

Downtown Naperville Office Space

23-27 W. Jefferson St, Naperville, IL 60540

FOR LEASE



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CATON
COMMERCIAL
REAL ESTATE GROUP

PROPERTY OVERVIEW

Lease Price:	\$40/SF MG + utilities
Suite 23:	1,077 SF
Suite 25:	1,224 SF
Suite 27:	1,229 SF

Three office spaces available on the 2nd floor on Jefferson Street can be combined for a total of 3,530 SF. Various floor plans available including private restrooms, shower, open kitchen, high ceilings, and beautiful exposed brick. Entrance on Jefferson St plus private rear entrance. Tandem exclusive parking spaces in the back of the building for a total of 10 spaces. Spacious outdoor patio with rear access.

Located in the heart of downtown Naperville, steps to national retailers and restaurants including Starbucks Reserve, The Apple Store, Sullivan's Steakhouse, Luluemon and Hugo's Frog Bar.

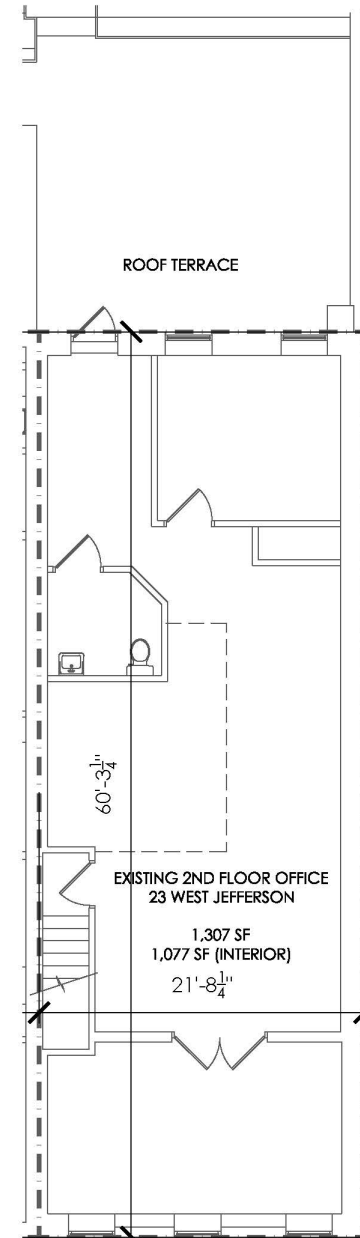
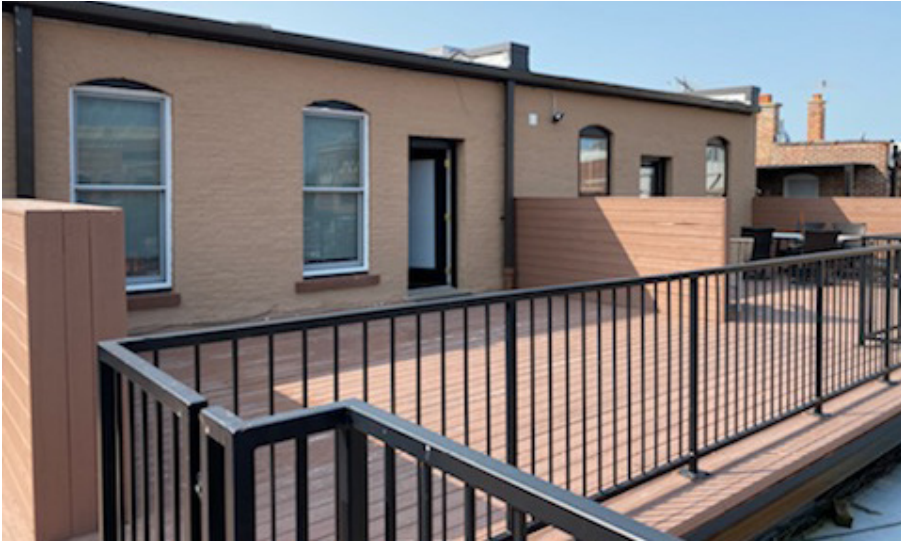
Enjoy all the amenities downtown has to offer. Ideal for entertaining clients, lunch meetings and after work get togethers. Two blocks from the famed Naperville Riverwalk.

