

Main ST. & Water St.

Prime Corner

Downtown Naperville

RIVER MAIN

RETAIL & OFFICE
DEVELOPMENT



GROUND-UP DEVELOPMENT

NEWMARK



FLAGSHIP BUILDING

AREA HIGHLIGHTS

- Stunning five-story, ground-up development
- Flagship retail and office location in downtown Naperville
- High-visibility retail on floors 1-2; premier office space on floors 3-5
- Expansive 270-degree views of the Riverwalk and the heart of downtown Naperville
- Convenient parking directly across the street in a 500+ space public deck
- Surrounded by popular restaurants, bars, and world-class retail and office

"GREAT VISIBILITY TO DOWNTOWN"



RIVER MAIN
RETAIL & OFFICE
DEVELOPMENT

SPARROW COFFEE OUIU:O KITCHEN • BAR • AWIGOS hotel INDIGO Naperville Riverwalk

SEPHORA
WARBY PARKER

BLUE sashimi sake grill SANTO CIELO 64

EGG HARBOR cafe

Jackson Ave

Starbucks Apple MAC Eddie Bauer Nike

S Main St

red mango

SULLIVAN'S STEAKHOUSE®

sweetgreen

ERNSTEIN BROS BAGELS

Jackson Ave

jenie's

JoJo's shakeBAR

BLUEMERCURY

W Jefferson Ave

FILSON SINCE 1897

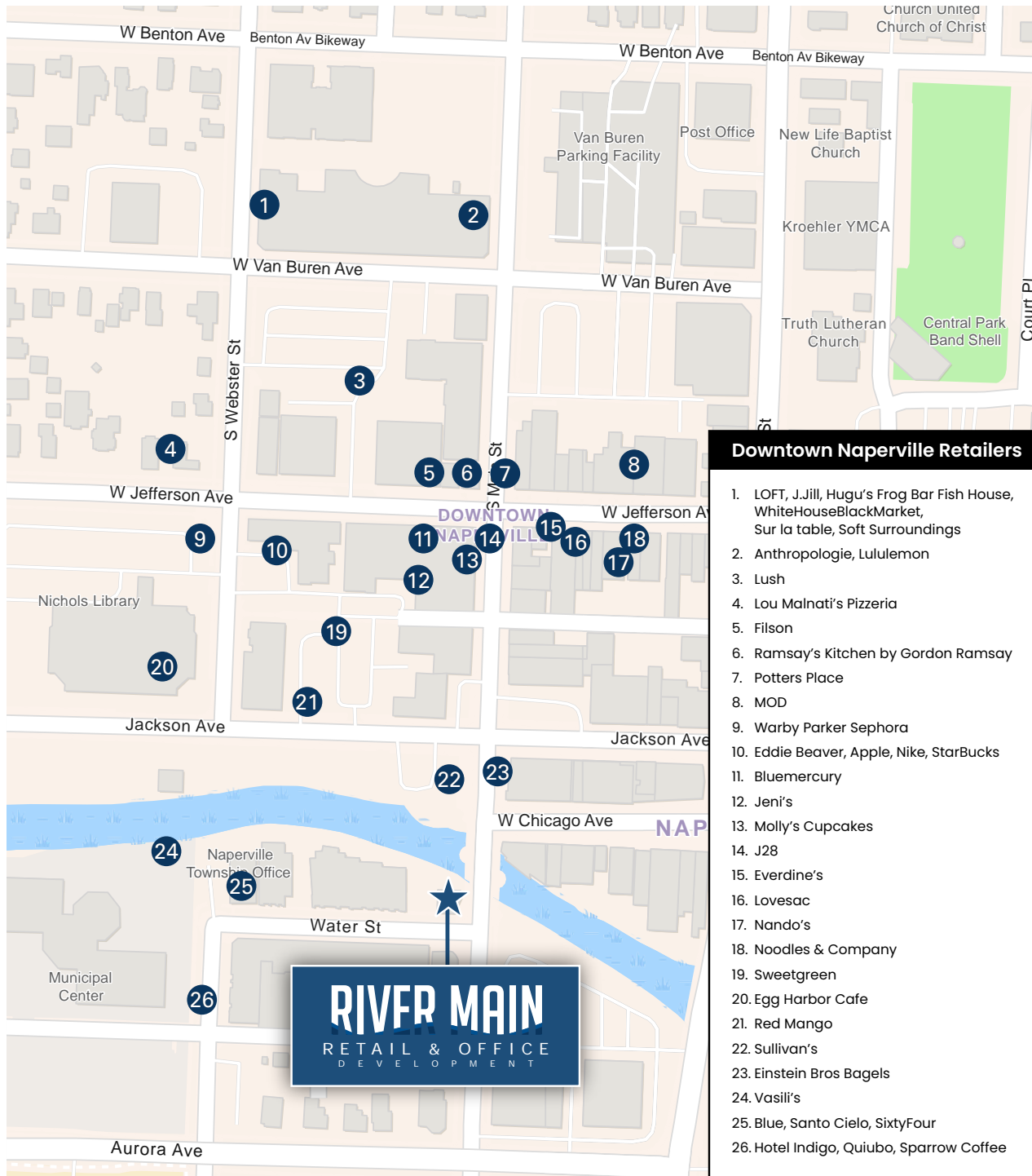
