

1300 IROQUOIS DRIVE | NAPERVILLE

FOR LEASE



HIGHLIGHTS

- › Ideal for Office or Medical
- › 24 Hour Tenant Access
- › Abundant Parking
- › On-site Property Management
- › Additional Storage Available
- › Easy I-88 & Rt. 53 Access
- › Newly Remodeled Common Areas
- › Janitorial Services Included
- › Separately Metered Suites
- › Individual HVAC Systems with 100% Tenant Control

AVAILABLE

\$17.00 PSF Modified Gross

- › **Suite 140:** 950 SF
- › **Suite 145:** 1,660 SF (*available 3/31/21*)
- › **Suite 150:** 1,566 SF
- › **Suite 155:** 1,100 SF
- › **Suite 225:** 1,044 SF
- › **Suite 270:** 1,421 SF

BUILDING DETAILS

- › **RBA:** 38,000 SF
- › **Stories:** Two (2)
- › **Parking:** 148 free surface

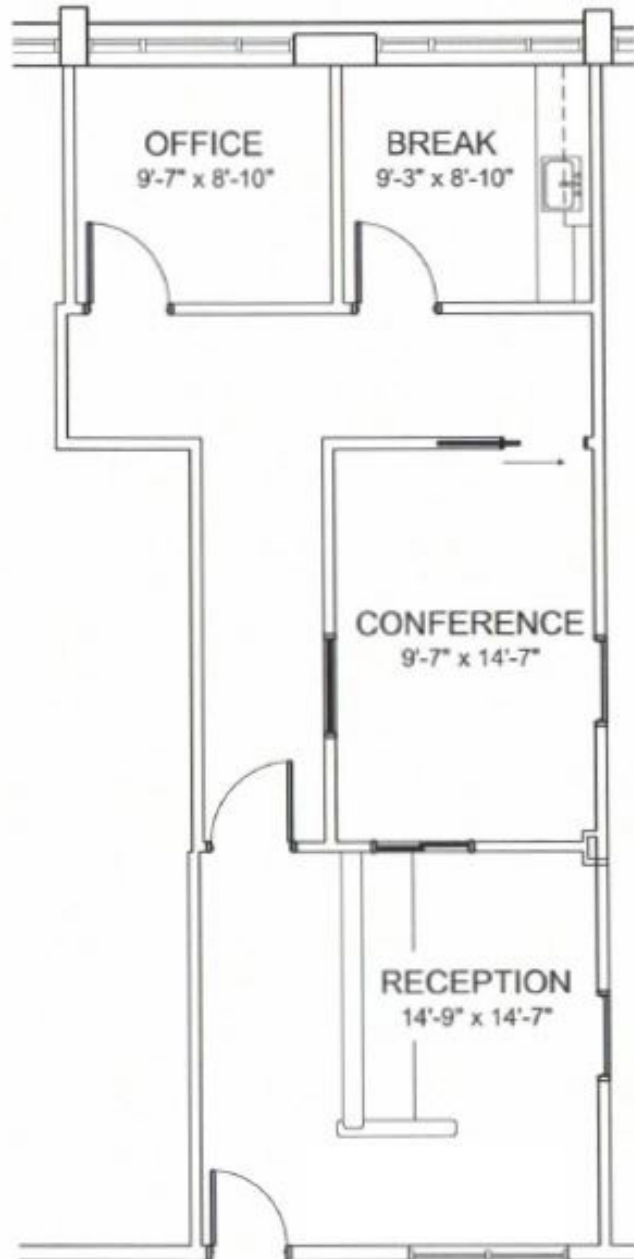


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1300 IROQUOIS DRIVE | **NAPERVILLE**

