

SUBURBAN CHICAGO

I-88 Corporate Headquarters & Redevelopment Opportunity

28301 FERRY ROAD | WARRENVILLE, IL

• EN ENGINEERING
• PERFORMANCE HEALTH

• RR DONNELLEY

• EXELON GENERATION
REGIONAL
HEADQUARTERS

• EDWARD ELMHURST
HEALTH

• DEVELOPMENT
UNDERWAY FOR HIGH-END
RESIDENTIAL UNITS

• AECOM
• DOCUSIGN

28301 FERRY RD



TRAFFIC COUNTS 151,300 VEHICLES / DAY

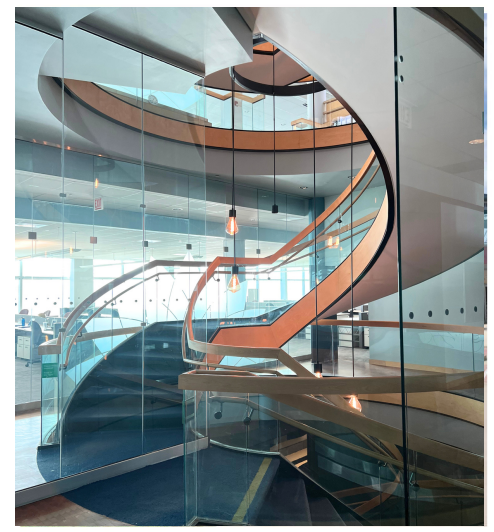
COMPETITIVELY PRICED

THE IDEAL TRAINING FACILITY OR CORPORATE HEADQUARTERS WITH FULL
FURNISHINGS & AMENITIES ON-SITE

For Information Contact:

