



# ARBORETUM LAKES

LISLE, ILLINOIS

**Experience a  
refreshing approach  
to work.**

COMING LATE 2025

**New/Refreshed  
Amenities at  
801 & 901**



# INTRODUCTION


## About Arboretum Lakes

Arboretum Lakes is an award winning, four building Class-A office park containing 739,855 rentable square feet, developed in phases between 1986 and 1998.

The office park sits on 36 meticulously landscaped acres which feature four ponds, covered walking paths, fountains, swans, four parking garages and numerous outdoor gathering areas.

The four buildings vary in size between 136,226 rentable square feet to 249,081 rentable square feet. The buildings feature beautiful glass and granite facades and are constructed of steel and concrete. The interiors of the buildings vary, but all have multi-story glass atriums which tie the outdoor beauty of the park to the interior. All buildings have efficient floor plans which can cater to large, full floor users and to smaller users in our modern multi-tenant floors.

The properties benefit from low DuPage County taxes.



A WORK  
ENVIRONMENT  
THAT FEELS  
MORE LIKE A  
RETREAT

# LOCATION

Connect, work, and thrive at Arboretum Lakes



## ARBORETUM LAKES

Nestled in a prime location along I-88 next to the Morton Arboretum, Arboretum Lakes offers unparalleled access and connectivity to the entire Chicagoland area. The properties are a commanding but quietly elegant presence along the East-West corridor. Arboretum Lakes is a beautifully landscaped office campus where buildings of granite and reflective green glass blend with the lakes, trees and a park like environment, complete with covered walkways and a gazebo. A large selection of restaurants and hotels are in the immediate area. With its close proximity to downtown Chicago and major airports, the office campus provides a convenient and strategic hub for businesses of all sizes.

# AREA AMENITIES

## ● FREEDOM COMMONS

### RESTAURANTS

- Cooper's Hawk Winery
- Granite City Brewery
- Maggiano's Little Italy
- Morton's The Steakhouse
- White Chocolate Grill
- Uncle Julio's
- Zapatista
- Subway
- Naf Naf Grill
- Jason's Deli
- Einstein-Bros. Bagels
- Bricks Wood Fired Pizza
- Old Town Pour House

### FITNESS/ENTERTAINMENT

- iFly Indoor Skydiving
- LA Fitness

## ● CANTERA COMMONS

### RESTAURANTS

- Eddie Merlot's
- Twin Peaks
- Corner Bakery
- Red Robin Gourmet Burgers
- Buffalo Wild Wings
- Chipotle
- Starbucks

### FITNESS/ENTERTAINMENT

- Regal Theatre
- Main Event
- Life Time Fitness

## ● DANADA SQUARE EAST-WEST

### RESTAURANTS

- Starbucks
- Cousins Subs
- Dunkin Donuts
- Panera
- Chili's
- Jamba
- Panda Express
- Five Guys

## ● HOTELS

### 18 HOTELS WITHIN A 6 MILE RADIUS

- Hyatt, Double Tree by Hilton, Chicago Marriott, Extended Stay, Hampton Inn, Embassy Suites, Residence Inn, etc.



# BUILDING AMENITIES

**Discover the perfect blend of work, play and relaxation in a serene work environment**

Arboretum Lakes provides a unique and inviting work environment that seamlessly integrate state-of-the-art facilities with the natural beauty of a forest preserve setting.

The outdoor spaces at Arboretum Lakes provide a perfect escape for a quick break or some relaxation, while the tranquil lakes and lush surroundings inspire creativity and rejuvenation.

Whether you're looking for a place to focus and collaborate or to unwind and recharge, Arboretum Lakes has everything you need to succeed.

Come discover the perfect work life balance at Arboretum Lakes beautifully appointed office campus.