SUITE 140 | 950 SF



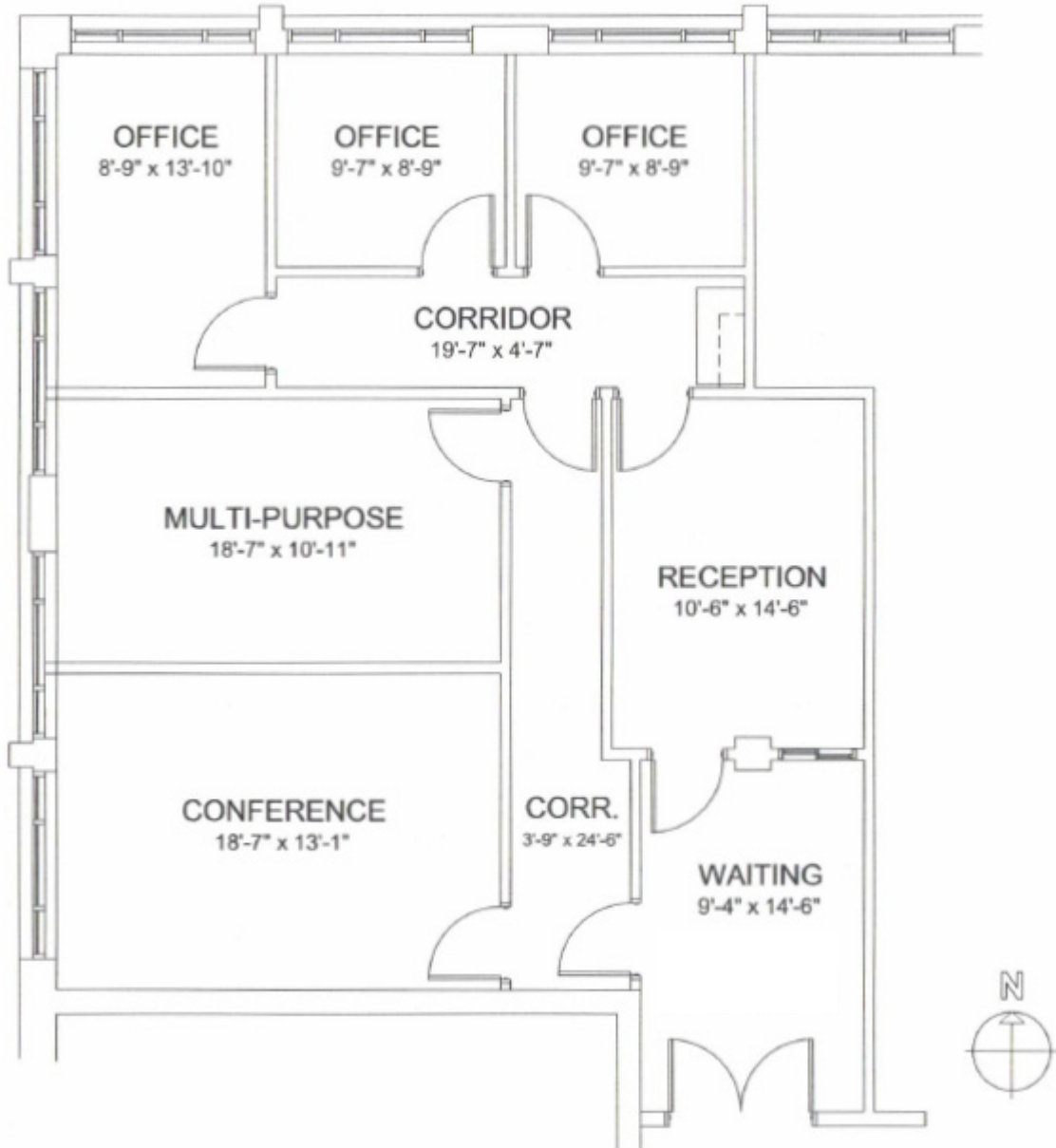
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SUITE 145 | 1,660 SF



