



***4520 Weaver Parkway
Warrenville***



CROSSROADS
PARTNERS

Attn: Single Office Users!!

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introduction



Warrenville is located in DuPage County which is centrally located along I-88 and is part of the Illinois Technology and Research Corridor and approximately 30 miles West of Chicago. This corridor is a region of commerce and industry in the Chicago metropolitan area, primarily in DuPage, Kane, and DeKalb Counties, and is home to the headquarters or regional centers for many Fortune 1000 companies (including many specializing in research, development, logistics, and technology), several office and industrial parks, colleges and universities, research and scientific institutions, medical centers, government centers, and abundant shopping, dining, lodging, and entertainment amenities.

4520 Weaver Parkway is approximately 1.5 miles from the I-88/Winfield Road interchange and has visibility from I-88. It is approximately 2.7 miles from downtown Naperville, North Central College and Edwards Hospital. The property is also only a short distance from several DuPage County Forest Preserves and Cantigny Park.

Join Northwestern Medicine and others in calling Warrenville "home" to their work family.



property overview

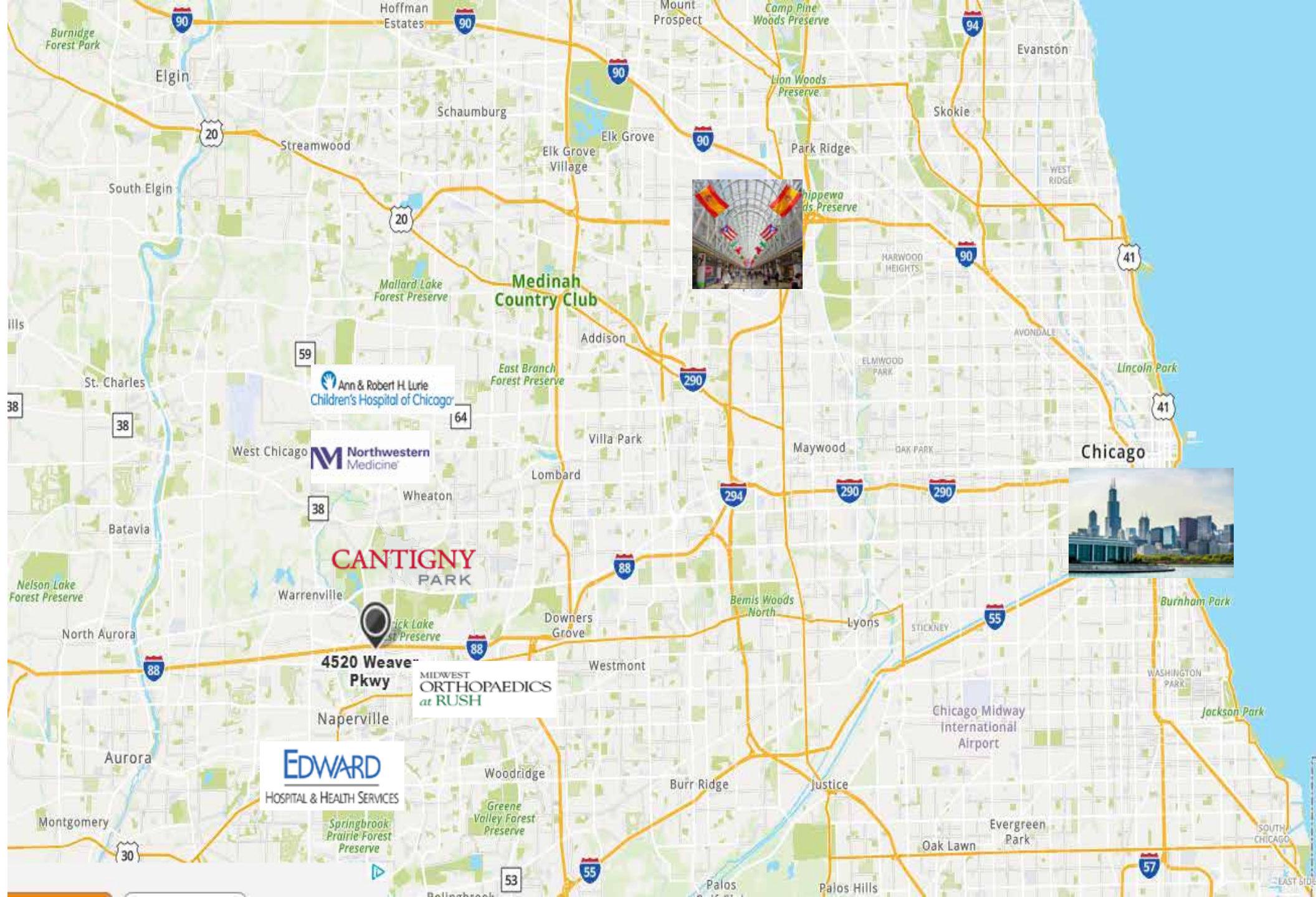


Building Features

- ◆ Single Tenant Office Building; 2-Story, 75,000 SF including basement
- ◆ Basement level has storage cages, employee lounge or training room and mail room
- ◆ Built in 1999 and immaculately maintained by original tenant
- ◆ Visibility from I-88; close to Winfield Road East/West Interchange
- ◆ On-site expansion potential
- ◆ Suitable for general office use
- ◆ Zoned office / light industrial
- ◆ 248 surface parking spaces for a ratio of 4.1 / 1,000 SF (lot expansion available)
- ◆ Business park occupants include Northwestern Medicine Cancer Center and Northwestern Medicine Chicago Proton Center
- ◆ 2019 Real estate taxes is \$2.02 SF
- ◆ Ground floor loading dock
- ◆ UBS data base backup system
- ◆ Fully equipped kitchen / dining area

aerial & visibility to I88





4520 Weaver Parkway, Warrenville, IL



demographics

demographics



Warrenville / Naperville Demographics

Warrenville		Naperville	
Population	13,260	Population	147,841
Population Density (sq ml)	2,440	Population Density (sq ml)	3,800
Median Age	37.2	Median Age	35
Speak English	75%	Speak English	85%
Income per capita	\$34,371	Income per capita	\$48,239
Median household income	\$81,296	Median household income	\$109,512



interior photos



4520 Weaver Parkway, Warrenville, IL



cafe



conference



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