

SINGLE STORY OFFICE OPPORTUNITIES // WARRENVILLE OFFICE CENTER @ I-88 & WINFIELD ROAD
3S701 WEST AVENUE // WARRENVILLE, ILLINOIS

YOUR OFFICE

MOVE-IN READY SUITES FROM 984 SF TO 12,986 SF with DIRECT ACCESS via PRIVATE ENTRANCES,
featuring TENANT-CONTROLLED UTILITIES

YOUR RULES



NALHiffman

A photograph of a modern office space. In the foreground, there are white cubicles with glass partitions. Two ergonomic office chairs with blue seats and black backs are positioned at the desks. The floor is covered in a grey carpet. Large windows on the right side of the room let in bright sunlight, creating a strong shadow on the carpet. The ceiling is a drop ceiling with square tiles and recessed fluorescent lights. The overall atmosphere is clean, bright, and professional.

DO WHAT YOU LIKE.

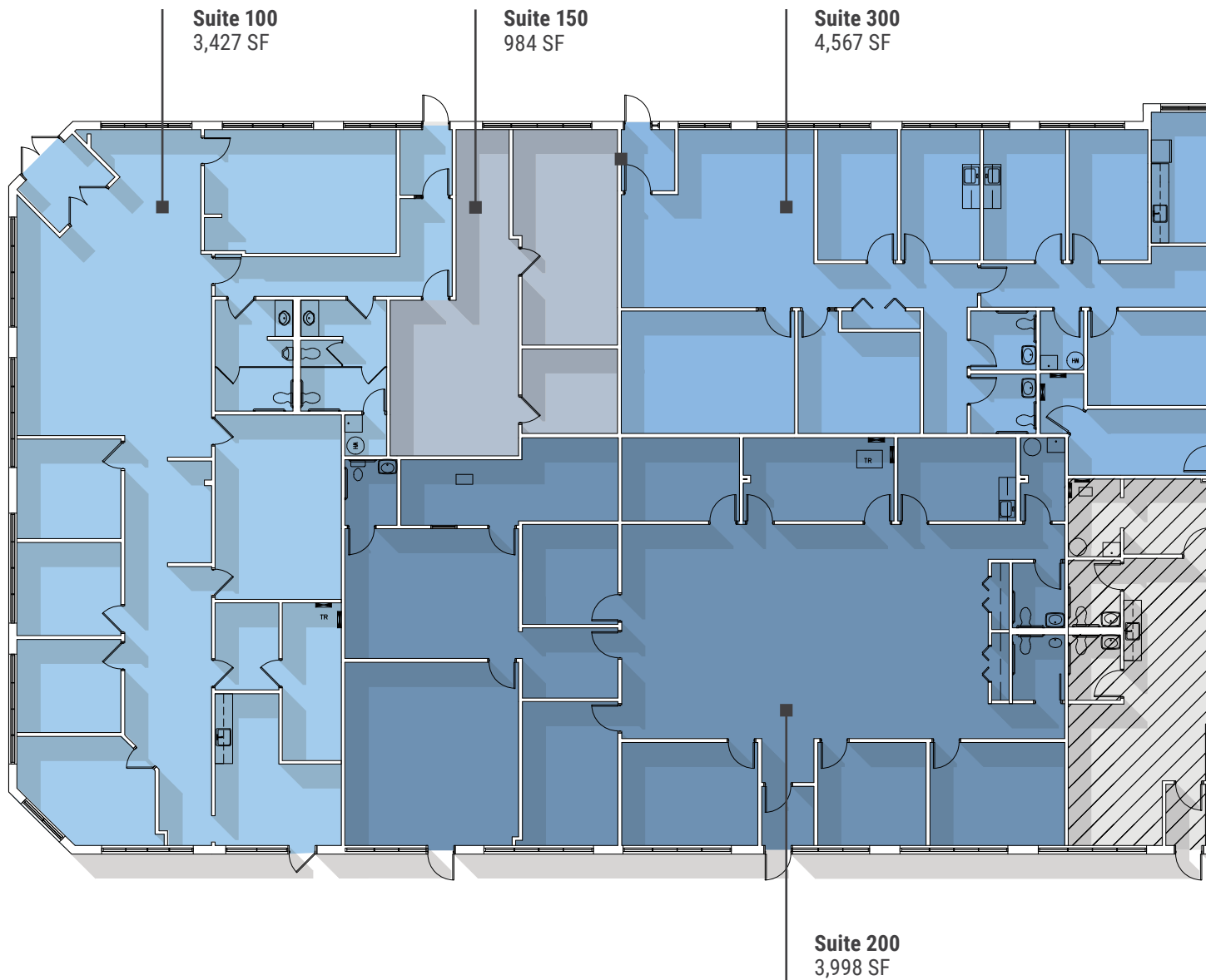
Single story is the best-kept secret in office space. Better rates, lower expenses, more autonomy including direct access to your suite and tenant-controlled utilities - and with Warrenville Office Center, you don't have to sacrifice an ounce of quality. Check out our move-in-ready spaces; you're going to love the single story life.