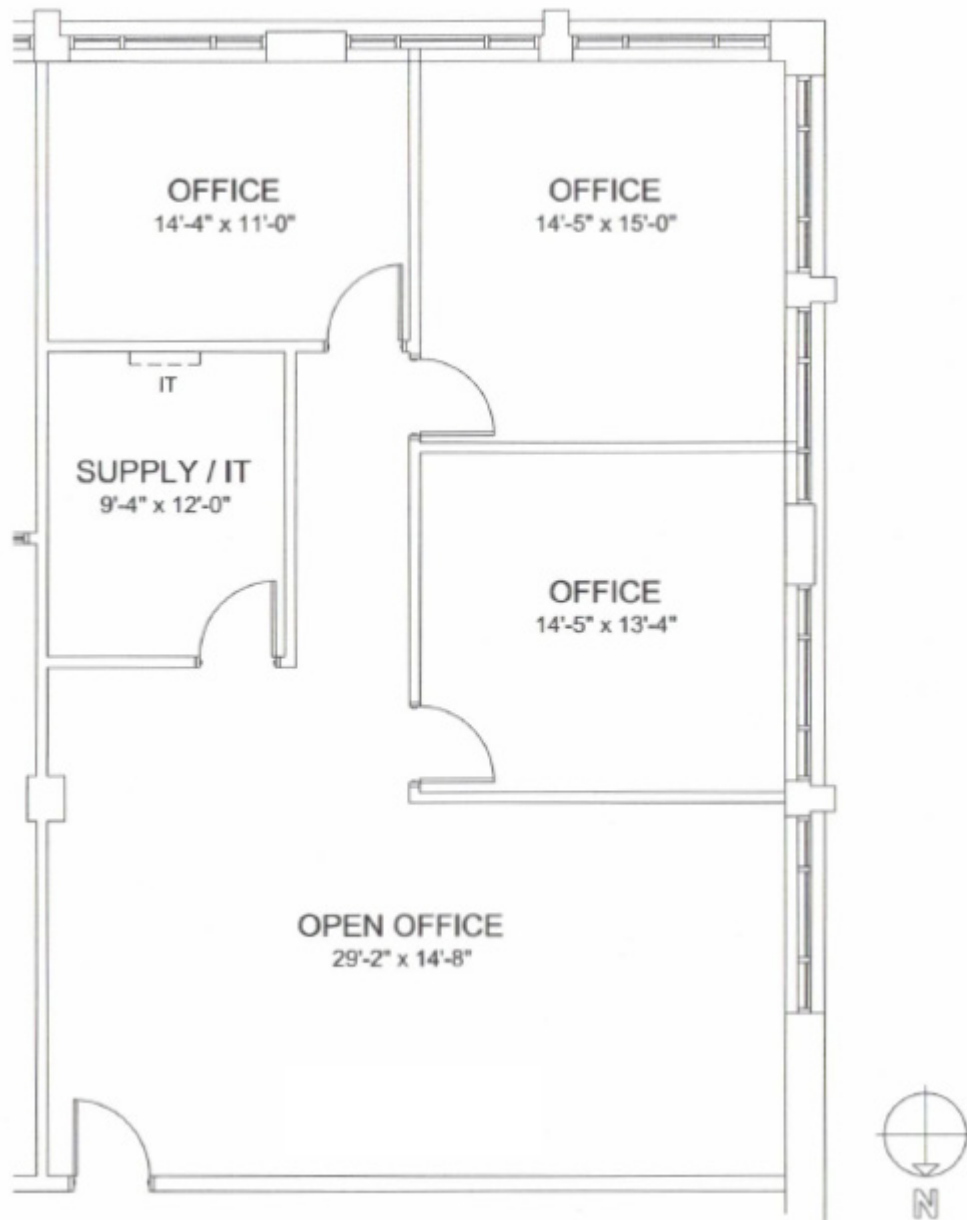
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SUITE 150 | 1,566 SF



