

550  650
WARRENVILLE



Office space with excellent
accessibility and amenities!



FOR LEASE

550-650 Warrenville Road | Lisle, IL

DISCOVER THE DETAILS

550/650 Warrenville, part of the master-planned Corporetum Office Campus, offers premier Class A amenities, including a conference center, fitness center, on-site café, and outdoor tenant balconies. Constructed in 1987, this highly visible and accessible property is surrounded by a wide array of retail, dining, and hospitality options, making it ideal for businesses seeking convenience and prestige.

Located just 25 miles from downtown Chicago and both O'Hare and Midway Airports, and with easy access to I-88 and I-355, Corporetum VI is one of the most accessible office locations in Chicago's western suburbs.

DESIGNED FOR THOSE WHO
DEMAND CONVENIENCE AND
STYLE—DISCOVER AN OFFICE
SPACE THAT ELEVATES BOTH
WORK AND LIFE.



550/650 Warrenville boasts newly refreshed amenities, including a modern conference and training facility, a vibrant deli, a fully equipped fitness center, and outdoor tenant balconies with scenic views. The lush outdoor green space, complete with seating and a serene pond, offers an inviting setting to relax or collaborate beyond the office walls.

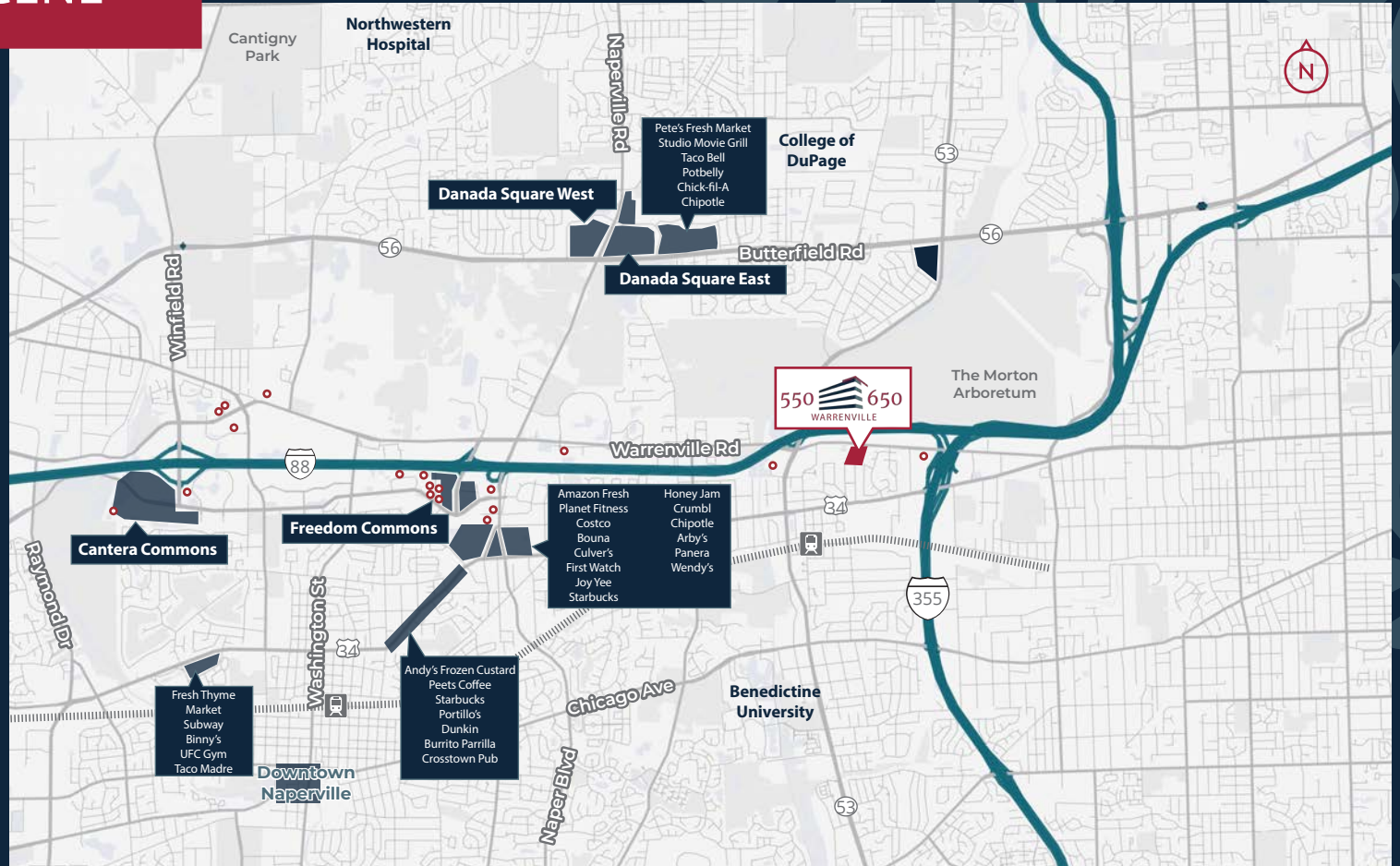


EXPLORE OUR
REFRESHED
AMENITIES

SURROUNDING SCENE

Surrounded by a wealth of retail and hospitality options, 550/650 Warrenville offers convenient access to year-round dining, shopping, and service opportunities just minutes away. Adjacent to the property is the internationally acclaimed Morton Arboretum, a 1,700-acre tree-focused botanical garden and research center.

