



The sophistication of the city in the serenity of the suburbs

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



HIGH-VISIBILITY RETAIL

At the corner of Ferry Rd. and CityGate Ln., just east of Rte. 59, two side-by-side, ready to build-out suites available for individual leases or combined for expanded retail inventory/showroom capacity.

AVAILABLE SPACES

Floor	Type	Avail. SF	Rent	Occupancy	Term
P 2nd	Direct	2,537	\$16 NNN	Vacant	Negotiable
P 2nd	Direct	1,916	\$16 NNN	Vacant	Negotiable

BUILDING

Type	4-Star Retail Storefront/Office
Tenacy	Multi
Year Built	2007
RBA	54,579 SF
Stories	2
Typical Floor Construction	27,240 SF Masonry

LAND

Acreage	1.76 AC
Zoning	C
Parcels	07-03-103-023

AVG. DAILY TRAFFIC VOL.

Ferry Rd.	6,650
Rte. 59	34,200

Additional brand visibility option: Electronic message boards on Rte. 59 & Ferry Rd. monument.

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 building entrance
Airports	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)

2155 CityGate Lane, Naperville

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BUILDING AMENITIES

- On-site property manager
- On-site security 24/7
- 24/7 suite access
- Hotel Arista: Forbes recommended, AAA Four Diamond luxury
- Playroom Cafe Two
- Area pond surrounded by approximately 0.75 mile walking path and native grasses
- Access to Illinois Prairie Path
- Domain CityGate luxury apartments
- Abundant garage & street parking
- Bus line
- Restaurants
- Signage

BUILDING TENANTS

- Apotheco Pharmacy
- Arista Coffee & Cafe
- Arista Spa & Salon
- Che Figata
- Duly Aesthetics
- Dully Health and Care Dermatology
- Duly Health and Care Physical & Occupational Therapy
- Integrated Physical Medicine
- Olympus Executive Fitness Center
- Tap In Pub



On-site leasing &
property management



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