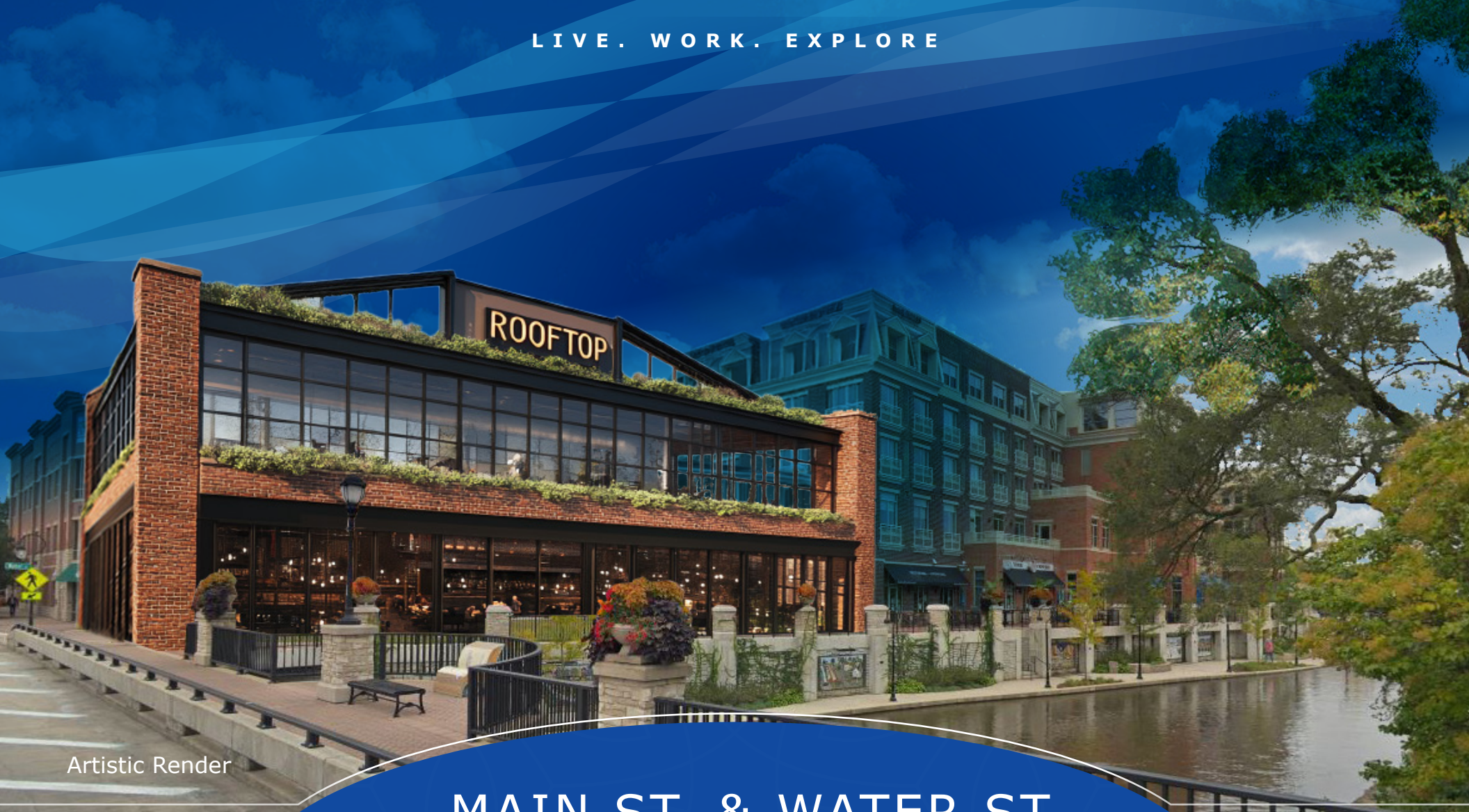


LIVE. WORK. EXPLORE



Artistic Render

MAIN ST. & WATER ST.
PRIME CORNER
DOWNTOWN NAPERVILLE

NEWMARK

RIVER MAIN
RETAIL & OFFICE
DEVELOPMENT

270-DEGREE WINDOW VIEW

VERY ATTRACTIVE & TASTEFUL BUILDING




"It compliments the neighboring structure well, it provides consistency and I think it's exciting that corner of Water and Main."