## Coming Late 2025

New and Refreshed Amenities at 801 and 901



Cafes



Outdoor Seating



Covered Parking



Conference Rooms



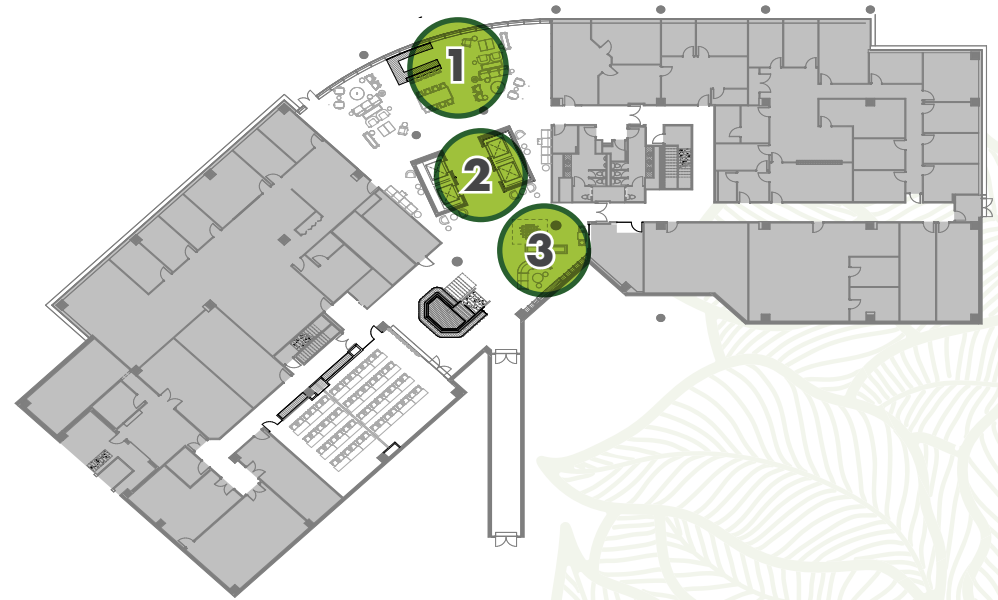
Fitness Center

**The campus boasts a wide range of shared amenities, including a fully equipped fitness center, two deli's/cafes, conference and training rooms, and covered parking to ensure a convenient and comfortable experience for all.**

## Coming Soon to Building 801 - New & Refreshed Amenities

# FRESH SPACES. A NEW ENERGY.

Exciting enhancements are coming to **Building 801 at Arboretum Lakes in late 2025**, further elevating its retreat-like work environment nestled in a serene, park-like setting. These upgrades include a **refreshed first-floor tenant lounge**, a **brand-new game and lounge area for relaxation and collaboration**, and an **updated elevator lobby**, complementing the building's existing amenities such as underground and structured parking, a spacious lounge, and a large conference room.



