

FOR SALE

Unit

108

1770 Park Street, Naperville, IL 60563



SUBURBAN
REAL ESTATE SERVICES

Welcome to 1770 Park Street

Situated within the vibrant Diehl Road Corridor, 1770 Park Street is an ideal location for a business to establish a presence in the area. The building is conveniently located less than 2 miles from Interstate 88, and 2.5 miles from downtown Naperville.

Building Highlights Include:



Stable & Capable Association



Well Maintained Professional Building



Monument Signage



Abundant Parking



24/7/365 HVAC & Access



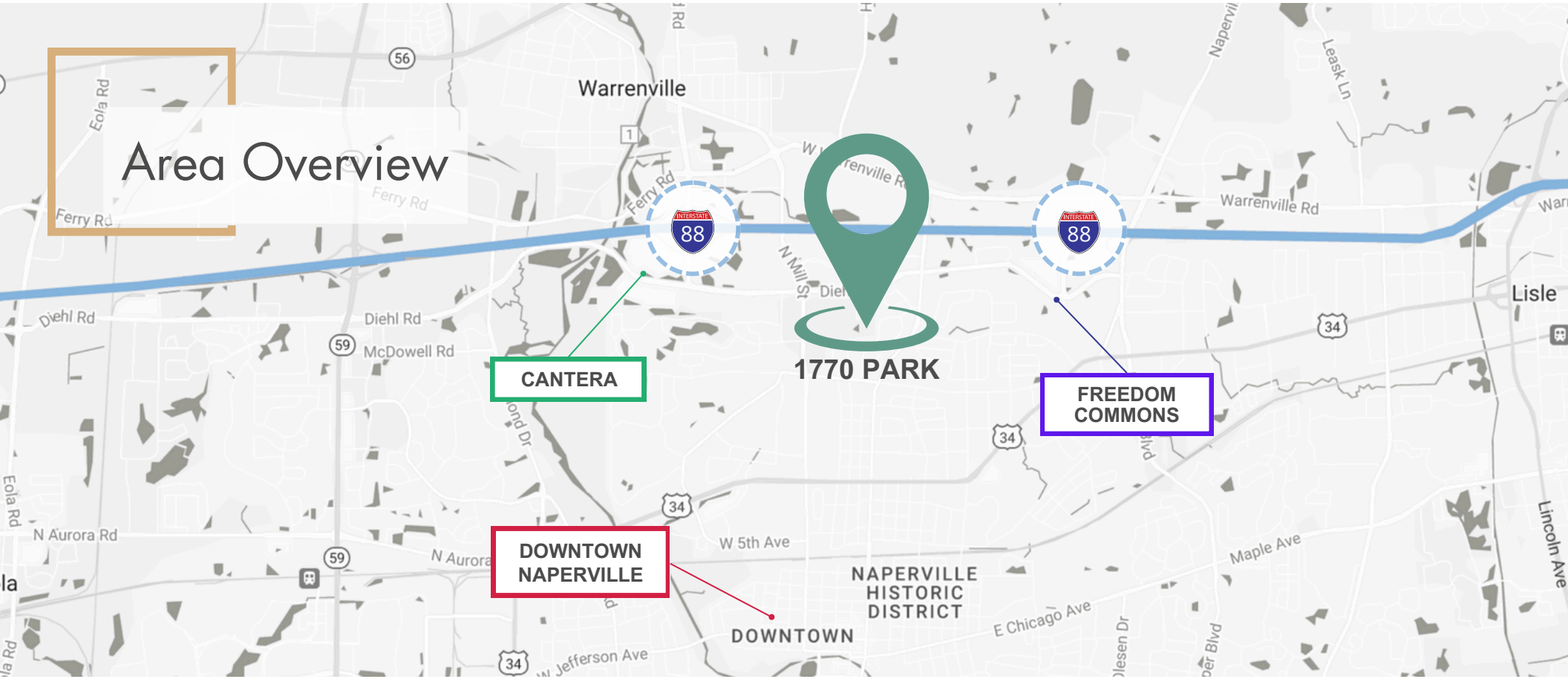
Excellent Location with Easy Access to I-88