**AERIAL
MAP**

RAMSAY'S KITCHEN BY GORDON RAMSAY

BIRKENSTOCK®

J28

POTTER'S PLACE MEXICAN KITCHEN & CANTINA



- Downtown Naperville Retailers**
1. LOFT, J.Jill, Hugu's Frog Bar Fish House, WhiteHouseBlackMarket, Sur la table, Soft Surroundings
 2. Anthropologie, Lululemon
 3. Lush
 4. Lou Malnati's Pizzeria
 5. Filson
 6. Ramsay's Kitchen by Gordon Ramsay
 7. Potters Place
 8. MOD
 9. Warby Parker Sephora
 10. Eddie Beaver, Apple, Nike, StarBucks
 11. Bluemercury
 12. Jeni's
 13. Molly's Cupcakes
 14. J28
 15. Everdine's
 16. Lovesac
 17. Nando's
 18. Noodles & Company
 19. Sweetgreen
 20. Egg Harbor Cafe
 21. Red Mango
 22. Sullivan's
 23. Einstein Bros Bagels
 24. Vasil's
 25. Blue, Santo Cielo, SixtyFour
 26. Hotel Indigo, Quiubo, Sparrow Coffee

DOWNTOWN NAPERVILLE RETAILERS







KENDRA SCOTT




ANTHROPOLOGIE

FILSON
SINCE 1897

LOFT



lululemon

alo

EVEREVE

sweetgreen

SEPHORA

WARBY PARKER

AREA DEMOGRAPHICS

"It compliments the neighboring structure well, it provides consistency & I think it's exciting that corner of Water and Main.

