



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

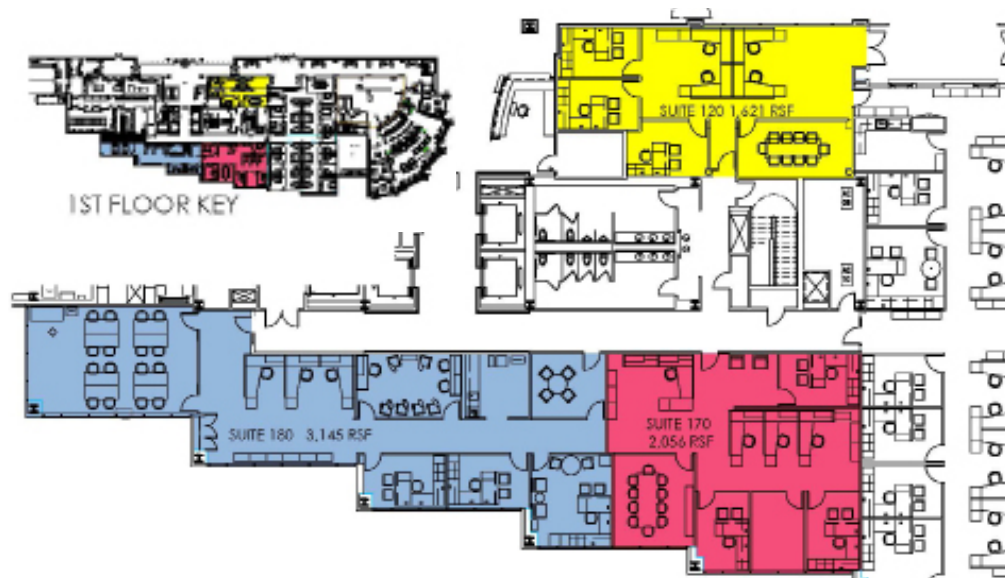
The I-88 landmark Calamos Investments building at 2020 Calamos Ct. has opened three suites. This Class A office building cites the global headquarters of Calamos Investments among its occupants.

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
RSF/RBA	171,569 SF
Stories	6
Typical Floor	24,509 SF
Floor	Steel

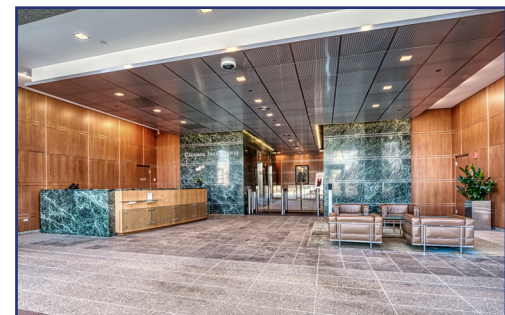


On-site leasing &
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CALAMOS REAL ESTATE LLC®

630-955-4800
CalamosRealEstate.com



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	2035 Calamos Ct. Parking Garage: 613 spaces
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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