



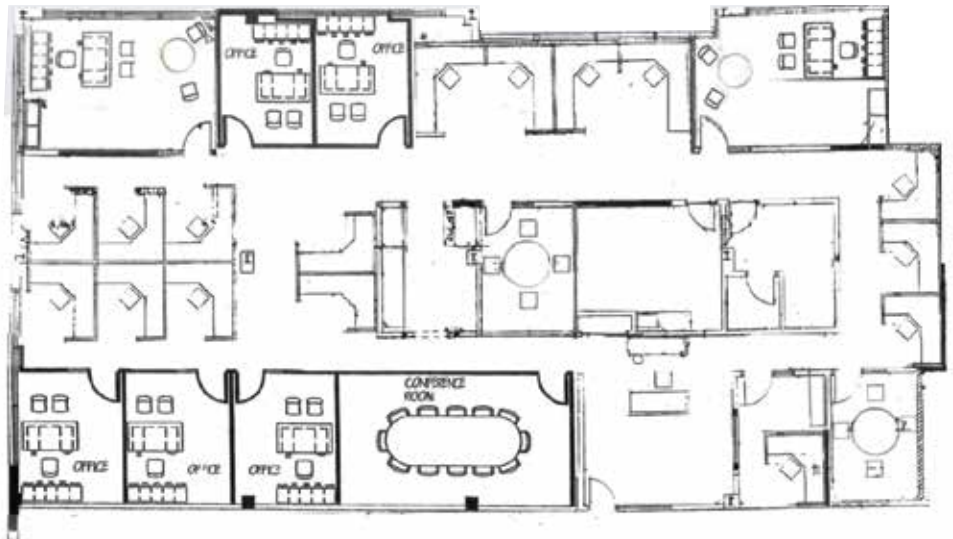
OFFICE CONDO FOR SALE OR LEASE

- Asking Price: \$695,000 (\$117 PSF)
- Lease Rate: \$19.95 PSF Modified-Gross
- Square Feet: 5,942 SF
- Monument Signage Available
- Utilities included in assessments

SPACE FEATURES

- Fully Furnished Office Condo
- 10 Private Offices
- 15 Workstations
- 1 Conference Room
- Kitchen

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BUILDING HIGHLIGHTS

I-88

- Real Estate Taxes: \$14,841 (\$2.50 PSF)
- Assessments: \$4.93 PSF
- PIN: 07-01-414-023

1770 PARK ST, SUITE 100
NAPERVILLE, IL 60563

DIEHL RD

WASHINGTON ST

MILL ST

PROPERTY SUMMARY

Asking Lease Rate: 19.95 PSF MG

Asking Sale Rate: \$695,000 (\$117 PSF)

Available Sq Ft. 5,942

Year Built: 1999

Parking Ratio: 3.30 /1,000 SF

AREA AMENITIES

- › Minutes to downtown Naperville
- › Easy Access to I-88
- › Numerous fast serve and fine dining restaurants in close proximity
- › Adjacent to Nike Park



RYAN MOEN, SIOR
630.480.6346
RMoen@VersaRES.com

JOHN MILLNER, CCIM
630.480.6342
JMillner@VersaRES.com

VERSA
REAL ESTATE SERVICES