- Naperville Resident

2025 Total Population

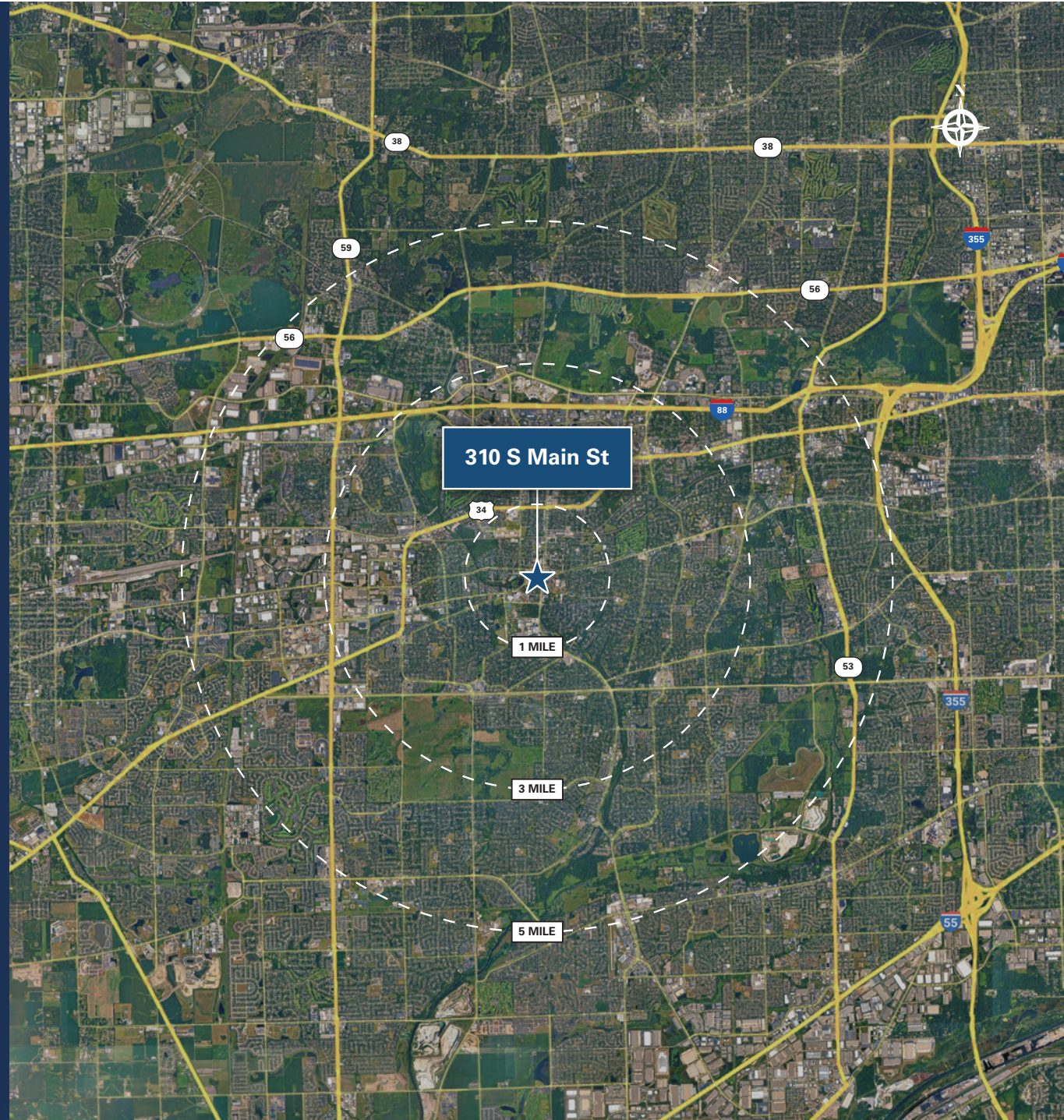
1 Mile	3 Mile	5 Mile
12,161	91,578	2,17,676

2025 Total Daytime Population

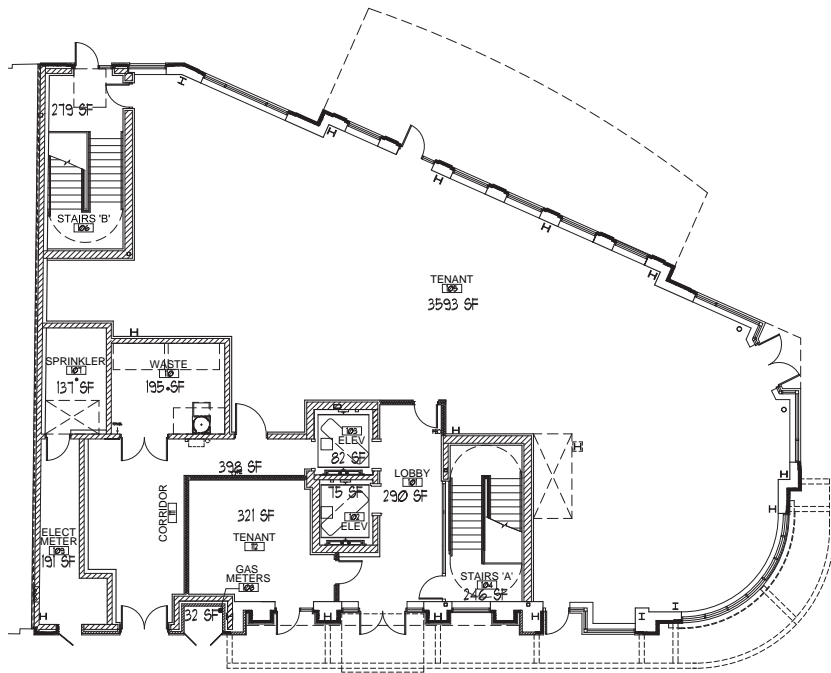
1 Mile	3 Mile	5 Mile
27,514	1,22,631	2,52,276

