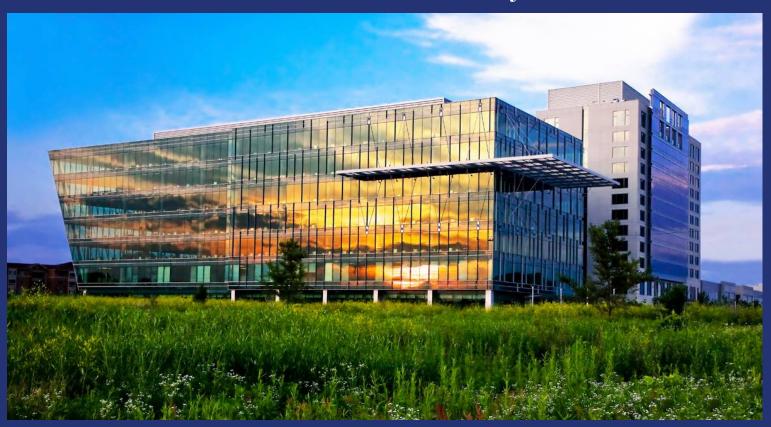




The sophistication of the city in the serenity of the suburbs



Tim Benson Photography ©2008

2135 CITYGATE LANE CITYGATE CENTRE IN NAPERVILLE





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, raisedfloor/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

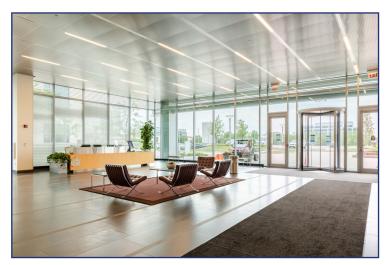
- Hotel Arista: Forbes recommended, AAA Four Diamond luxury
- Arista Spa & Salon: Forbes Four Star
- Dining options: Che Figata, Zorba, Arista Coffee & Cafe, and CityGate Grille
- Olympus Executive Fitness Center: Precor® equipment and private showers
- Area pond surrounded by approximately 0.75 mile 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



CALAMOS REAL ESTATE LLC*

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