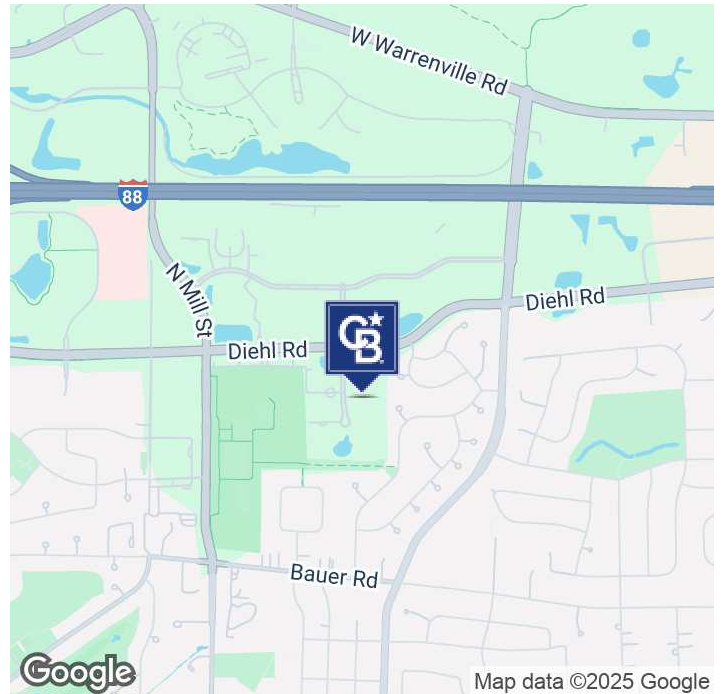


SALE

PARK PLACE OF NAPERVILLE

1730 Park St #221, Naperville, IL 60563 Naperville, IL 60563



OFFERING SUMMARY

Sale Price:	\$232,260
Building Size:	84,890 SF
Available SF:	
Number of Units:	1
Price / SF:	\$2.74
Year Built:	2003

PROPERTY OVERVIEW

Do not miss out on one of the best looking offices in Naperville! Just minutes from downtown Naperville, this very desirable location is less than 5 minutes from Interstate I-88 between two very accessible highway exits. Your customers and staff will be amazed by how well the HOA takes care of the interior and exterior of this property. The exterior has perfectly manicured landscaping, well-lit and maintained parking lot, and a nearby walking trail that you can walk to a Naperville Sports Park. The interior will leave you in awe as you walk into the secured main entrance. The beautiful atrium, vaulted ceilings, and high-end elevators welcome you to work every day.

Upon entering your 1,106 sq foot Unit #221, you will pass by the lobby area with a desk for your administrative assistant. The next room you see in your unit is an exceptionally large conference room. Finally, as you reach the back of your unit, you see two large offices with a window view of the outdoors. Immediately outside of the offices is a smartly designed kitchenette that allows for lunch breaks without leaving your office. This office unit also has two rooms for a closet and storage. There is a secured and shared bathroom on the wing of your floor, which is cleaned daily by the office complex. HOA Fees are 500 per month. HOA fees cover Electric, Gas, Water, Insurance, Common Area services, Elevators, Landscaping, Parking Lots, HVAC units and more. No medical tenants are allowed in this office building.

George Sloan
(630) 362-3525



**COLDWELL BANKER
COMMERCIAL**
REAL ESTATE GROUP

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PROPERTY DESCRIPTION

This well maintained 1,106 sq foot unit has a lobby in the front next to the executive assistant's desk. As you walk around the corner, you have access to a very large conference room. Towards the back of the unit there is a very smartly designed kitchenette and two large private offices with outdoor views. There are closet and storage rooms located throughout the unit.

The outside landscaping is beautifully maintained and indoor/outdoor maintenance is top notch. Customers entering the main building are in awe of the amazing atrium area. Building and bathrooms are secured for your piece of mind

LOCATION DESCRIPTION

Prime 1,106 sq foot office condo located in an extremely attractive building. Located in the very desirable Naperville area. This office is less than 5 minutes from I-88, and situated between two easy to access interstate exits. There is also a walking trail to a nearby park.

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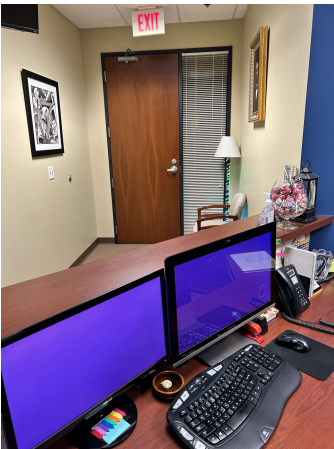


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