



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

The sophistication of the city
in the serenity of the suburbs



Tim Benson Photography ©2008

2135 CITYGATE LANE
CITYGATE CENTRE IN NAPERVILLE



CALAMOS REAL ESTATE LLC[®]

2020 Calamos Court
Naperville, IL 60563
630-955-4800

CalamosRealEstate.com

2135 CityGate Lane, Naperville

Western East/West Corridor Submarket

CityGate Centre’s cornerstone multi-tenant building at 2135 CityGate Ln. is a LEED® Certified Class A office building at the corner of Illinois Route 59 and Ferry Road in Naperville.

BUILDING

Type	4-Star/Class-A Office
Tenancy	Multi
Year Built	2007
RSF	211,193 SF
Stories	7
Typical Floor	30,170 SF
Construction	Steel
Zoning	OCI/PUD

HEALTH & EFFICIENCY BUILDING FEATURES

- Global Plasma Solutions™ indoor air-quality ionization system added in 2020
- LEED Certified® Silver (core & shell)
- Low-E glass, energy-efficient mechanicals, raised-floor/under floor ventilation, water conservation fixtures in rest rooms & more
- Electric heating and cooling
- State-of-the-art direct digital control system

TRANSPORTATION

Parking	2191 CityGate Ln. Garage, 4/1,000; visitor garage, street & surface lot parking 6 min. drive to Rte. 59 Station: Metra/
Commuter Rail	Burlington Northern-Santa Fe Railway Line Pace Suburban Bus Route #559 stop on
Bus	Rte. 59 near building entrance Chicago O’Hare 19 mi. Chicago
Airports	Midway 23 mi. DuPage County Airport 7.5 mi. Car-dependent (27)
Walk Score®	Minimal transit (23)

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
- In-building fitness center with free, exclusive use for building tenants
- Two first-floor windowed meeting rooms for hourly/daily rental by appointment

COMMUNITY AMENITIES

- Hotel Arista: Forbes recommended, AAA Four Diamond luxury
- Arista Spa & Salon: Forbes Four Star
- Dining options: Che Figata, Zorba, Arista Coffee & Cafe, and CityGate Grille
- 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
- Abundant garage & street parking

ADDITIONAL BUILDING NOTES

- Building visible from Rte. 59 & I-88
- Brand visibility option on electronic message boards at high-traffic intersection, Rte. 59 & Ferry Rd.





On-site leasing & property management



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