

FOR LEASE

Boutique Class A Mixed-Use, Retail/Office Property



47 East

Chicago Avenue Naperville, IL

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LOCATION OVERVIEW

Washington Corners is located at the northeast corner of Washington Street and Chicago Avenue. This fully signalized intersection is one block north of the DuPage River and 0.7 miles from the Naperville METRA Station. The property is steps from over 125 retail stores, 40 restaurants, and over 100 service businesses.

BUILDING SPECIFICATIONS

| | |
|-------------------------|--|
| Overview | Three-story Class A Mixed-Use Retail/Office Property |
| Building Size | 60,052 SF |
| Office | 2nd & 3rd floors |
| Available Spaces | Suite 200: 18,622 SF (divisible) Suite 310: 1,586 SF Suite 314: 1,385 SF Suite 310/314: 2,971 SF (contiguous) Suite 324: 3,934 SF (contiguous with 310/314 for 6,905 SF) Suite 360: 904 SF Suite 372: 1,678 SF |
| Parking | Adjacent to municipal owned multi-level 575 car parking structure |
| Year Built | 1998 |
| Amenities | Secured Entry On-site Retail & Restaurants Garage Parking |

AREA DEMOGRAPHICS



Daytime Population
1 Mile: 28,345
3 Miles: 99,396
5 Miles: 211,860



Total Population
1 Mile: 12,795
3 Miles: 95,035
5 Miles: 216,963



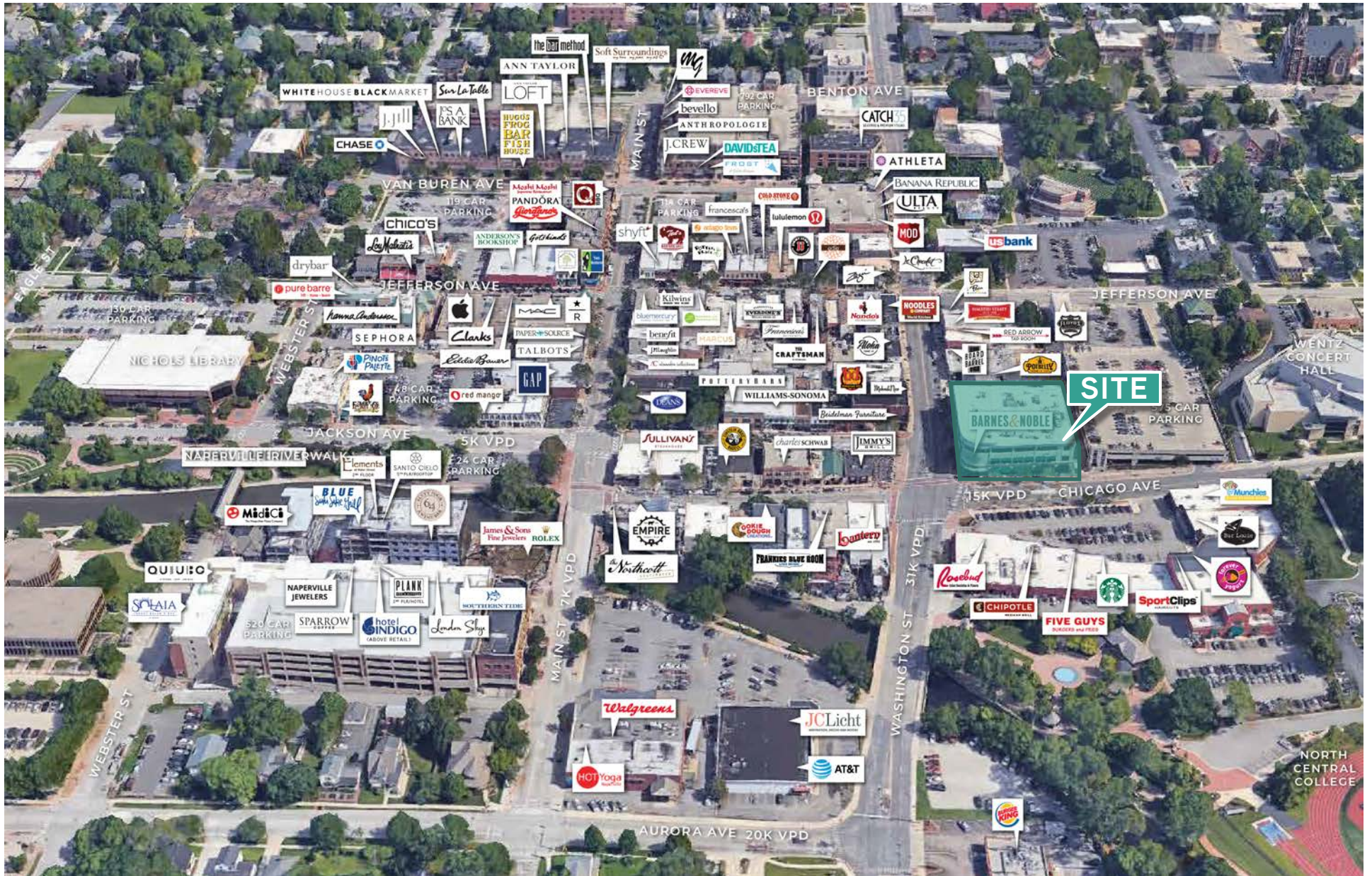
Households
1 Mile: 4,738
3 Miles: 35,904
5 Miles: 82,584