Joe Elias

847-802-0700 | joelias@co-optim.com

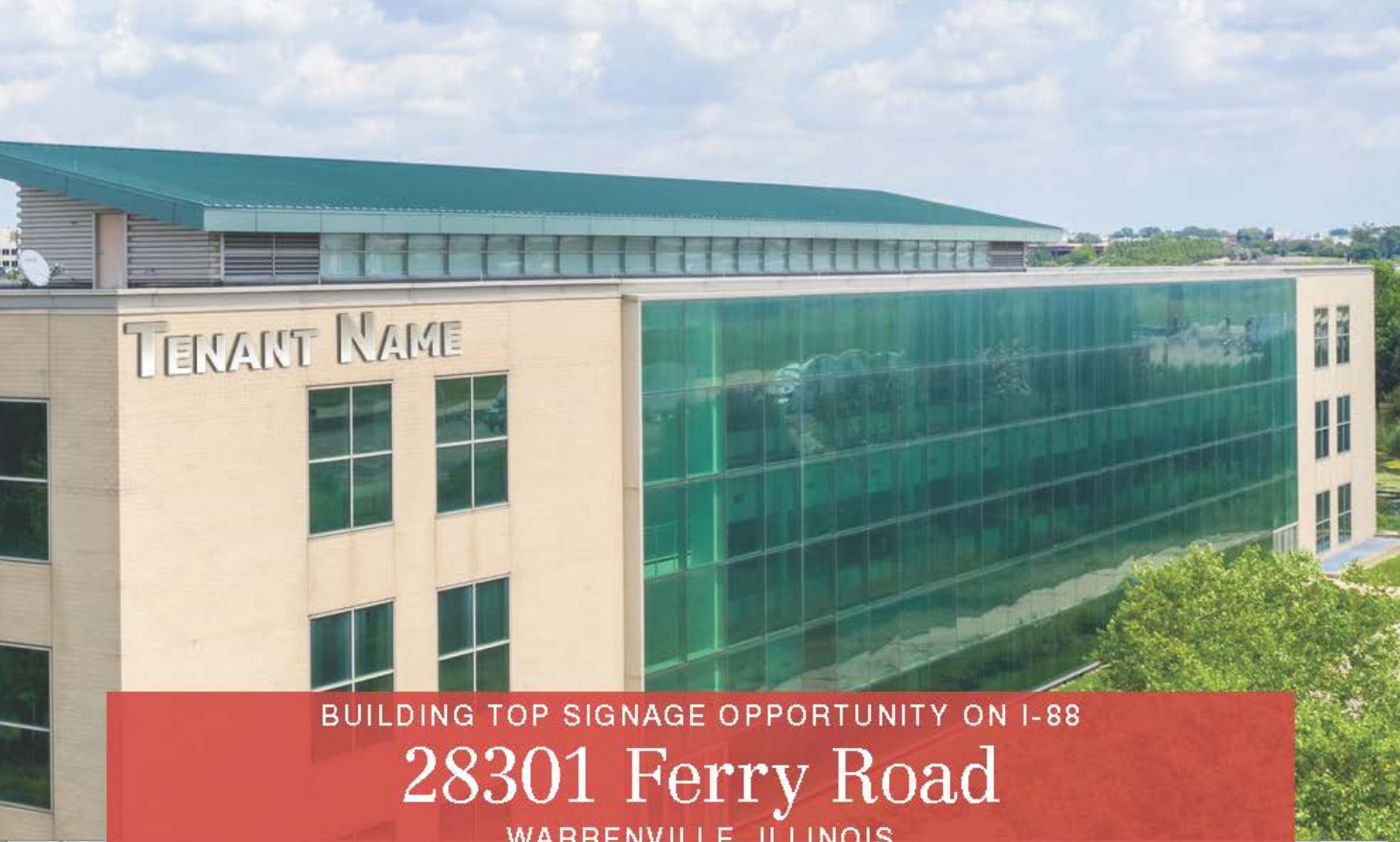


Building Frontage on I-88

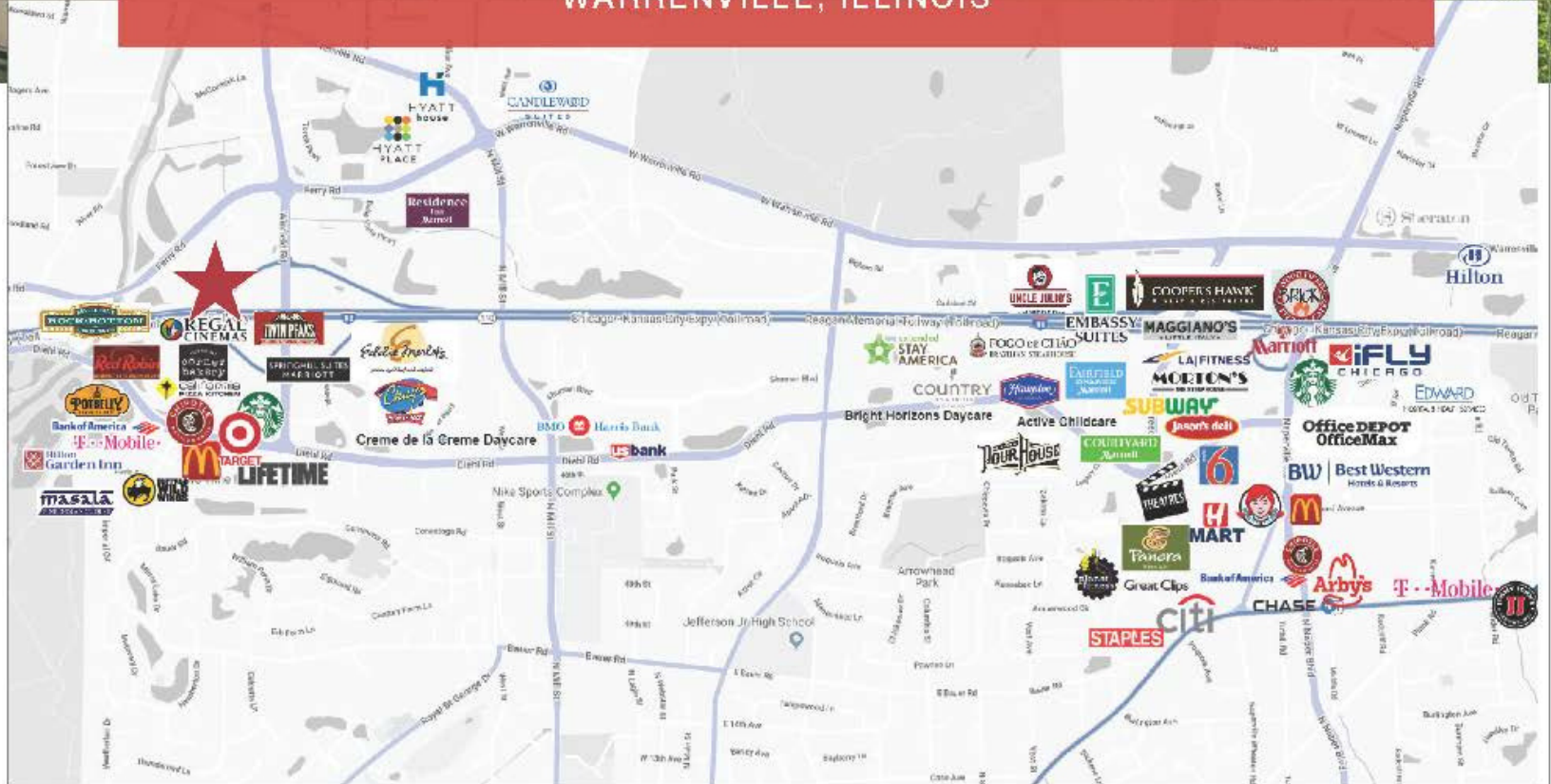
28301 FERRY ROAD IS FULLY FURNISHED

- Up to 136,234 square feet situated on a 18.96 acre site which offers further development potential
- High density layout on 3 stories with a lower level and floor plates in the range of 30,000 to 41,000 SF
- On-site full-service cafeteria stocked with high-grade restaurant equipment and dining area that accommodates 90 employees
- Outdoor patio area adjacent to cafeteria
- Modern, dense layout with high-end furniture systems available
- Stadium seating conference room accommodates up to 96 people and a standard conference room that accommodates up to 82 people
- Conference rooms are outfitted with state of the art audio and visual equipment
- The rectangular floor plate lends itself to numerous space planning options for a mix of private and open areas
- Finished ceiling heights are 9' 6" high
- Impressive infrastructure capabilities with two 750KW emergency generators providing backup power for the entire building
- Generous parking ratio of 6.4 | 1000 with ability to expand to 7 | 1000
- Situated in the master-planned Cantera Business Park
- Prominent location with Immediate access to I-88, Diehl and Winfield Roads