WARRENVILLE OFFICE CENTER

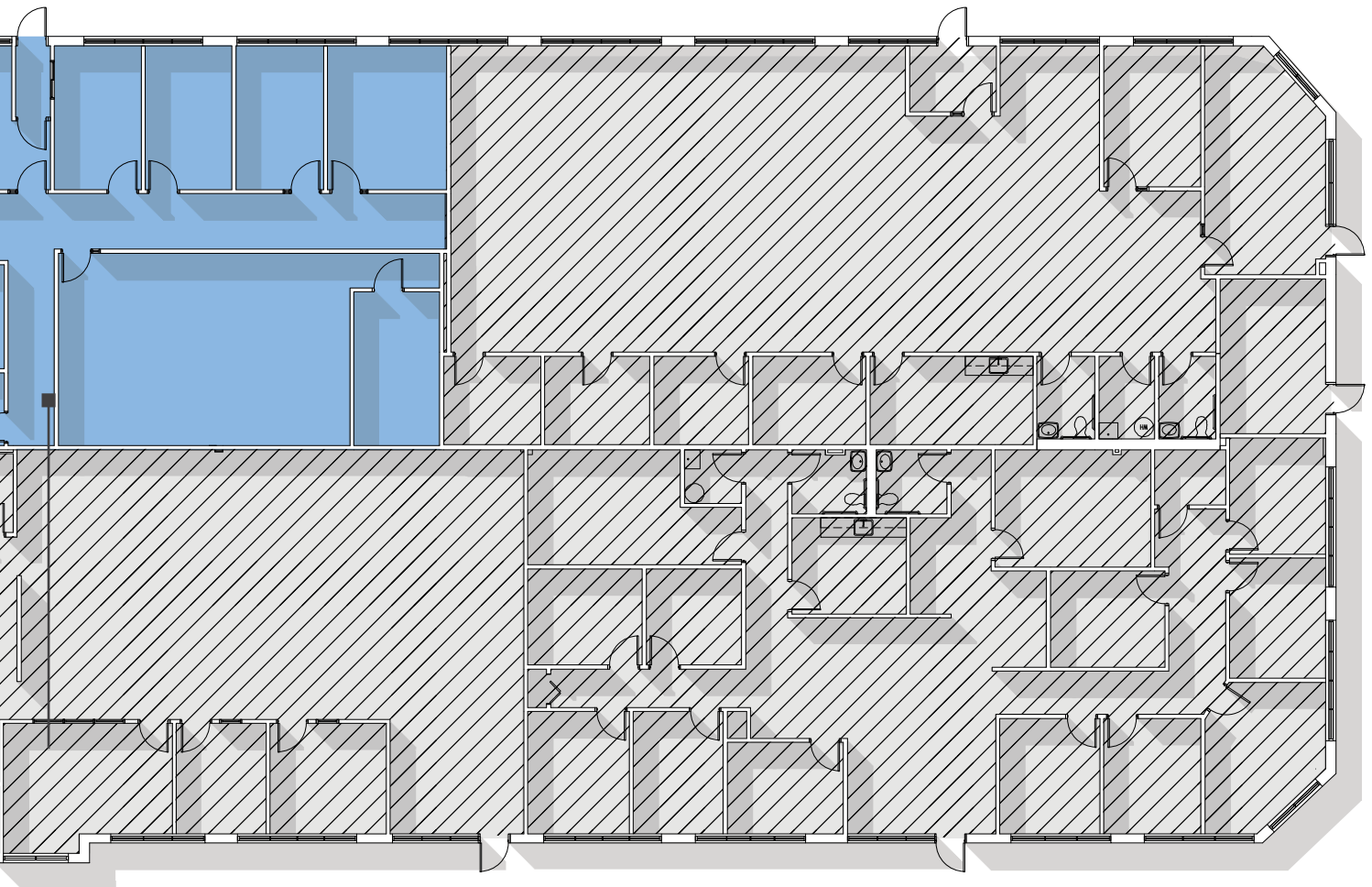


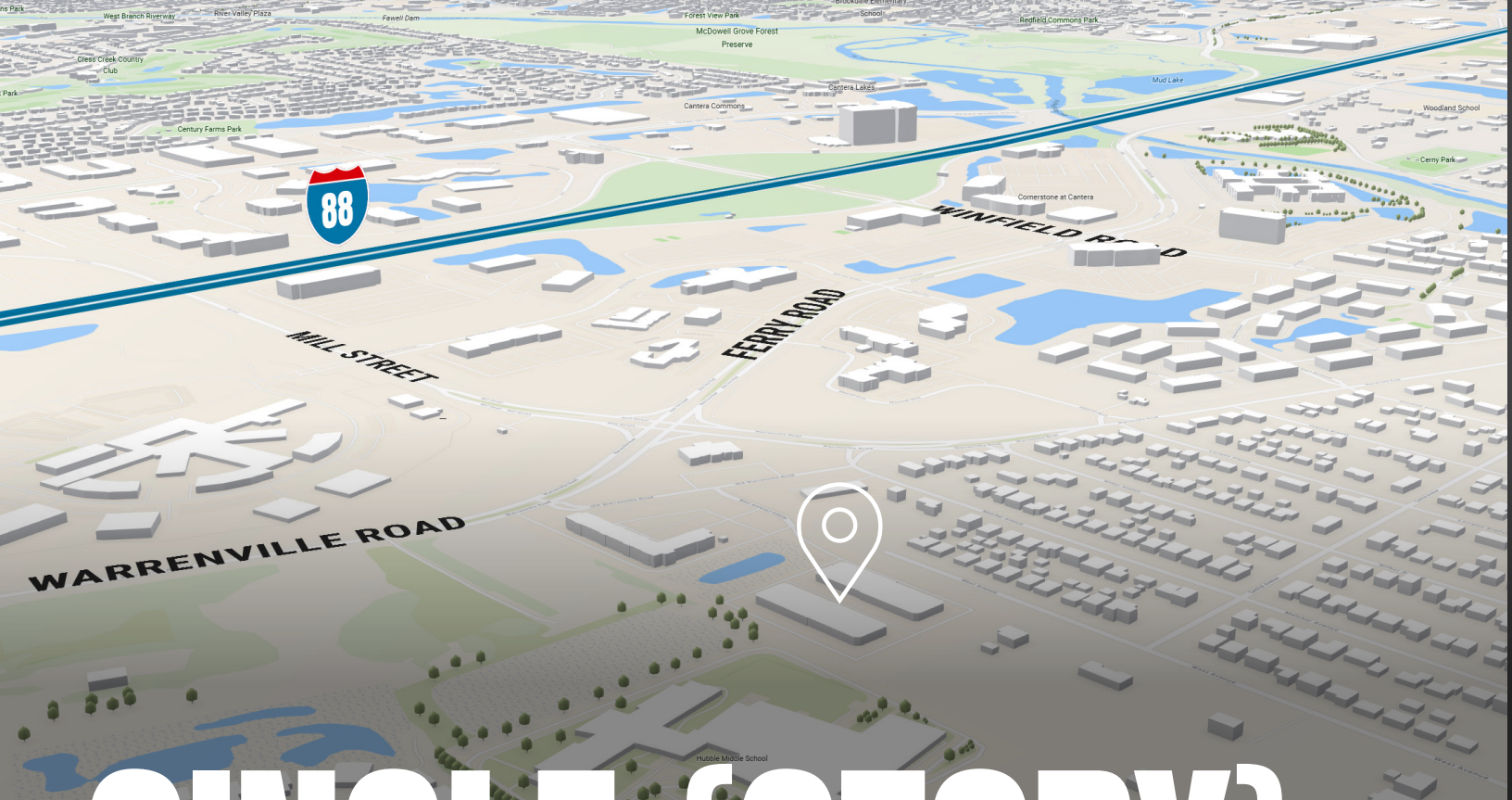
- Private Suite Entrances
- Ample Parking
- Private Suite Restrooms
- Tenant-Controlled Utilities
- Easy Access to I-88
- Surrounded by Amenities
- Adjacent to Hotel
- \$14.00 PSF Gross
- 984 to 12,986 SF Available

SUITES THAT SUIT YOU.



Suites are available as pictured, or can be combined to form a **contiguous 12,986 SF office space**. Each availability includes a dedicated entrance, dual private restrooms, and independent electrical, HVAC, and water heater.





SINGLE (STORY) AND LOVING IT.





Warrenville Office Center offers the best of both worlds: A quiet campus that is nonetheless close to amenities and transportation routes. A fully-appointed office without the accompanying high lease rates. And the luxury of private entrances, restrooms and utilities users can typically only achieve with full-building tenancy.

YOUR SUITE IS READY.



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