LOCAL PERKS & CONVENIENCES



- ◆ **FREEDOM COMMONS**
 Cooper's Hawk Winery
 Granite City Brewery
 Maggiano's Little Italy
 Morton's The Steakhouse
 White Chocolate Grill
 Uncle Julio's
 Zapatista
 Subway
 Naf Naf Grill
 Jason's Deli
 Einstein-Bros. Bagels
 Bricks Wood Fired Pizza
 Old Town Pour House
 iFly Indoor Skydiving
 LA Fitness

- ◆ **CANTERA COMMONS**
 Eddie Merlot's
 Twin Peaks
 Corner Bakery
 Red Robin
 Buffalo Wild Wings
 Chipotle
 Starbucks
 Regal Theatre
 Main Event
 Life Time Fitness

- ◆ **DANADA SQUARE EAST-WEST**
 Starbucks
 Cousins Subs
 Dunkin Donuts
 Panera
 Chili's
 Jamba
 Panda Express
 Five Guys

- **HOTELS**



SEAMLESSLY CONNECTED

550/650 Warrenville boasts one of the most accessible office locations in Chicago's western suburbs, with direct access to Warrenville Road and proximity to I-88, I-355, and the Metra line. Just 25 miles from downtown Chicago and both O'Hare and Midway Airports, this prime location offers seamless connectivity for commuters and travelers alike.