Average Household Income

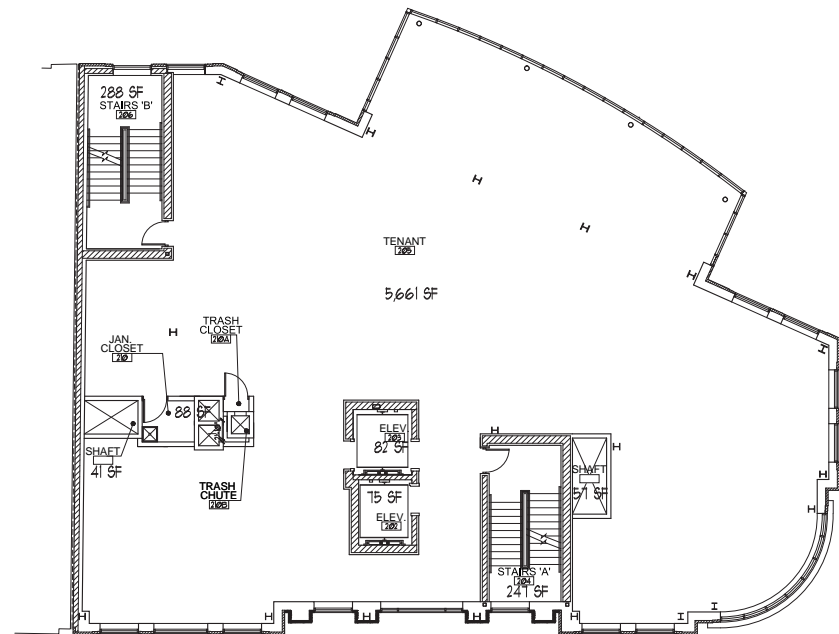
1 Mile	3 Mile	5 Mile
\$1,88,037	\$1,78,634	\$1,70,340