- Naperville Resident



Artistic Render

DEMOGRAPHICS

Miles	1.0	3.0	5.0
Residential POP 	12,336	92,672	218,135
Daytime POP 	26,678	116,286	254,326
Average Annual HHI 	\$174,792	\$170,374	\$163,450

NEWMARK

RIVER MAIN
RETAIL & OFFICE
DEVELOPMENT



DOWNTOWN NAPERVILLE RETAILERS



RIVER MAIN
RETAIL & OFFICE
DEVELOPMENT

FLAGSHIP BUILDING

AREA HIGHLIGHTS

- NEWLY PROPOSED DEVELOPMENT RIGHT IN DOWNTOWN NAPERVILLE
- 2 STORIES AVAILABLE TOTALING APPROXIMATELY 10,000 SQUARE FEET OF SPACE (CAN BE DIVIDED)
- IDEAL RETAIL ON THE FIRST AND/OR SECOND FLOORS OF SAME OR DIFFERENT TENANTS
- OVERLOOKS THE DUPAGE RIVER AND HIGHLY TRAFFICKED RIVER WALK OF NAPERVILLE
- CONNECTED TO A 500+ CAR PARKING DECK AND ACROSS FROM HOTEL INDIGO
- SURROUNDED BY POPULAR RESTAURANTS, BARS AND WORLD CLASS RETAIL AND OFFICE

"GREAT VISIBILITY TO DOWNTOWN"



NEWMARK

RIVER MAIN
RETAIL & OFFICE
DEVELOPMENT



NEWMARK

FLAGSHIP BUILDING

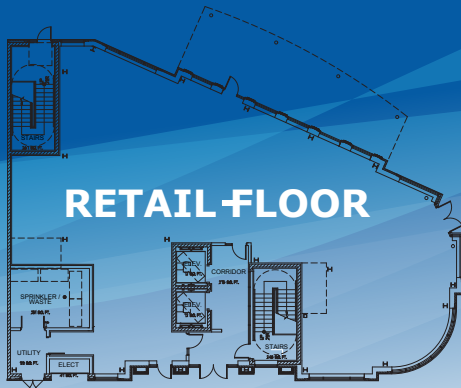
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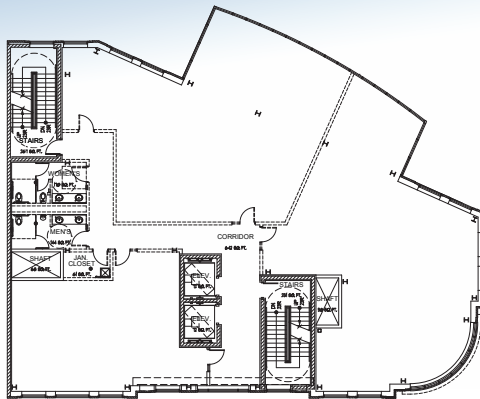
FLOOR PLAN



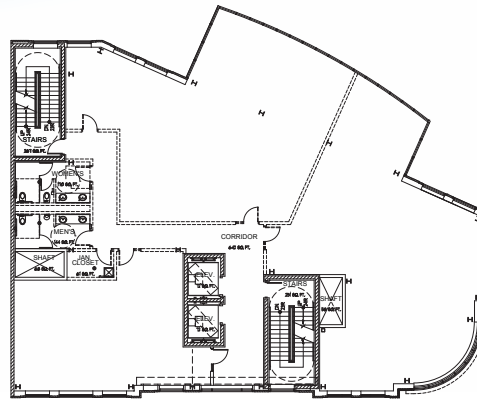
FIRST FLOOR- 4,511 SF AVAILABLE



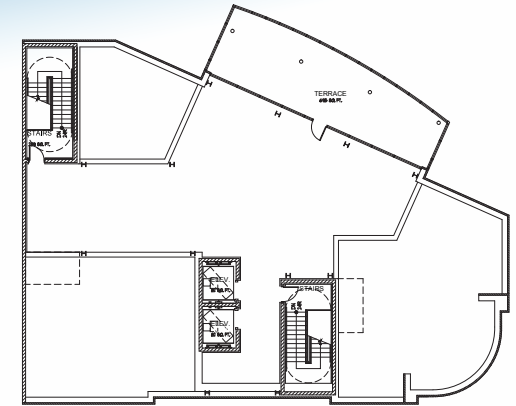
SECOND FLOOR- 5,474 SF



THIRD FLOOR- 4,774 SF



FOURTH FLOOR- 4,774 SF



**FIFTH FLOOR - 2,388 SF
TERRACE - 695 SF**

**Total GLA of
22,616 SF**

MAIN ST. & WATER ST. **PRIME CORNER** DOWNTOWN NAPERVILLE

HOLLY ESTLER 773.383.1457 holly.estler@nmrk.com

LARRY KLING 312.224.3199 larry.kling@nmrk.com

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