Mixed Use Development



Washington Street Elevation

Conceptual - Approval Pending

-NICHOLS PLACE-
PREMIUM OFFICE CONDOS | FOR SALE OR LEASE

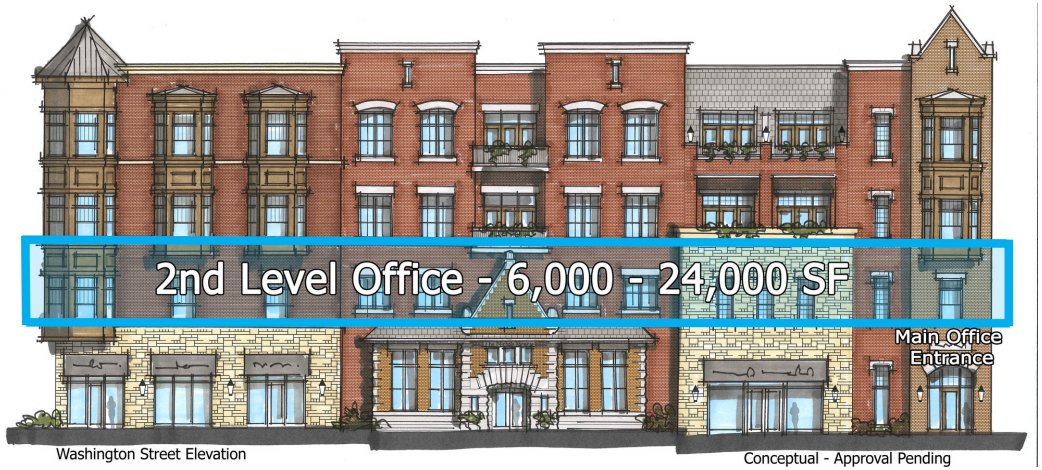
110 S. WASHINGTON STREET, NAPERVILLE, IL 60540

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NICHOLS PLACE - 2ND FLOOR OFFICE SPACE



SIZE / PRICING OVERVIEW

Leasing Option 1:	6,000 SF $30/SF NNN
Leasing Option 2:	12,000 SF $28/SF NNN
Leasing Option 3:	24,000 SF $28/SF NNN
Sale Option 1: 4-6,000 SF	$2,850,000/Each
Sale Option 2: 2-12,000 SF	$5,700,000/Each
Sale Option 3: 1-24,000 SF	$11,400,000/Each

LOCATION OVERVIEW

Work, live and play in the newest downtown Naperville development – Nichols Place. Highly desirable downtown Naperville location including first floor retail, second floor office space and two floors of high-end luxury condos.

Rare opportunity to purchase office condo in downtown Naperville (also available for lease). The office condo, located on the second floor, includes allocated ground-level covered parking spaces and tenant/owner signage. Nichols Place is surrounded by a plethora of retail boutiques and shops, neighborhood eateries, fine dining and a wide variety of entertainment. The development is on the main thoroughfare through the downtown area; the highly visible and well trafficked Washington Street, and in close proximity to North Central College. The location is nearby the famed Naperville Riverwalk, the new Water Street District and is a short walk to the 5th Avenue Metra stop, providing commuters with direct access to Chicago's Union Station. Anticipated delivery - Fall, 2018.