#1- New 1st Floor Lounge



#2- New Elevator Lobby



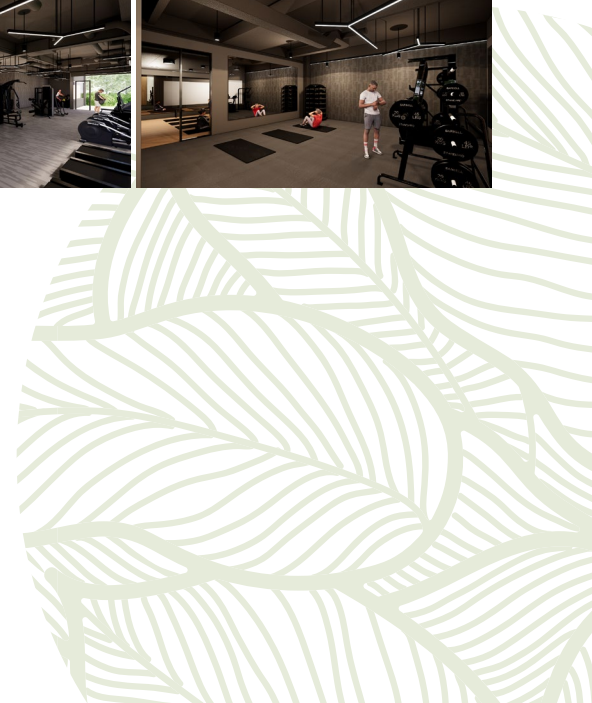
#3- New Game & Lounge Area



## Coming Soon to Building 901 - New and Refreshed Amenities

# A NEW LOOK. A BOLD VIBE.

**Refreshing updates are coming to Building 901 at Arboretum Lakes in late 2025,** enhancing its perfect blend of work, play, and relaxation in a serene setting. The new amenity package will feature a brand-new lounge, a game and collaboration area, a refreshed elevator lobby, an upgraded deli/café, and a revitalized fitness center with updated locker rooms, complementing the building's existing perks like underground and structured parking and conference room.





# 801





# 801 WARRENVILLE RD

## Features

- Underground, secured executive parking
- Structured parking
- Lounge
- Large conference room

## Available Suites

<b>Suite 195</b>	1,598 SF	<b>Suite 185</b>	2,040 SF
<b>Suite 180</b>	1,434 SF	<b>Suite 240</b>	6,621 SF
<b>Suite 655</b>	2,028 SF	<b>Suite 625</b>	6,770 SF
<b>Suite 555</b>	3,107 SF	<b>Suite 600 &amp; 605</b>	8,308 SF
<b>Suite 600</b>	3,476 SF	<b>Suite 550</b>	9,661 SF
<b>Suite 301</b>	3,961 SF	<b>Suite 350</b>	9,882 SF
<b>Suite 50</b>	4,516 SF	<b>Suite 155</b>	1,220 SF
<b>Suite 605</b>	4,832 SF	<b>4th Floor</b>	30,546 SF
<b>7th Floor</b>	30,830 SF	<b>6th Floor</b>	30,838 SF
<b>Suite 175</b>	5,656 SF	<b>8th Floor</b>	29,842 SF

## Details

<b>Total SF</b>	249,081
<b>Net Rent</b>	\$16.00/SF
<b>OP Expense</b>	\$8.76/SF
<b>Tax</b>	\$1.64/SF
<b>Gross Rent</b>	\$26.40/SF
<b>Typical Floor SF</b>	30,000 SF
<b>Parking Ratio</b>	4/1,000
<b>Divisible</b>	Yes





# 901





# 901 WARRENVILLE RD

## Features

- Underground, secured executive parking
- Structured parking
- Fitness Center
- Conference room
- Cafe/deli infrastructure currently operating as grab n' go

## Details

<b>Total SF</b>	159,941 SF
<b>Net Rent</b>	\$16.00/SF
<b>OP Expense</b>	\$8.64/SF
<b>Tax</b>	\$1.90/SF
<b>Gross Rent</b>	\$26.54/SF
<b>Typical Floor SF</b>	30,000 SF
<b>Parking Ratio</b>	3.4/1,000
<b>Divisible</b>	Yes

## Available Suites

<b>Suite 445</b>	1,261 SF
<b>Suite 480</b>	4,848 SF
<b>Suite 305</b>	5,467 SF
<b>Suite 200</b>	11,447 SF
<b>Suite 550</b>	16,094 SF





# 1001



# 1001 WARRENVILLE RD

## Details

<b>Total SF</b>	136,237 SF
<b>Net Rent</b>	\$16.00/SF
<b>OP Expense</b>	\$8.07/SF
<b>Tax</b>	\$1.92/SF
<b>Gross Rent</b>	\$25.99/SF
<b>Typical Floor SF</b>	30,000 SF
<b>Parking Ratio</b>	3.9/1,000
<b>Divisible</b>	Yes

## Features

- Underground, secured executive parking
- Structured parking
- Renovated lobby
- Lounge
- 1,500 SF conference room
- Grab & Go/Vending