Free public surface and garage parking immediately behind the building and two public parking garages within blocks of the property.

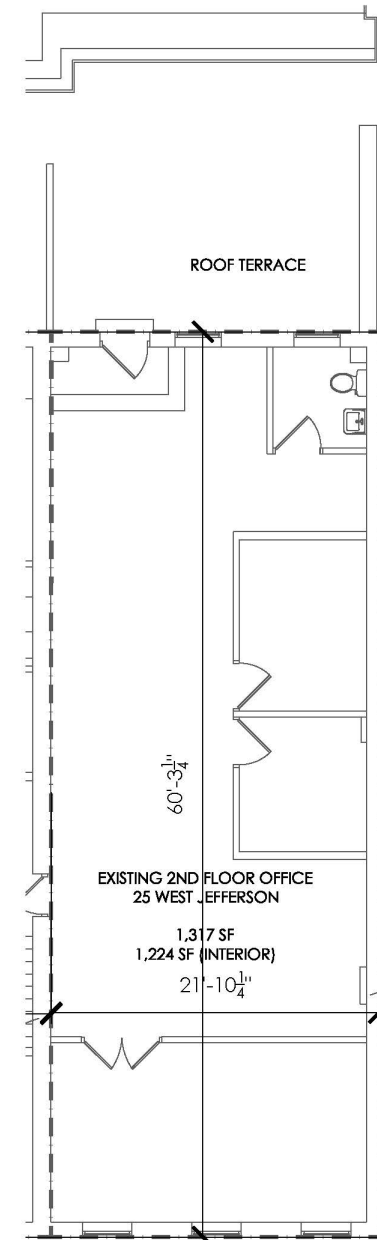
Conveniently located a short distance from the Metra Train Station and I-88 interchange.



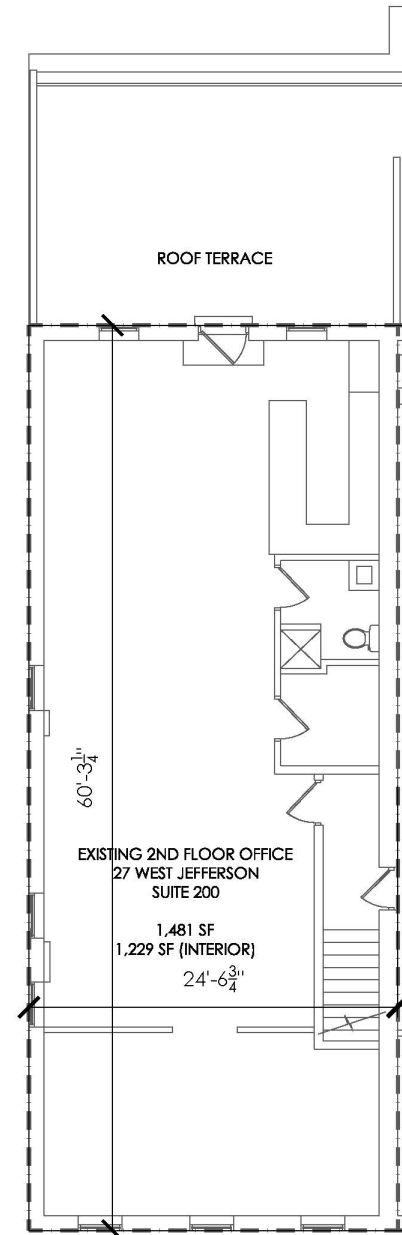
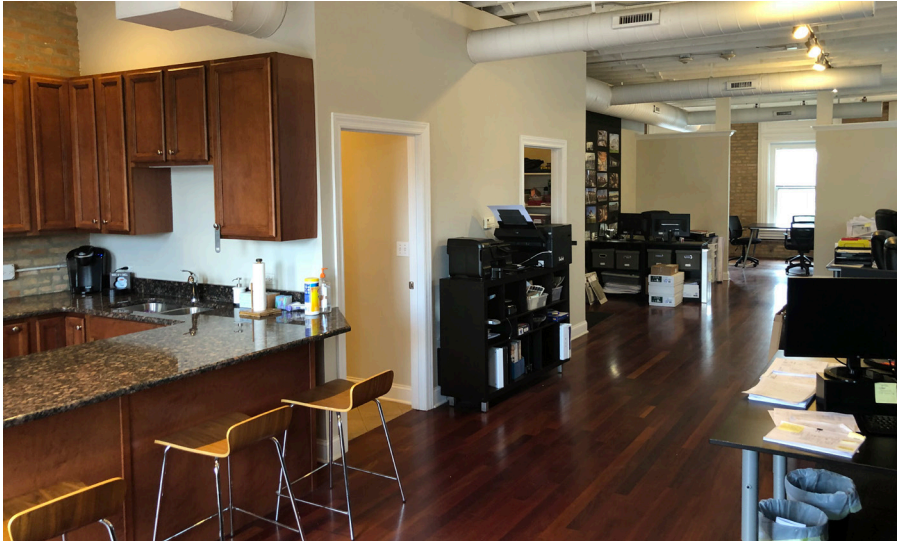
23 W. Jefferson - 1,077 SF



25 W. Jefferson - 1,224 SF



27 W. Jefferson - 1,229 SF



DOWNTOWN NAPERVILLE



THE CITY OF NAPERVILLE

AN AWARD WINNING COMMUNITY

Naperville combines values and charm with the vibrancy of a modern thriving economy making it a powerhouse in the Chicago area.

The City is recognized nationally and internationally; making headlines often.

Best City to Live in Illinois (24/7 Wall Street, 2018)

Best City to Raise a Family in America (Niche, 2021)

Cities Where Millennials are Purchasing Homes (SmartAsset's, 2019)

One of America's "Coolest Suburbs" (Apartment Therapy, 2019)

3rd Best Place to Visit (Livability, 2018)

No. 1 Safest Cities to Raise a Child (SafeWise, 2020)

City with Best Public Schools in America (Niche, 2021)

3rd Best Place in the Nation to Live if You Work from Home (Money Magazine, 2021)

Named in "Top Earning Towns" (Money Magazine)

Business

Naperville Tops List Of Retail, Restaurant Sales For 2nd Year

It's the second time in a row that Naperville secured the top spots.

 Lisa Marie Farver, Patch Staff
Posted Thu, Jun 20, 2019 at 4:51 pm CT

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 Reply




Naperville's booming economy relies on auto sales, grocery sales, and more. (GoogleMaps Streetview)

Real Estate

Naperville Named Among Best Cities To Live In America: Niche

The suburb also got high marks for its public schools, housing market and more.

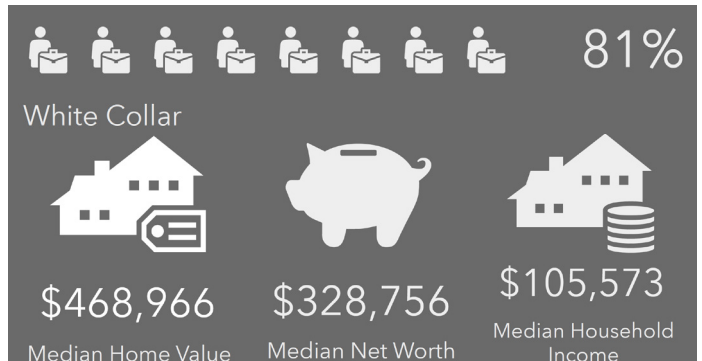
 Lisa Marie Farver, Patch Staff
Posted Mon, Mar 15, 2021 at 9:49 pm CT

 Like 416 

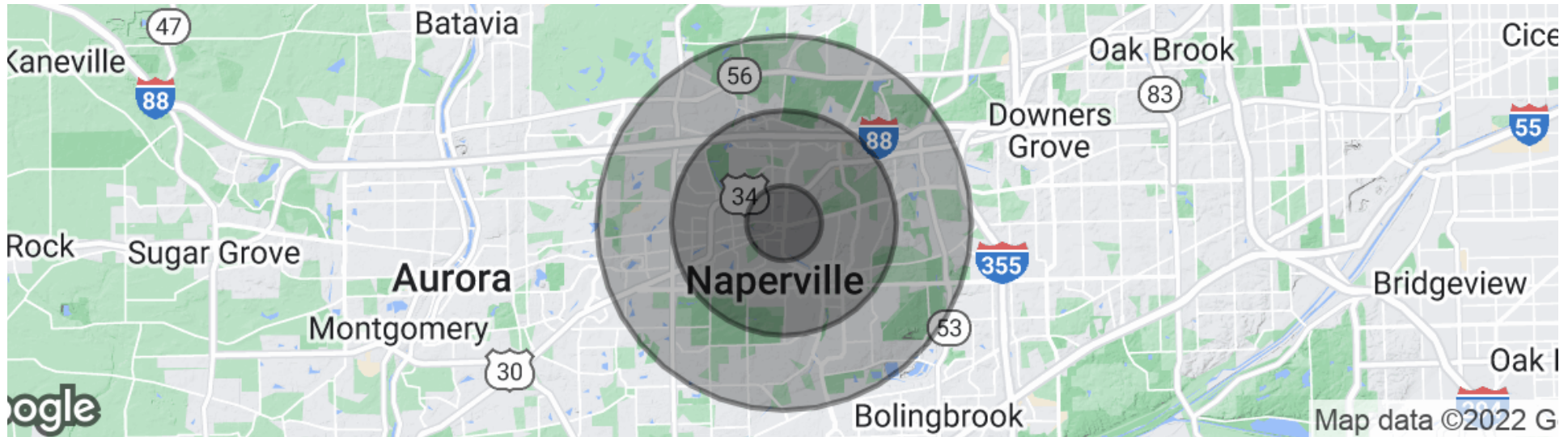
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Naperville came in third in Niche's 2021 roundup of the best cities to live in America. (Naem Khan)



DEMOGRAPHICS



		1 MILE	3 MILES	5 MILES
POPULATION	Total Population	11,575	88,291	218,293
	Average Age	39.0	39.3	37.6
	Average Age (Male)	36.9	37.7	36.4
	Average Age (Female)	39.7	40.3	38.4
HOUSEHOLDS	Total Households	4,328	32,100	80,424
	# of Persons per HH	2.7	2.8	2.7
	Average HH Income	\$116,739	\$126,012	\$118,804
	Average HH Value	\$500,460	\$476,628	\$428,219

CONTACTS



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Christina Caton Kitchel is a Principal of Caton Commercial Real Estate Group, with over 12 years of experience in commercial real estate, retail leasing, investment sales, and ground-up, multi-use commercial property development; including navigation of municipal approvals. Christina is actively involved in site selection, evaluation of product, and lead generation for the brokerage team. Christina is an active member of the International Council of Shopping Centers (ICSC), a Certified Commercial Investment Member (CCIM) candidate, and participates in many national industry conferences and events.

Christina is Chair of the Board of Directors for the Naperville Area Chamber of Commerce and is active in NACC B2B, NACC Political Action Committee, Family Business RoundTable, Legacy Circle, and sits on the steering committee for the NACC Legislative Forum.



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Autumn Psaros is a Senior Vice President at Caton Commercial, with an extensive and successful history of managing relationships and executing transactions for national, regional, and local clients. Autumn has worked as a securitization analyst for a financial institution within the capital equipment financing division.

Autumn specializes in tenant and landlord representation, with a focus on new business development, lease negotiation, and financial analysis. Autumn has a successful history of managing client relationships and executing real estate transactions. She works with her clients through all facets of the lease, purchase, and disposition process from full-market analysis, to negotiation and execution.