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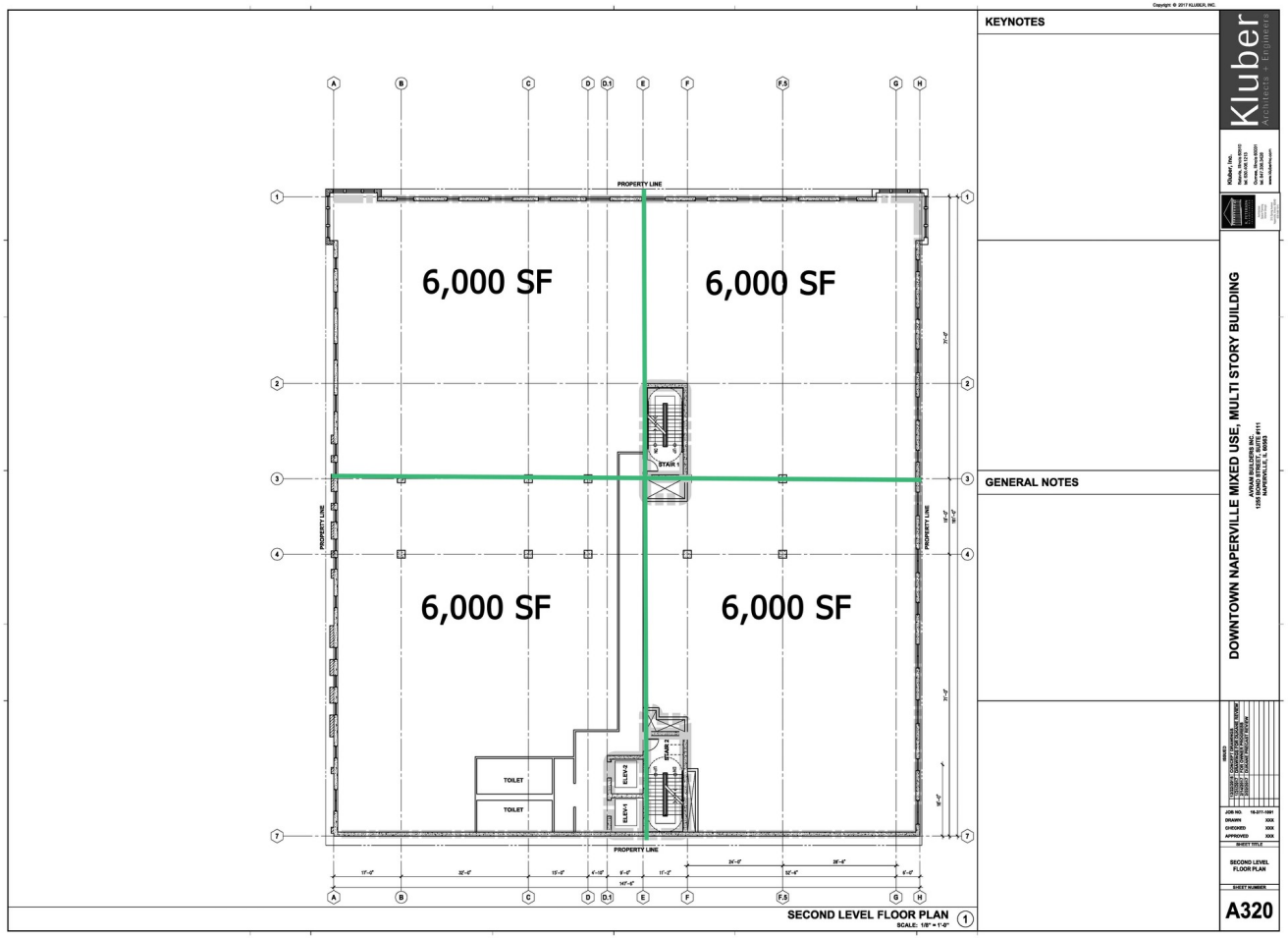
Building Use Diagram