1/2 Mile to I-88/I-53 Interchange
1 Mile to I-355 Interchange



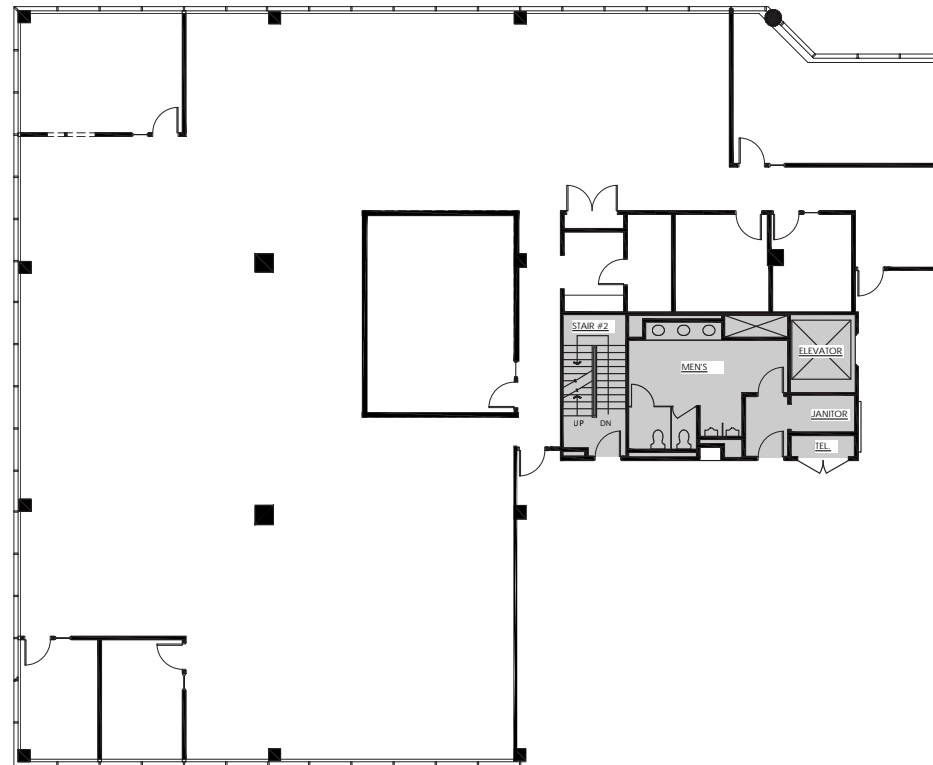
SUITE 250

8,174 RSF

650 Warrentville Road

*Divisible

550  650
WARRENVILLE



David Florent

Principal

+1 847 698 8258

david.florent@colliers.com

Brent Jacob

Senior Vice President

+1 847 698 8215

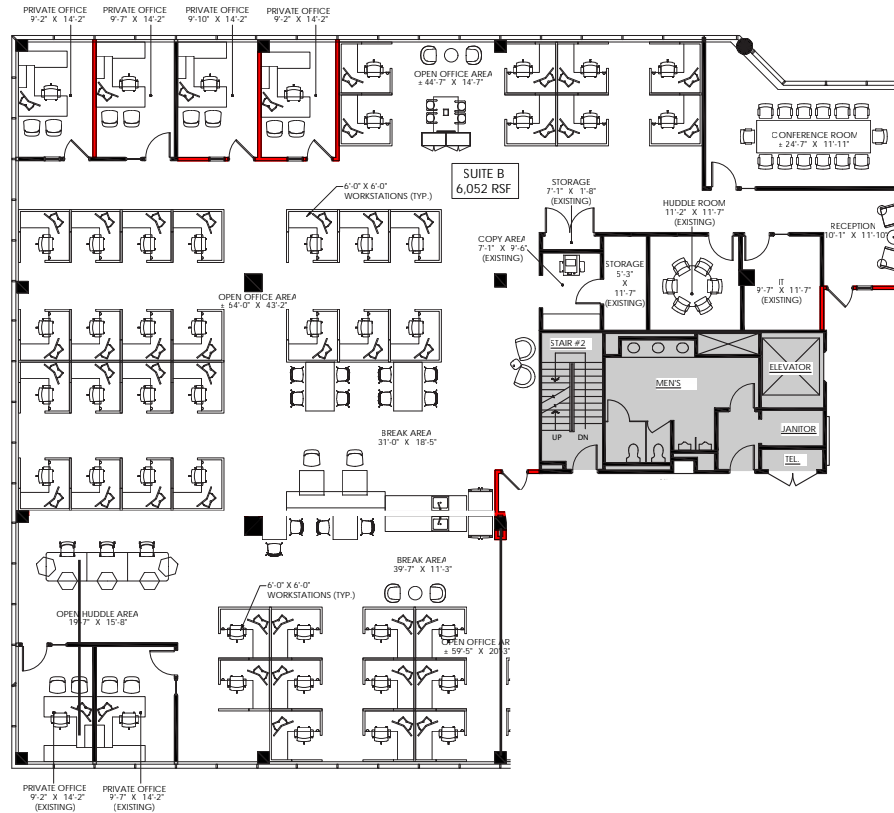
brent.jacob@colliers.com



SUITE 250

8,174 RSF

650 Warrentville Road
Spec Suite



David Florent
Principal
+1 847 698 8258
david.florent@colliers.com

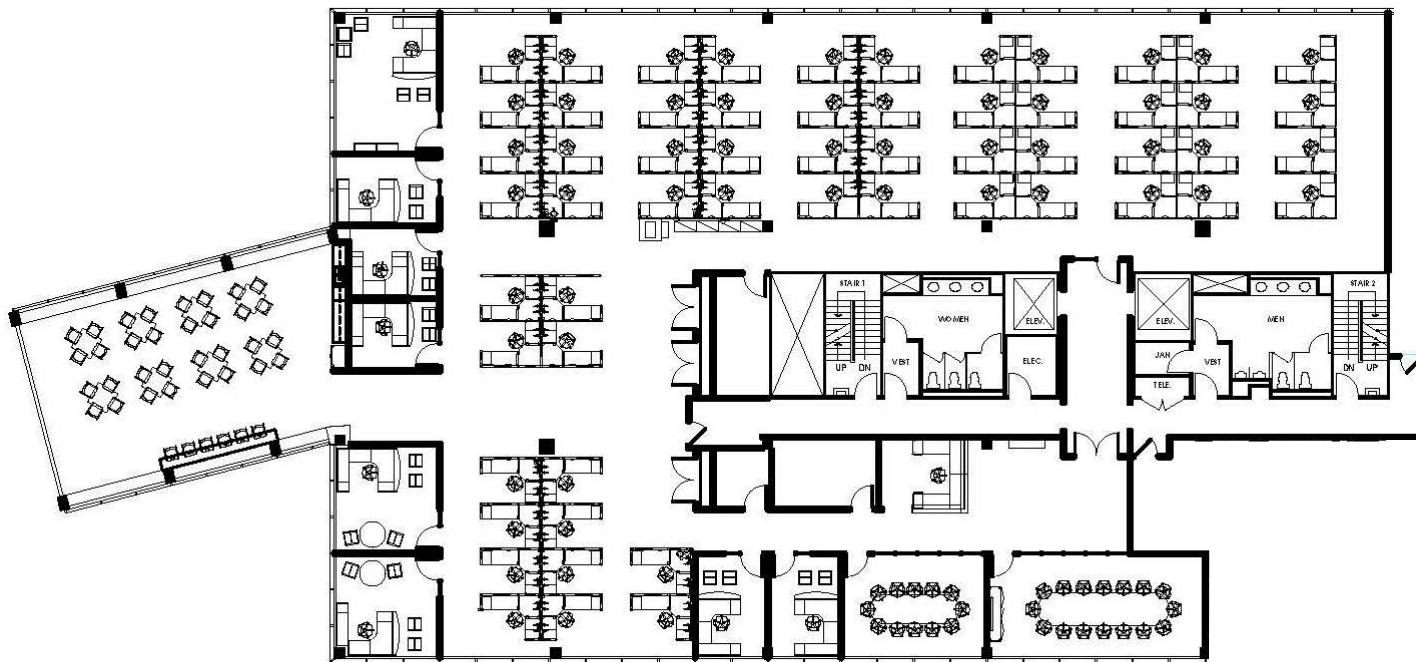
Brent Jacob
Senior Vice President
+1 847 698 8215
brent.jacob@colliers.com