- Located between two Metra Stations, one at Naperville Station with direct access to Union Station in Chicago; and Winfield Station with direct access to the Ogilvie transportation center in Chicago
- Nearby amenities include 5 hotels, 5 banks, 2 fitness centers, a movie theatre and a wide array of fine dining and casual restaurants, including upscale shopping and abundant business services





BUILDING TOP SIGNAGE OPPORTUNITY ON I-88
28301 Ferry Road
 WARRENVILLE, ILLINOIS



7 MILES EAST PREMIUM OUTLET MALL
 Visit Premium Outlet Website

10 MILES SOUTH FOX VALLEY MALL
 Visit Fox Valley Mall Website

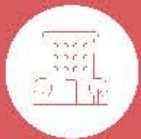
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Site Plan



6:4/1000
PARKING RATIO
EXPANDABLE TO
7/1000



136,234 SF
30,000 SF
FLOORPLATES

Redevelopment Opportunity

136,234 SF BUSINESS CAMPUS

- Stories: 3 Floors Above Grade, Plus Lower Level (LL 32,000 SF; 1st 41,000 SF; 2nd 33,000 SF, 3rd 30,000 SF)
- Site Size: 18.96 Acres
- Finished Ceiling Heights: 9' - 6"
- Slab-to-Slab Heights: 12' - 3"
- Proximity to Experienced Labor Pool
- High Parking Capacity With Expansion Possibilities
- Convenient Access to Transportation Corridors
- I-88 Frontage Building Signage Opportunity
- Public Transportation (Pace/Metra)
- Abundant Nearby Amenities