K. PETERSON ASSOCIATES INCORPORATED

Nichols Place
110 South Washington Street | Naperville, Illinois

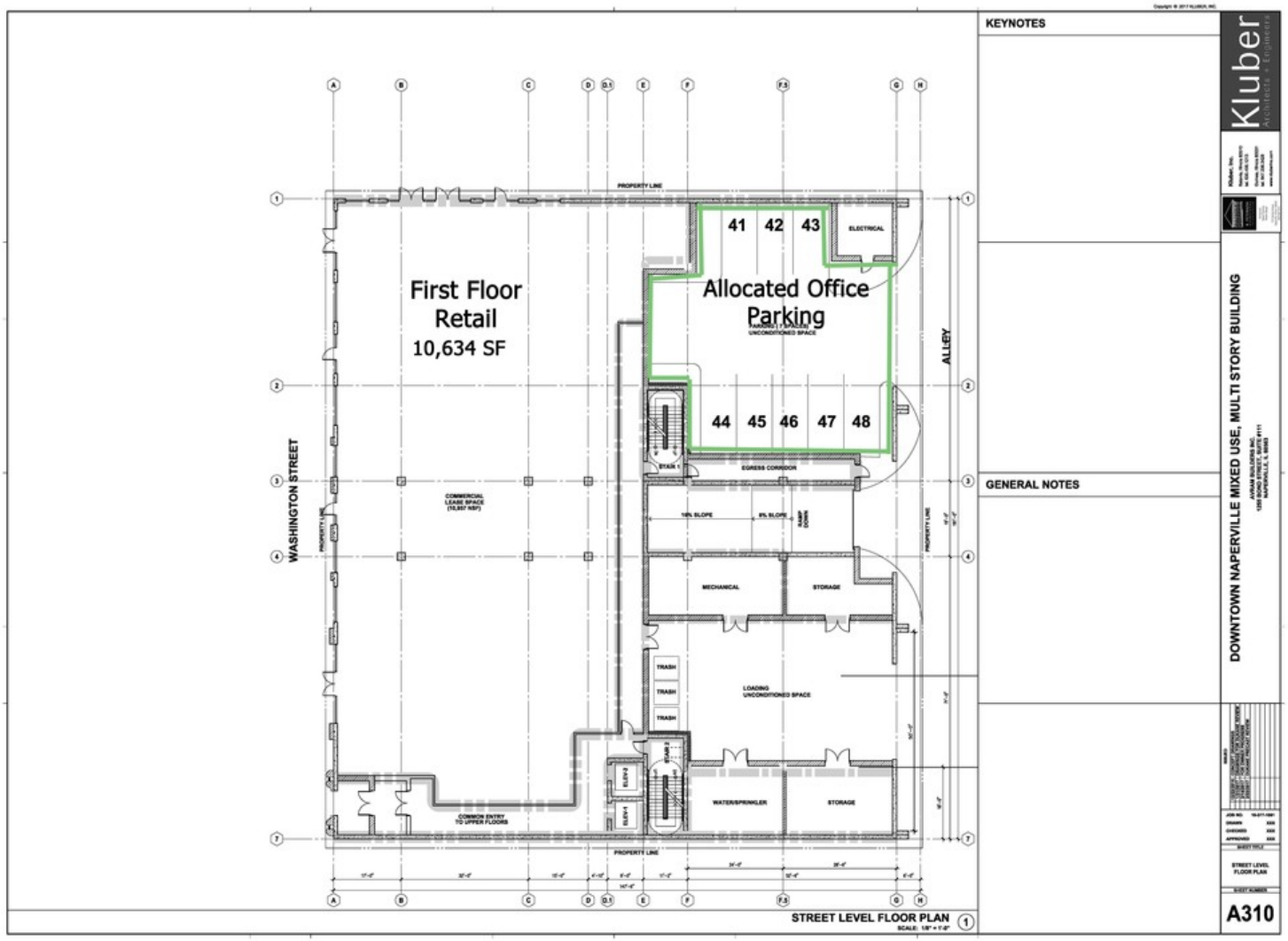
Kluber Architects + Engineers

NICHOLS PLACE - SECOND FLOOR OFFICE SPACE

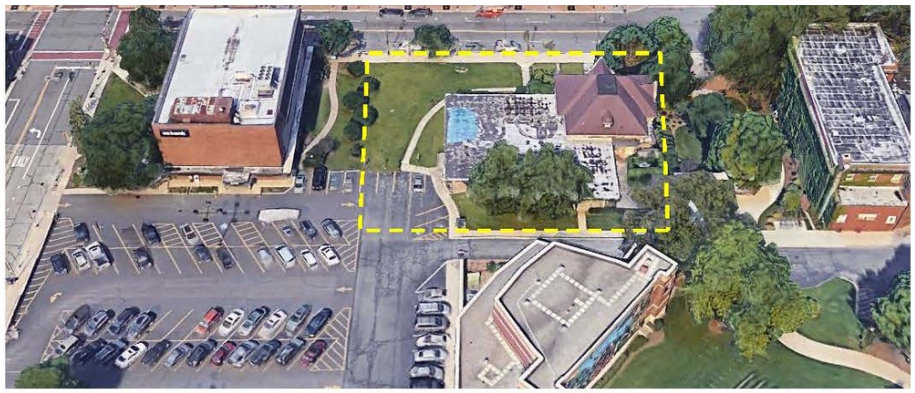