FLOOR PLANS

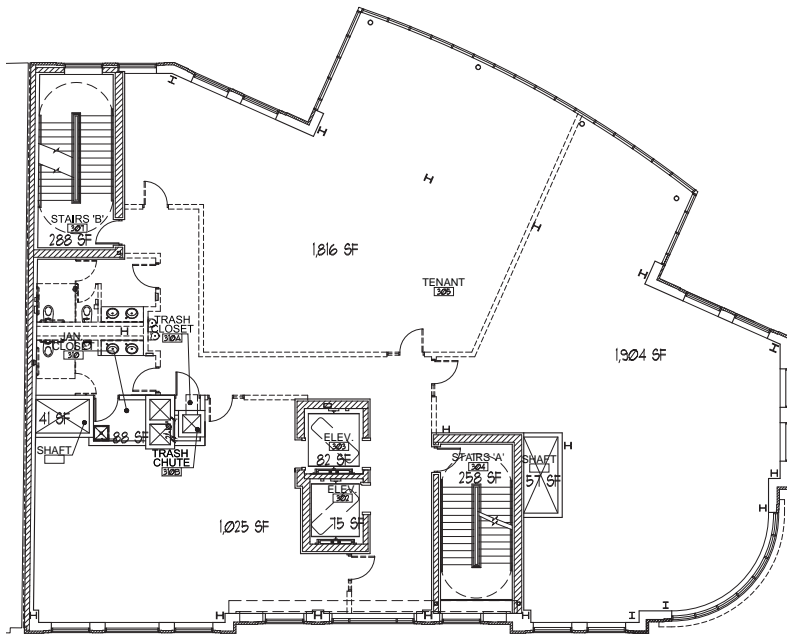


FIRST FLOOR - 4,511 SF AVAILABLE

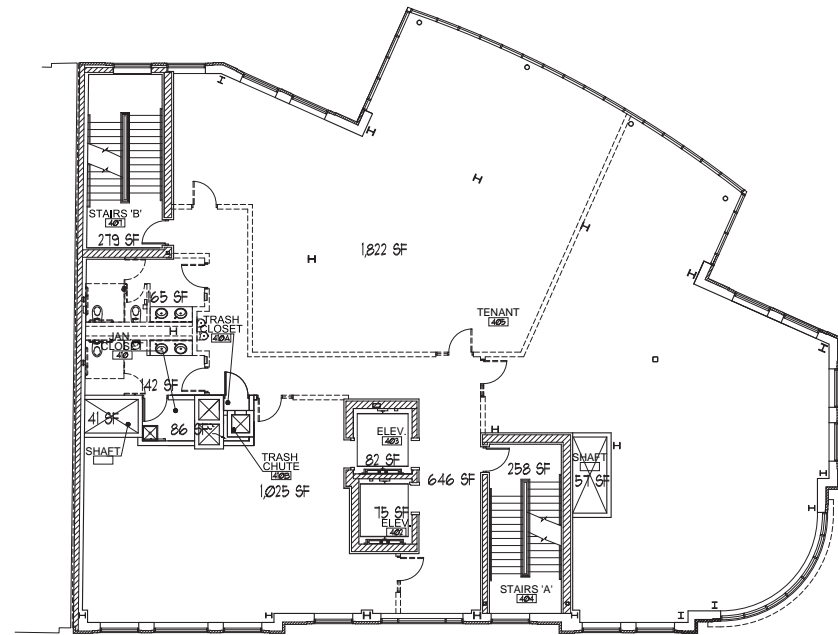


SECOND FLOOR - 5,474 SF

FLOOR PLANS

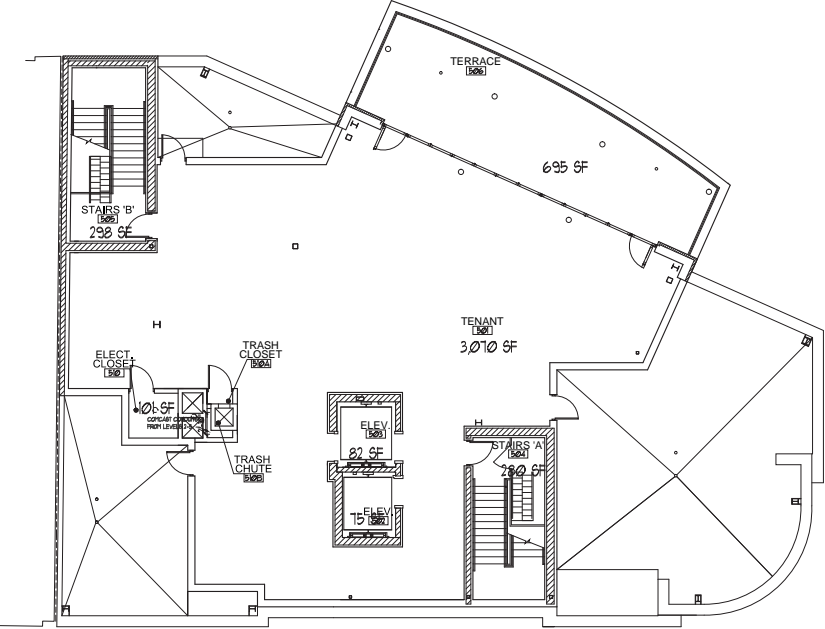


THIRD FLOOR - 4,774 SF



FOURTH FLOOR - 4,774 SF

FLOOR PLANS



FIFTH FLOOR - 2,388 SF
TERRACE - 695 SF

VERY ATTRACTIVE & TASTEFUL BUILDING



RIVER MAIN

RETAIL & OFFICE
DEVELOPMENT

CONTACTS

HOLLY ESTLER

Associate Director

773.383.1457

Holly.Estler@nmrk.com

LARRY KLING

Managing Director

312.224.3199

Larry.Kling@nmrk.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWMARK