

The sophistication of the city in the serenity of the suburbs

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



IN-FILL LOTS AVAILABLE: OCI ZONING

CITYGATE CENTRE AMENITIES

- Hotel Arista
 - Forbes recommended
 - AAA Four Diamond
- Food, beverage & entertainment
 - Arista Coffee & Cafe
 - Che Figata
 - CityGate Grille
 - Playroom Cafe
 - Tap In Pub
 - Zorba Cocktail bar

POPULATION

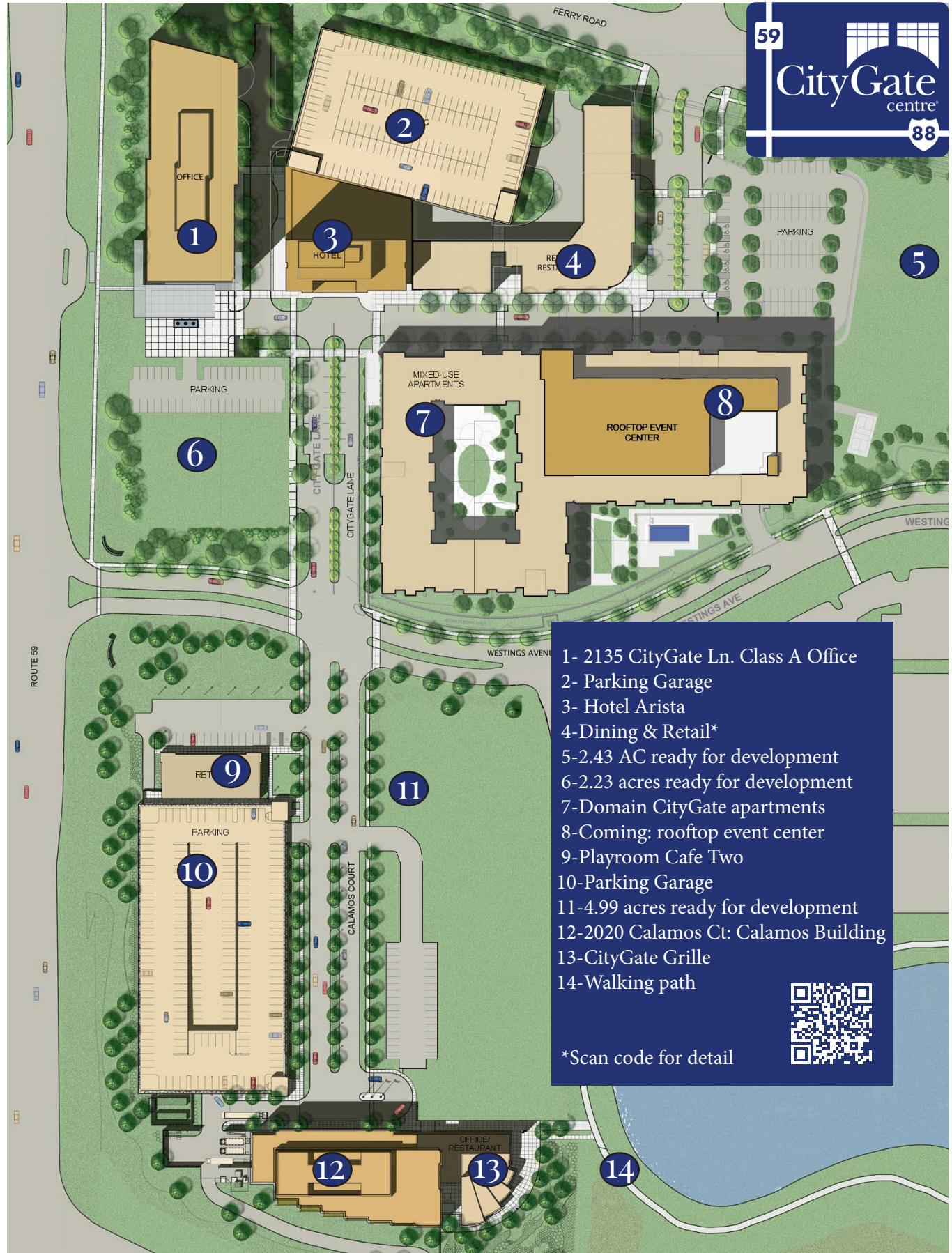
- 366k sf/2 bldgs. Class A office
 - >86% leased
- 55k sf retail bldg.
 - 91% leased
- Domain CityGate/285-unit luxury apartment building
 - >95% leased

PARCELS

- 2.43 AC | 0703103027
- 2.23 AC | 0703103024
- 3.99 AC | 0703105008

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)



- 1- 2135 CityGate Ln. Class A Office
 - 2- Parking Garage
 - 3- Hotel Arista
 - 4- Dining & Retail*
 - 5- 2.43 AC ready for development
 - 6- 2.23 acres ready for development
 - 7- Domain CityGate apartments
 - 8- Coming: rooftop event center
 - 9- Playroom Cafe Two
 - 10- Parking Garage
 - 11- 4.99 acres ready for development
 - 12- 2020 Calamos Ct: Calamos Building
 - 13- CityGate Grille
 - 14- Walking path
- *Scan code for detail