OFFICE SPACE: 6,000 SF - 24,000 SF

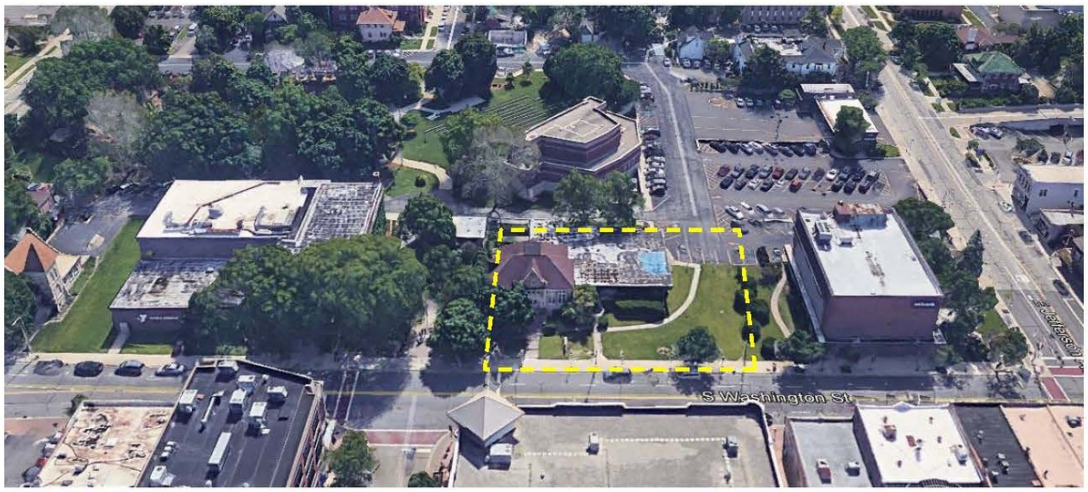
NICHOLS PLACE - ALLOCATED OFFICE PARKING



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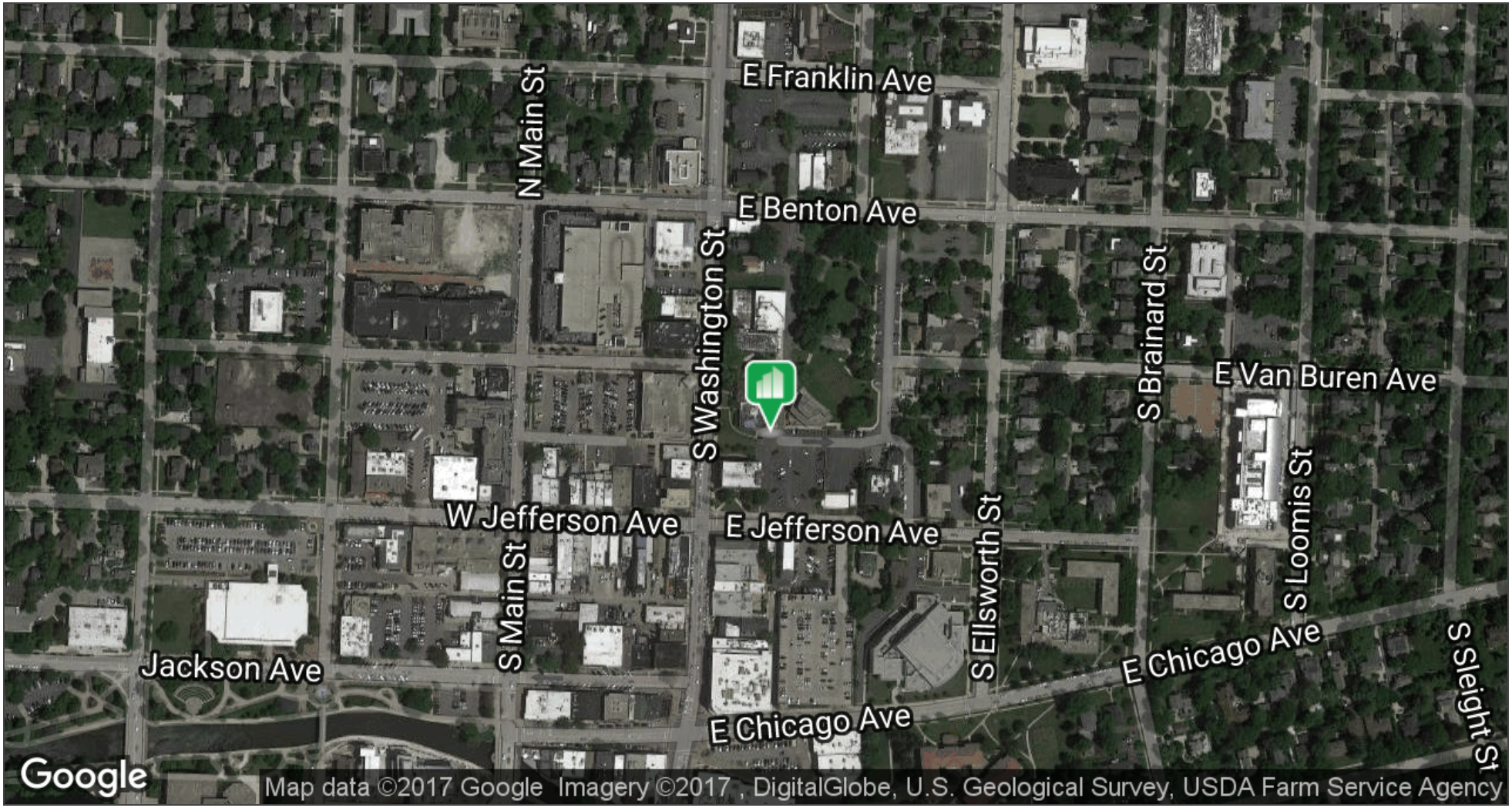
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Nichols Place

