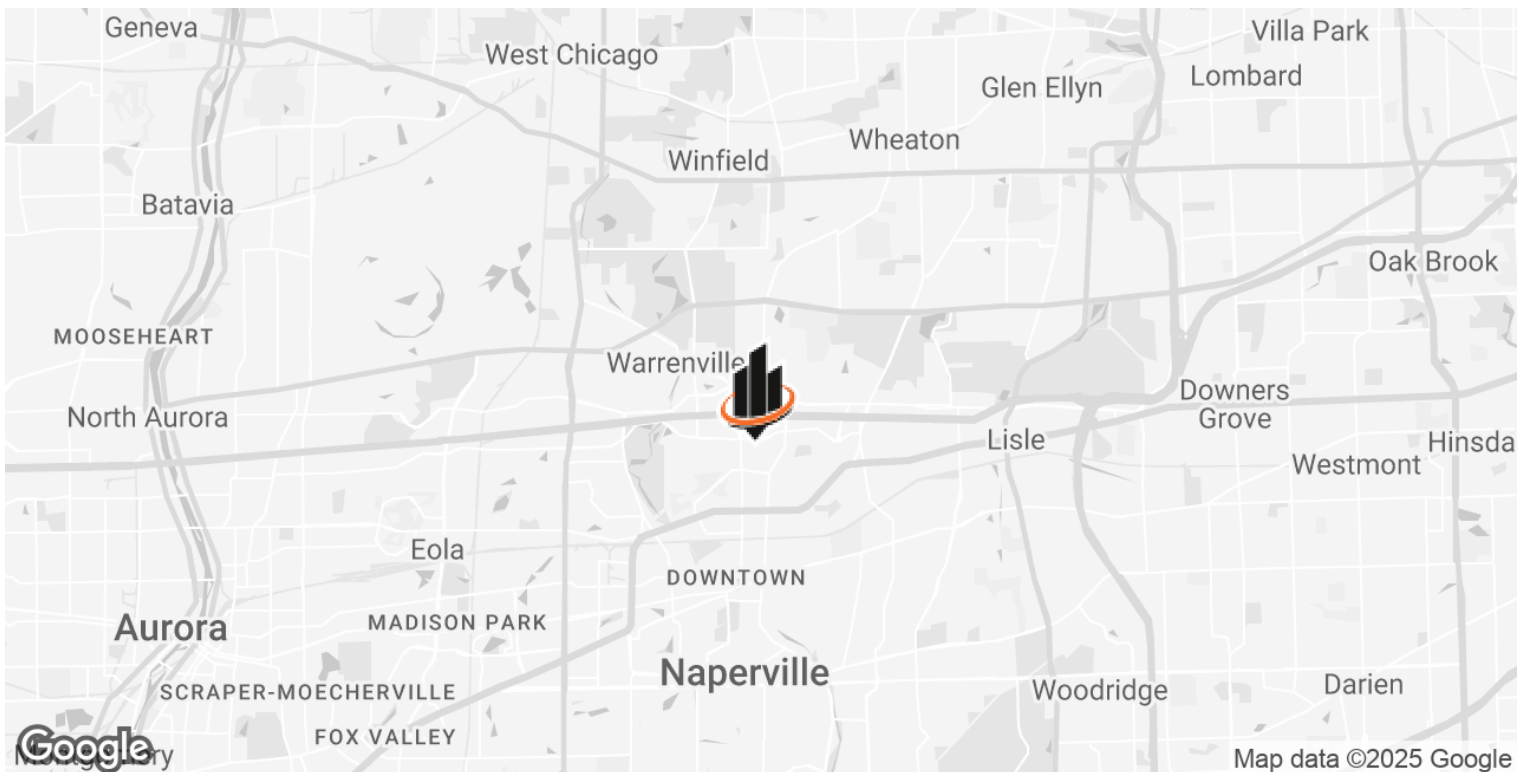
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## BIRDSEYE AND MAP



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