Average Household Income
1 Mile: \$132,376
3 Miles: \$130,588
5 Miles: \$129,349



Traffic Counts
Chicago Ave : 15K VPD
Washington St : 31K VPD

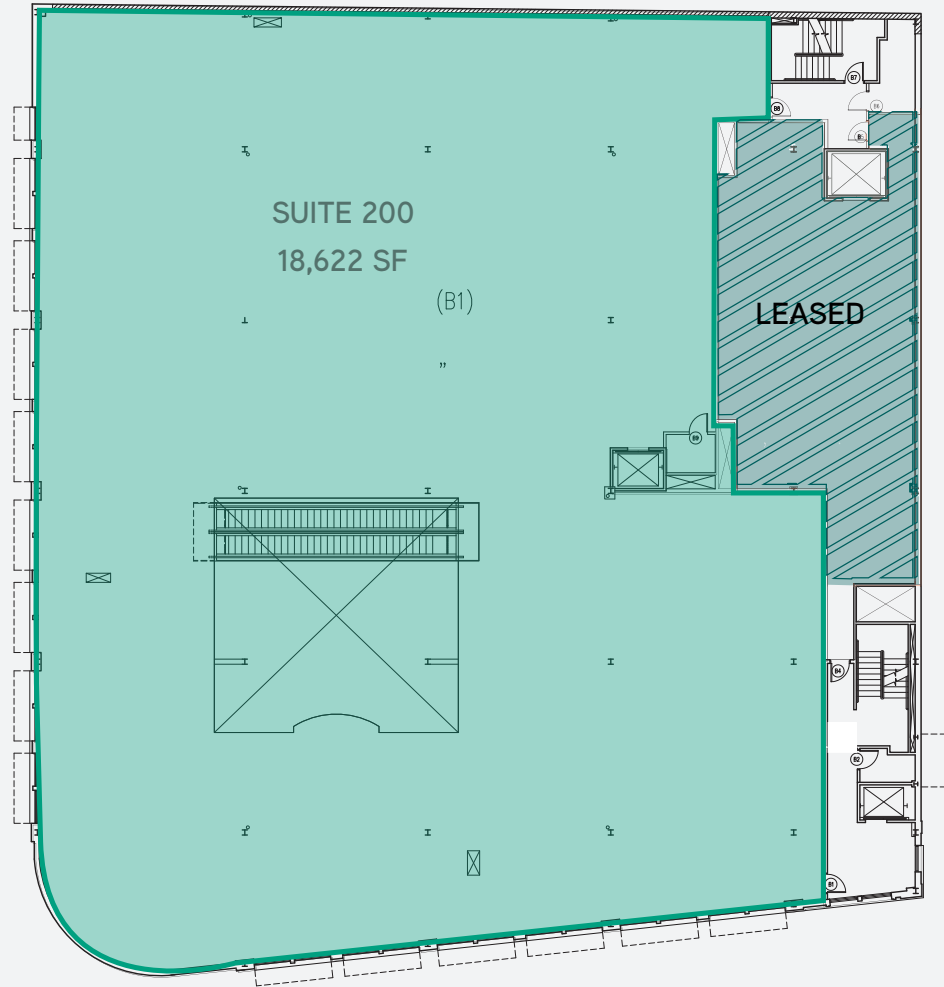


2ND FLOOR

Suite 200: 18,622 SF

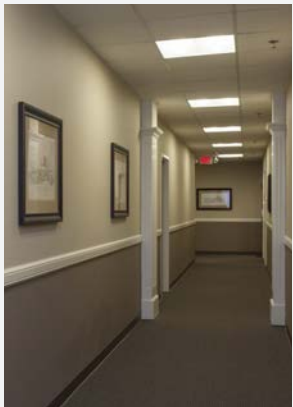
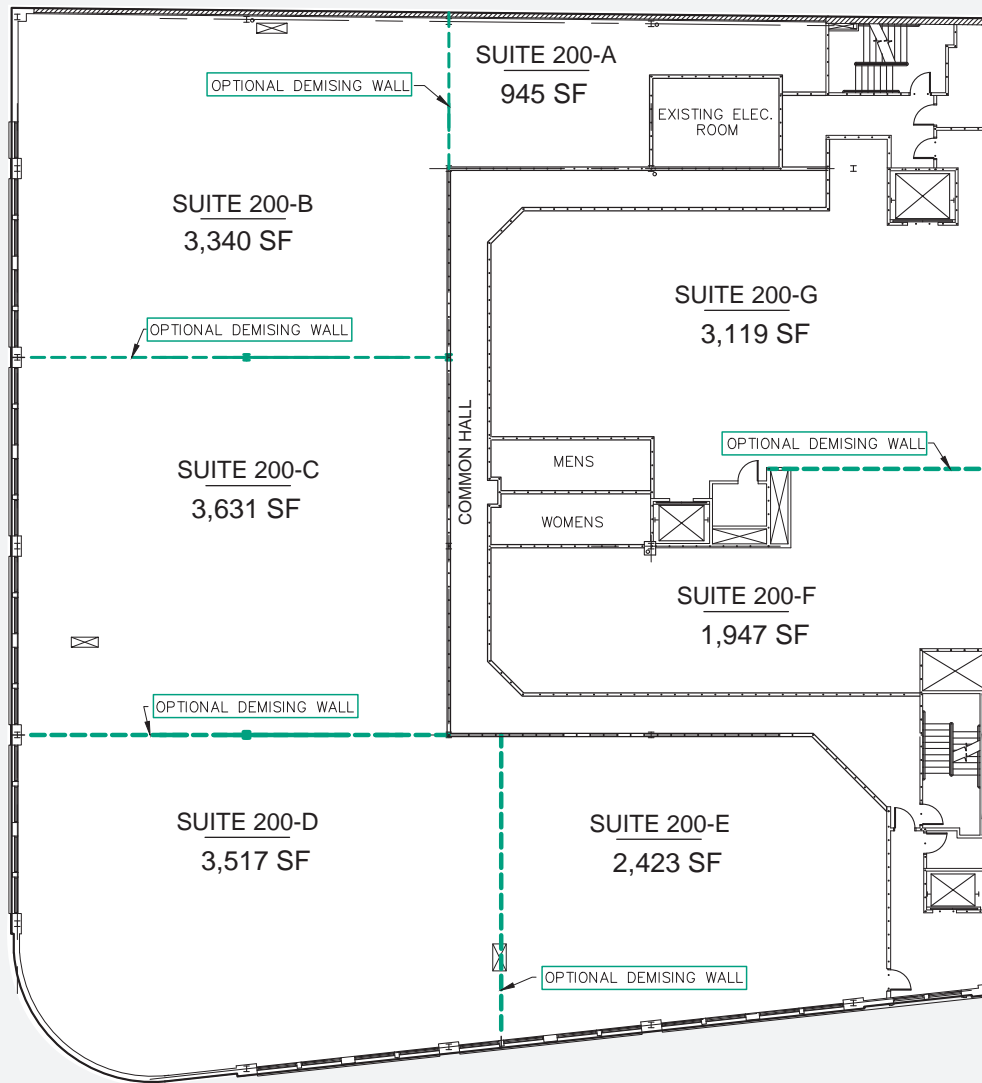
2ND FLOOR

