



# The flexibility you need in today's workplace

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



## SMALL BUSINESS SOLUTIONS

There are nearly 35 million small businesses in the United States according to the US Small Business Administration. Of these, 82% are classified by the SBA as "non-employer businesses" and, within this classification, professional & technical services top the list with 3.7 million businesses, according to US Census Bureau data.

CityGate Centre offers options for small businesses to enjoy the prestige of a business address that puts them among leading area companies such as Calamos Investments, M/I Homes, SIMPSON, PMA Financial, Investortools and Jack Morton.



Housed at 2020 Calamos Ct., the prestigious Calamos Investments building, Primacy Business Center's services support on-site, hybrid and off-site businesses with:

- Private offices and small suites with available administrative support.
- Virtual office address with optional mail forwarding and phone answering for home-based businesses.
- Conference room, day office and training suite rentals ideal for meetings, presentations, depositions and workshops.



CALAMOS REAL ESTATE LLC

In the cornerstone of CityGate Centre, 2135 CityGate Ln., CityGate Flex is a shared suite of private, turnkey offices housing a number of small businesses in a Class-A building with variable terms, managed by Calamos Real Estate LLC.

*Need something bigger? Calamos Real Estate has suites ranging from roughly 1,100 sf to more than 6,700 sf at CityGate Centre, and its brokers can help you find the right fit throughout DuPage County and the Greater Chicago area.*



630-780-1000  
PrimacyBusiness.com

## LEARN MORE

630-955-4800  
CalamosRealEstate.com



# ABOUT CITYGATE CENTRE

## Western East/West Corridor Submarket

### 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)   |

### 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

### 2020 CALAMOS CT 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.

### 2135 CITYGATE LN BUILDING AMENITIES

- In-building security 7 a.m. - 7 p.m. M-F; on-property security 24/7
- Halsted Street Deli serving breakfast & lunch M-F
- 24/7 building access & vending
- Fitness Center free, exclusive use for building tenants
- Two first-floor windowed meeting rooms for hourly/daily rental

### HEALTH & EFFICIENCY BUILDING FEATURES

- Global Plasma Solutions™ indoor air-quality ionization system added in 2020
- LEED® Certified Silver
- Low-E glass, energy-efficient mechanicals, raised-floor/under floor ventilation, water conservation fixtures in rest rooms, recycling program & more
- Electric heating and cooling
- 7 watts psf for tenant electrical loads
- State-of-the-art direct digital control system

### 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.