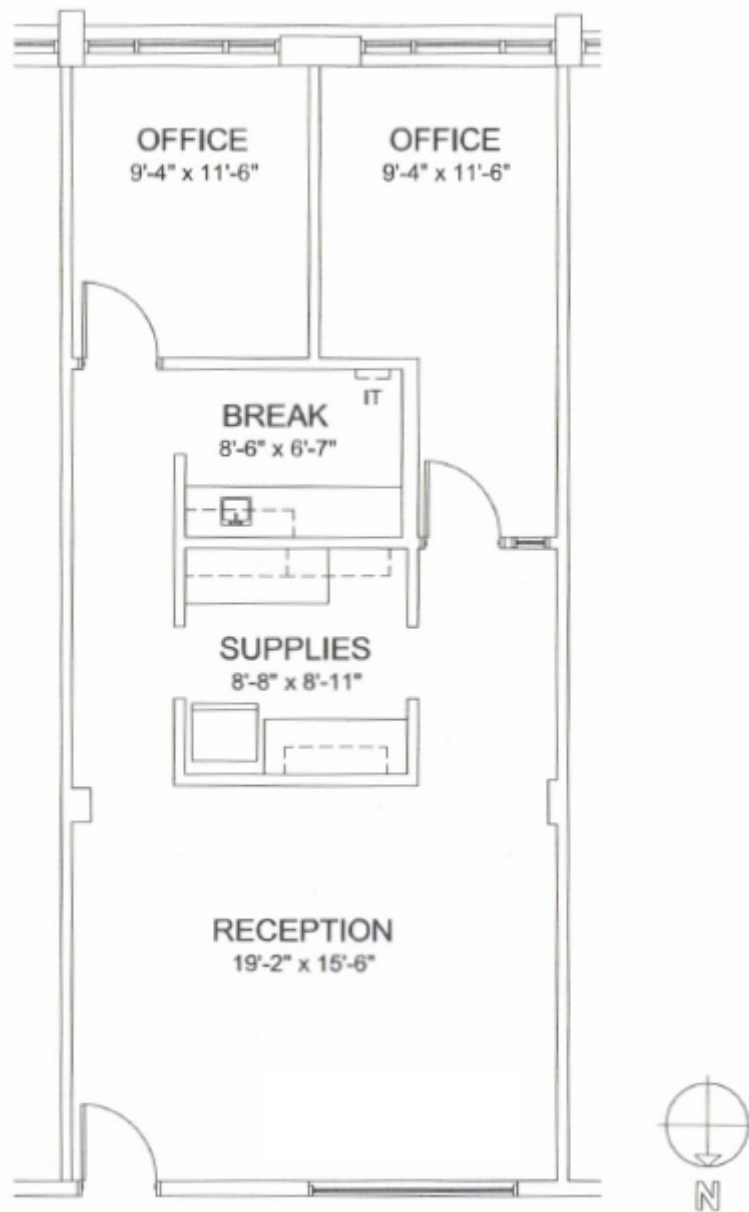
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SUITE 155 | 1,100 SF



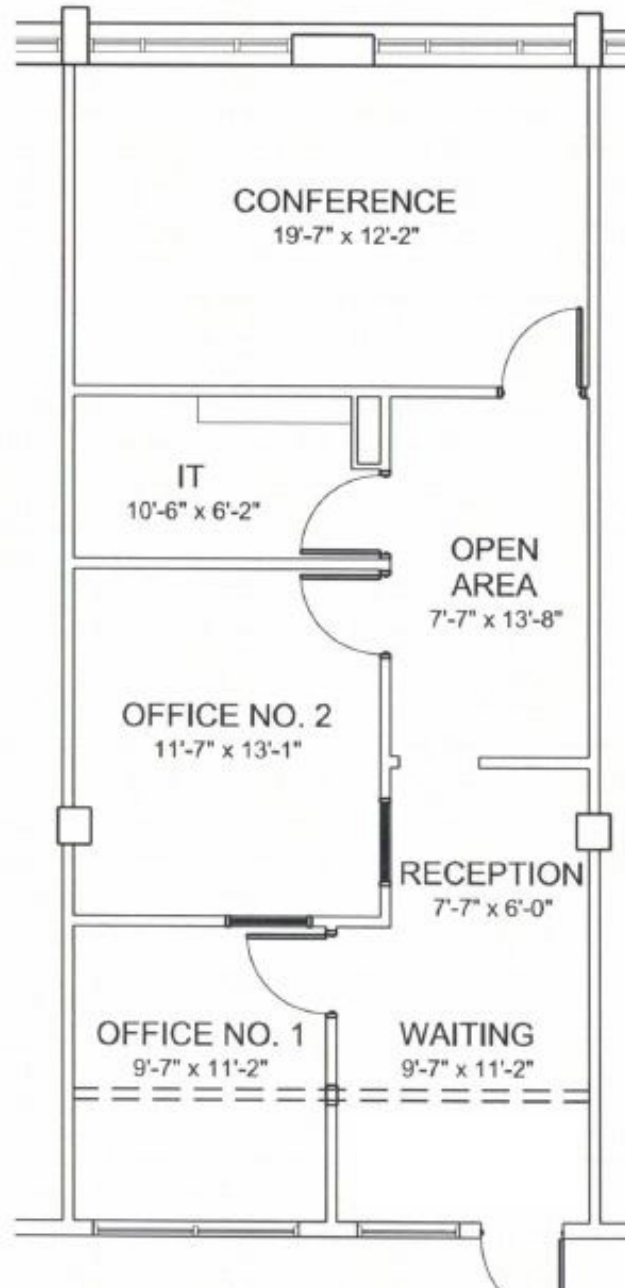
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1300 IROQUOIS DRIVE | **NAPERVILLE**