## Available Suites

<b>Suite 325</b>	2,638 SF
<b>Suite 200</b>	5,085 SF
<b>Suite 550</b>	8,089 SF
<b>Suite 425</b>	9,655 SF
<b>Suite 255</b>	12,309 SF
<b>Suite 300</b>	13,791 SF
<b>Suite 300 &amp; 325</b>	17,200 SF







# 1011



# 1011 WARRENVILLE RD



## Details

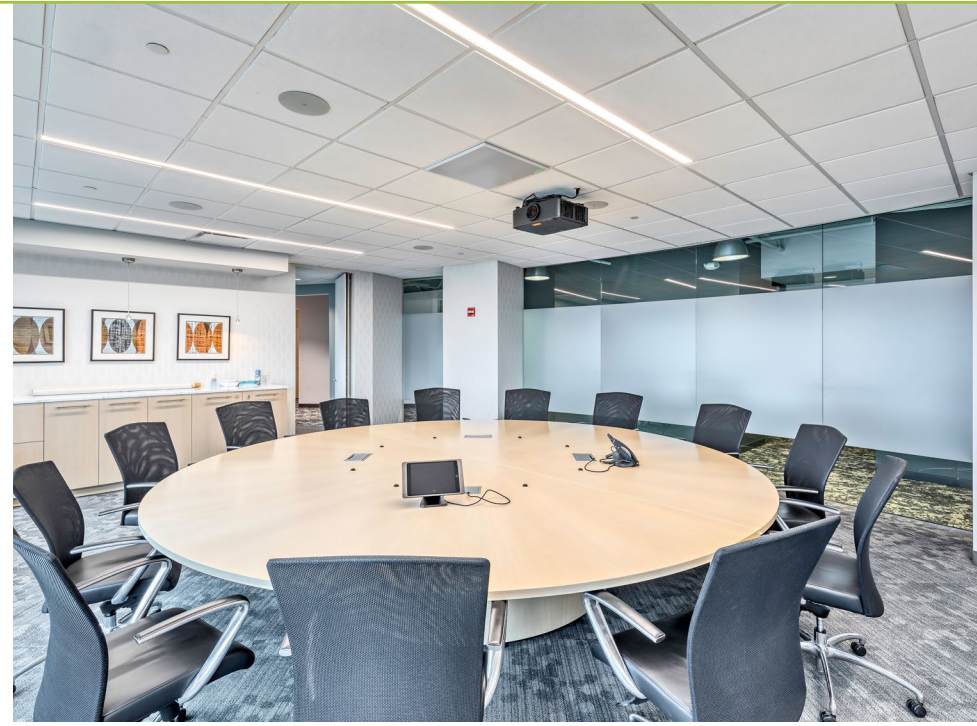
<b>Total SF</b>	194,743 SF
<b>Net Rent</b>	\$16.00/SF
<b>OP Expense</b>	\$8.82/SF
<b>Tax</b>	\$1.35/SF
<b>Gross Rent</b>	\$26.17/SF
<b>Typical Floor SF</b>	32,000 SF
<b>Parking Ratio</b>	3.7/1,000
<b>Divisible</b>	Yes

## Features

- Underground, secured executive parking
- Structured parking
- Conference room
- Cafe/deli infrastructure currently operating as grab n' go

## Available Suites

<b>Suite 180</b>	1,217 SF	<b>Suite 210</b>	5,168 SF
<b>Suite 325</b>	2,573 SF	<b>Suite 610</b>	8,003 SF
<b>Suite 195</b>	2,954 SF	<b>Suite 550</b>	10,152 SF
<b>Suite 420</b>	5,825 SF	<b>Suite 300</b>	15,982 SF
<b>Suite 60</b>	4,439 SF	<b>Suite 300 &amp; 325</b>	18,555 SF
<b>Suite 215</b>	4,999 SF		





# ARBORETUM LAKES

LISLE, ILLINOIS

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