Local Dining & Shopping



Area Overview



Interstate access:
1.5 miles to Winfield Road
2 miles to Freedom Drive



2.5 miles to dining, shopping,
lodging, and entertainment in
downtown Naperville

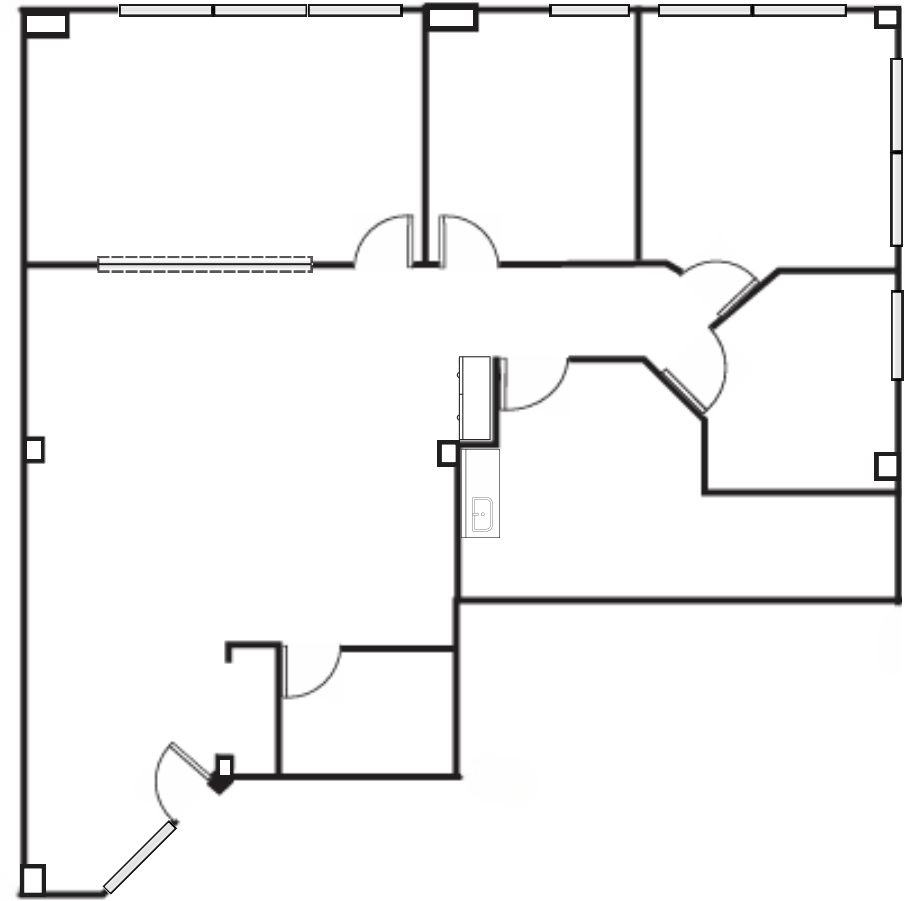
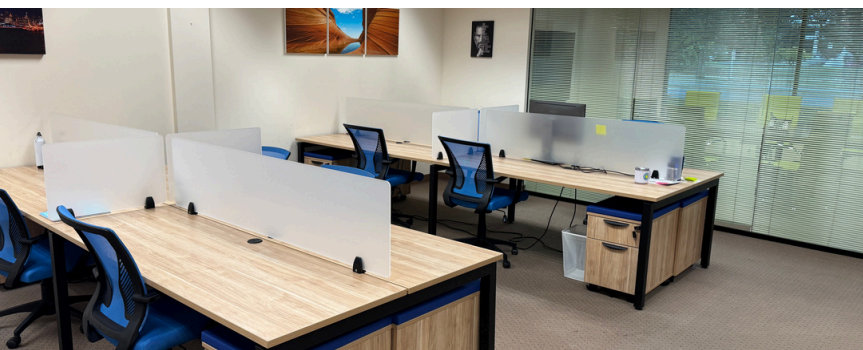
CANTERA AREA AMENITIES

- Starbucks
- Eddie Merlot's
- Rock Bottom
- Corner Bakery
- Target
- Bank of America
- Hyatt Place & Hyatt House
- Hilton Garden

FREEDOM COMMONS AMENITIES

- Starbucks
- Cooper's Hawk
- Morton's Steakhouse
- Old Town Pour House
- Maggiano's
- The White Chocolate Grill
- iFly Indoor Skydiving
- Hampton Inn
- Courtyard by Marriott

Unit 108 2,428 sf



- Three (3) private offices
- Spacious conference room
- Kitchen
- Large open work area
- Corner unit w/ natural light
- LED lighting
- Comcast Business, AT&T, & Access Broadband
- Furniture may be available for additional fee
- HVAC:
 - Unit 1: York, 3-ton, Installed 2013
 - Unit 2: York, 3-ton, Installed 2013



SALE DETAILS

SIZE:	2,428 SF
SALE PRICE:	\$352,060 \$145.00 /SF
REAL ESTATE TAXES: 2023 (paid 2024)	\$5,888 \$2.42 /SF
ASSOCIATION FEES*: 2025 budget	\$13,455 \$5.54 /SF

*Association fees include all building maintenance, HVAC maintenance, insurance, reserves, and utilities.

Owner responsible for internet, telephone, in-unit janitorial, and HVAC repairs and replacement.

Information contained herein is subject to verification, modification and withdrawal without notice.

Contact

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 630-487-2111



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