



# The sophistication of the city in the serenity of the suburbs

Easy-access location: Route 59 @ I-88, Naperville  
Western East/West Corridor Submarket



## LANDMARK BUILDING: 3 AVAILABLE SUITES

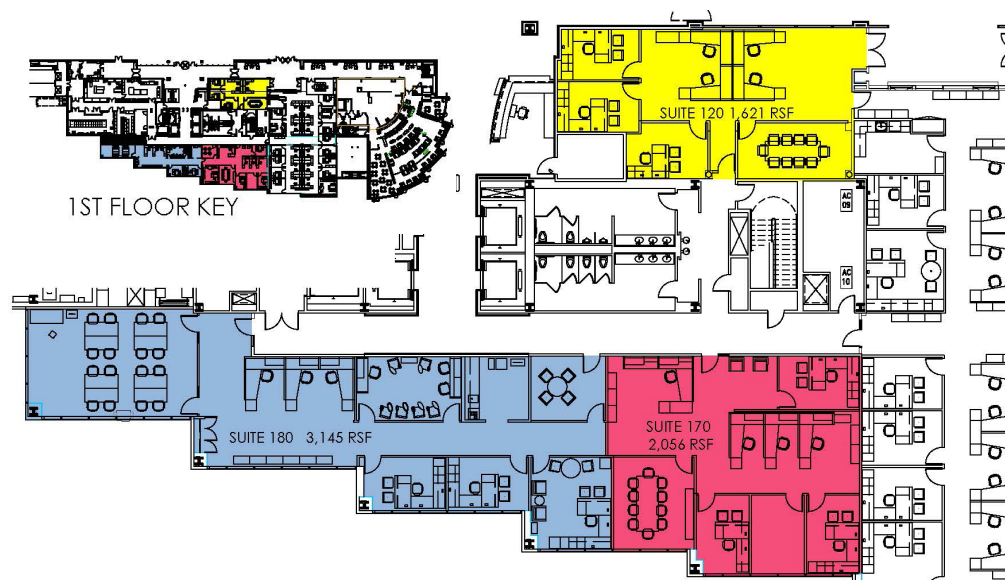
The I-88 landmark Calamos Investments building at 2020 Calamos Ct. has opened three suites. This Class A office building cites the global headquarters of Calamos Investments among its occupants.

### AVAILABLE SPACES

| Floor | Suite | Use    | Type   | SF Available | Rent    | Occupancy           | Term       |
|-------|-------|--------|--------|--------------|---------|---------------------|------------|
| P 1st | 180   | Office | Direct | 2,546        | \$30 FS | Available on notice | Negotiable |
| P 1st | 170   | Office | Direct | 2,655        | \$30 FS | Available on notice | Negotiable |
| P 1st | 120   | Office | Direct | 1,621        | \$30 FS | Vacant              | Negotiable |

### BUILDING

|               |                       |
|---------------|-----------------------|
| Type          | 4-Star/Class-A Office |
| Tenancy       | Multi                 |
| Year Built    | 2005                  |
| RBA           | 171,569 SF            |
| Stories       | 6                     |
| Typical Floor | 24,509 SF             |
| Floor         | Steel                 |



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630-955-4800

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# 2020 Calamos Ct., Naperville

## Western East/West Corridor Submarket

### BUILDING AMENITIES

- In-building security 7 a.m. - 7 p.m. M-F; on-property security 24/7
- In-building restaurant CityGate Grille open for lunch & dinner M-Sa
- In-building cafeteria serving lunch M-F
- 24/7 building access
- Meeting room rental available through Primacy Business Center

### HEALTH & EFFICIENCY BUILDING FEATURES

- Global Plasma Solutions™ indoor air-quality ionization system added in 2020
- Low-E glass, energy-efficient mechanicals, raised-floor/under floor ventilation, water conservation fixtures in rest rooms, recycling program & more
- Electric heat/air cooling
- 7 watts psf for tenant electrical loads
- State-of-the-art building automation system
- Green roof/rooftop garden; recipient of National Green Roofs Award of Excellence

### ADDITIONAL BUILDING NOTES

- 9'6" finished ceiling heights
- Building visible from Rte. 59 & I-88
- Brand visibility option on electronic message boards at high-traffic intersection, Rte. 59 & Ferry Rd.

### TRANSPORTATION

|                |  |
|----------------|--|
| Parking        | 1051 available covered; 4.98/1,000 SF (exceeds municipal code of 4/1,000)        |
| Commuter Rail  | 6 min. drive to Rte. 59 Station: Metra/Burlington Northern-Santa Fe Railway Line |
| Bus            | Pace Suburban Bus Route #559 stop on Rte. 59 near Ferry Rd.                      |
| Airport        | Chicago O'Hare 19 mi.   Chicago Midway 23 mi.   DuPage County Airport 7.5 mi.    |
| Walk Score®    | Car-dependent (27)   |
| Transit Score® | Minimal transit (23)   |

### COMMUNITY AMENITIES

- Hotel Arista: Forbes recommended, AAA Four Diamond luxury
- Arista Spa & Salon: Forbes Four Star
- Dining options: Che Figata, Zorba, Arista Coffee & Cafe, CityGate Grille & Tap In Pub with its 16-foot HD indoor golf simulators
- Olympus Executive Fitness Center: Precor® equipment and private showers
- Area pond surrounded by approximately 0.75 mile walking path and native grasses
- Access to Illinois Prairie Path
- Domain CityGate luxury apartments



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