110 South Washington Street | Naperville, Illinois

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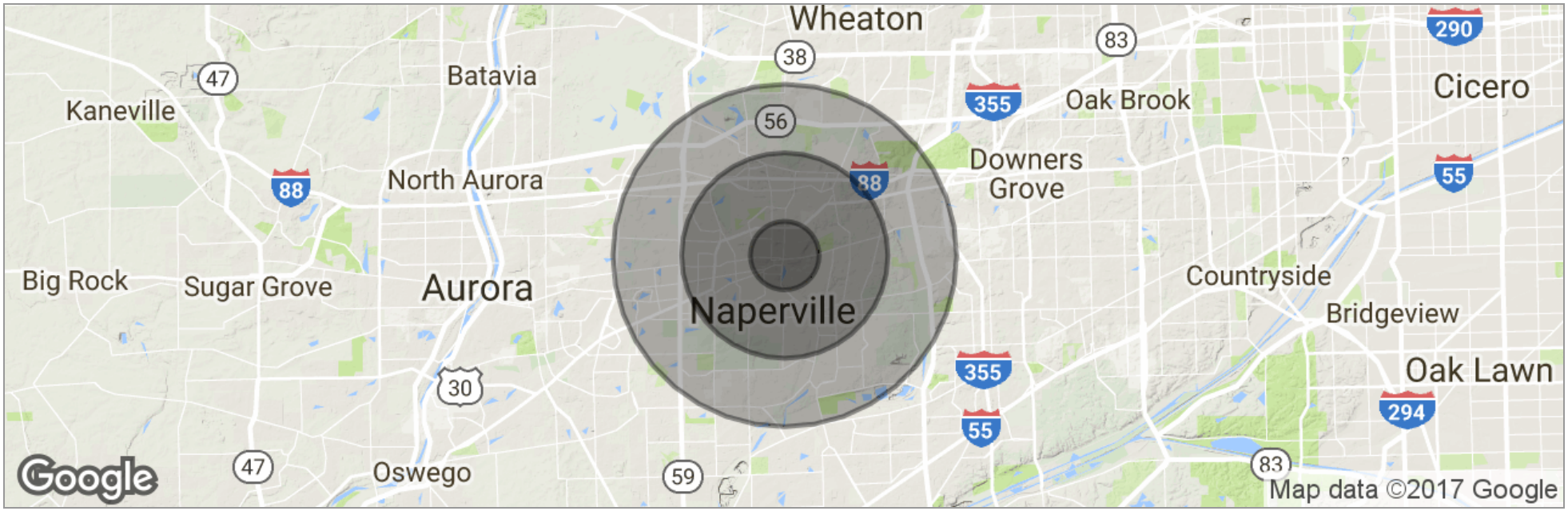
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	1 Mile	3 Miles	5 Miles
Total Population	11,764	89,625	216,028
Population Density	3,745	3,170	2,751
Median Age	38.7	39.2	37.8
Median Age (Male)	36.9	37.6	36.5
Median Age (Female)	39.3	40.2	38.6
Total Households	4,346	32,608	79,771
# of Persons Per HH	2.7	2.7	2.7
Average HH Income	$118,211	$125,637	$119,129
Average House Value	$499,483	$476,538	$429,503

** Demographic data derived from 2010 US Census*