

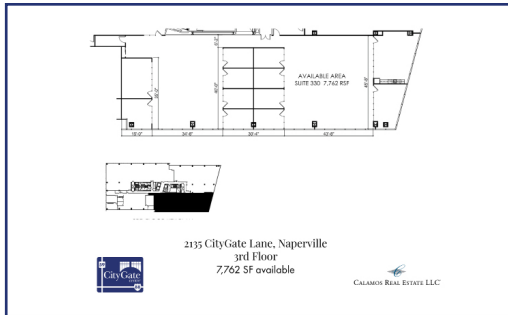


The sophistication of the city in the serenity of the suburbs

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



Tim Benson Photographer ©2008



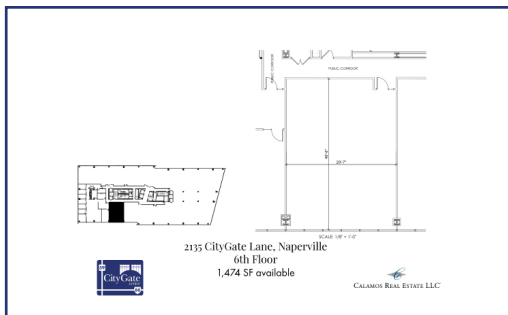
JUST A FEW SPACES REMAIN!

CityGate Centre's cornerstone multi-tenant building at 2135 CityGate Ln. is 85% leased. This Class A, LEED® Certified office building houses headquarters offices for such organizations as PMA Financial Management, Koru Group, SIMPSON and M/I Homes, as well as local offices for General Motors Corp., Oak Dermatology and others.



AVAILABLE SPACES

Floor	Use	Type	SF Available	Rent	Occupancy	Term
P 3rd	Office	Direct	7,762	\$16 NNN	Vacant	Negotiable
P 5th	Office	Direct	23,607	\$16 NNN	Vacant	Negotiable
P 6th	Office	Direct	1,474	\$16 NNN	Vacant	Negotiable



BUILDING

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

LAND

Acreage	2.13 AC
Zoning	C
Parcels	07-03-103-021

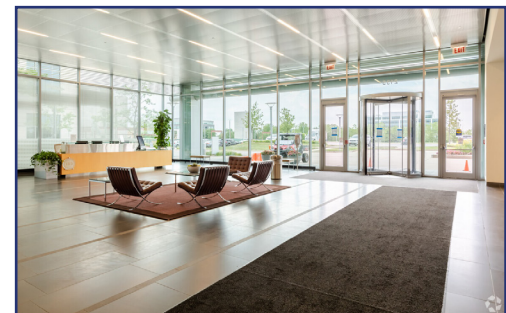
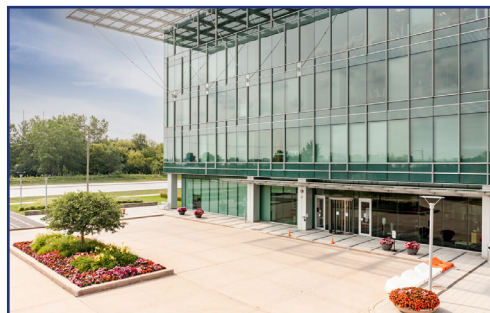
On-site leasing &
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CALAMOS REAL ESTATE LLC®

630-955-4800

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2135 CityGate Lane, Naperville

Western East/West Corridor Submarket

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.
- Single-tenant add-on factor of approximately 6%

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
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
- Abundant garage & street parking



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