SUITE 225 | 1,044 SF



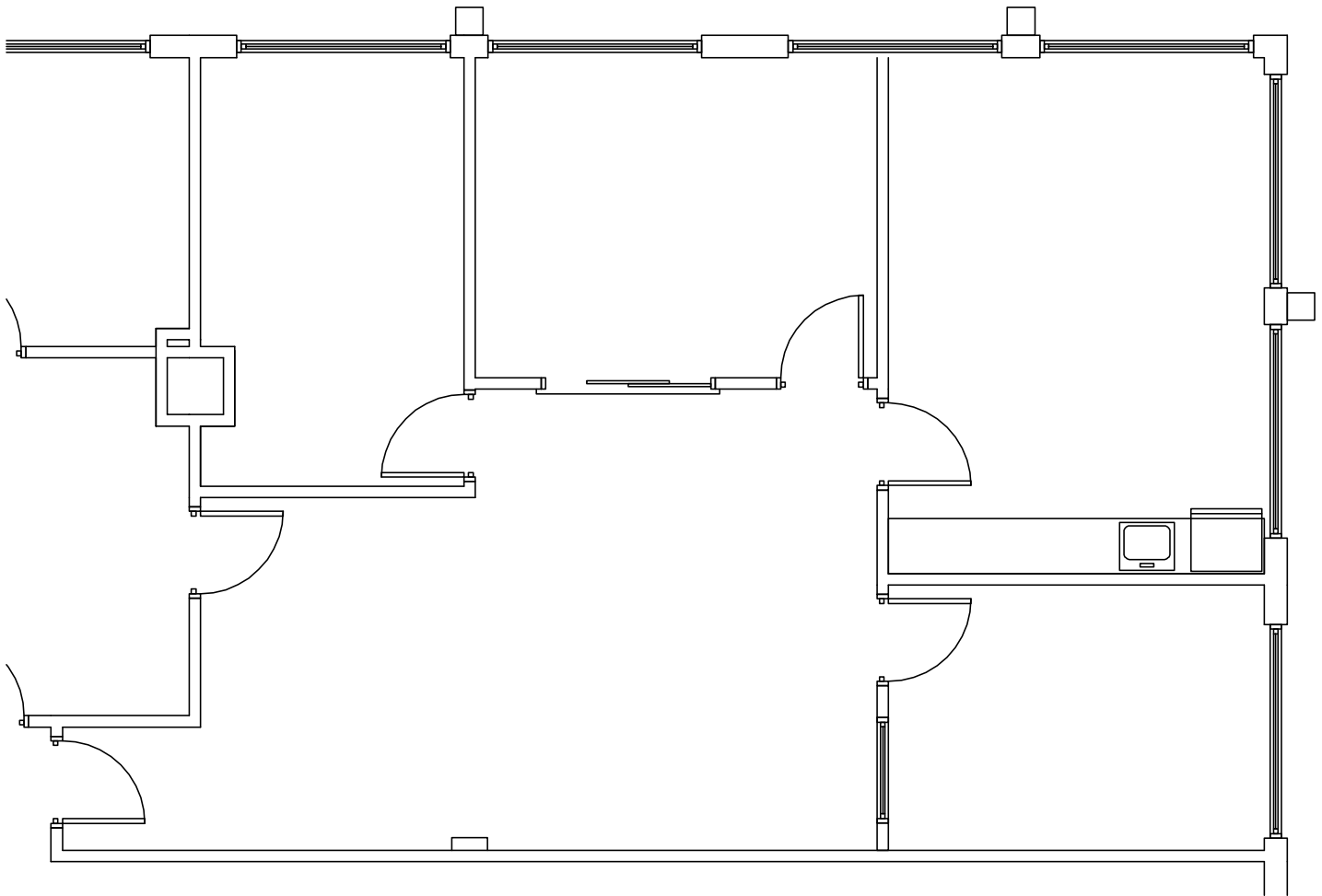
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1300 IROQUOIS DRIVE | **NAPERVILLE**

SUITE 270 | 1,421 SF



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