Suite 200 18,622 SF



2ND FLOOR DEMISING PLAN- 21,000 SF

*DIVISIBLE TO 2,000 SF

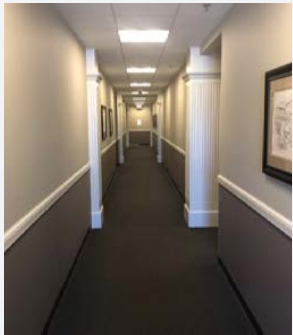


2ND FLOOR DEMISING PLAN
21,000 SF DIVISIBLE TO 2,000 SF

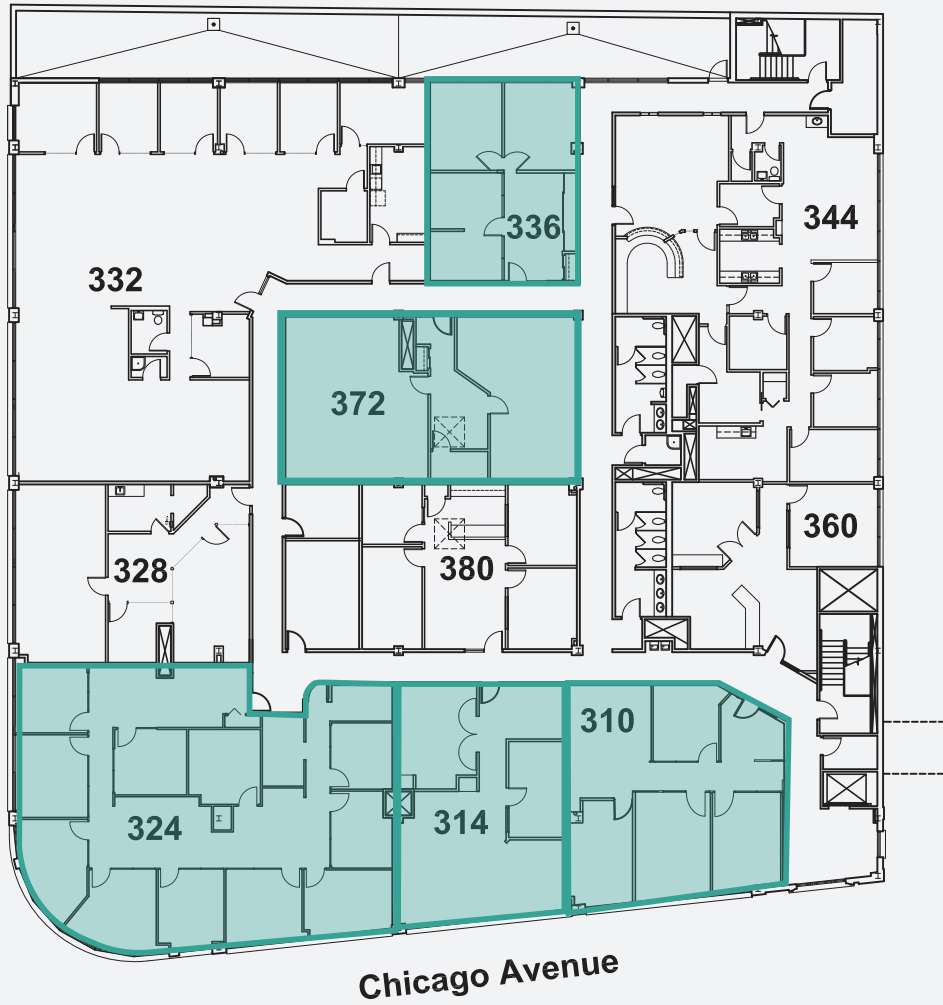
| | |
|-------------|----------|
| Suite 200-A | 945 SF |
| Suite 200-B | 3,340 SF |
| Suite 200-C | 3,631 SF |
| Suite 200-D | 3,517 SF |
| Suite 200-E | 2,423 SF |
| Suite 200-F | 1,947 SF |
| Suite 200-G | 3,119 SF |

3RD FLOOR

3RD FLOOR



Washington Street



| | |
|---------------|---|
| Suite 310 | 1,586 SF |
| Suite 314 | 1,385 SF |
| Suite 310/314 | 2,971 SF (contiguous) |
| Suite 324 | 3,934 SF (contiguous with 310/314 for 6,905 SF) |
| Suite 336 | 1,037 SF |
| Suite 372 | 1,678 SF |

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