SUITE 300
12,898 RSF

550 Warrentville Road

550  650
WARRENVILLE



David Florent

Principal

+1 847 698 8258

david.florent@colliers.com

Brent Jacob

Senior Vice President

+1 847 698 8215

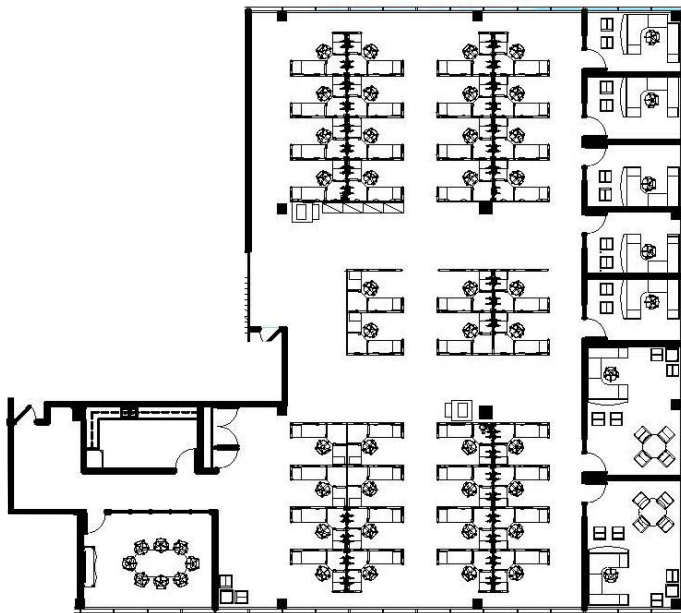
brent.jacob@colliers.com



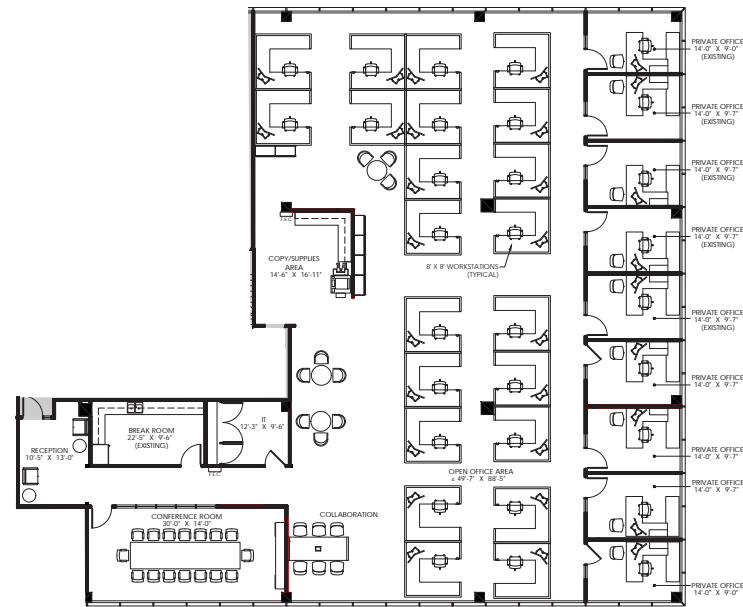
SUITE 350 7,717 RSF

*Furnished/Available Immediately

Existing Conditions



Test Fit Option



Notes:

- Move-in ready Spec Suite in great condition with existing workstations, can be delivered fully-furnished
- Expansive window line features sweeping views of the Morton Arboretum to the north; total of 245 lineal feet with north, east, and south exposures
- Built out with 2 large executive offices, 5 private offices, 1 conference room, and break room
- New LED lighting and ceiling tiles

David Florent
Principal
+1 847 698 8258
david.florent@colliers.com

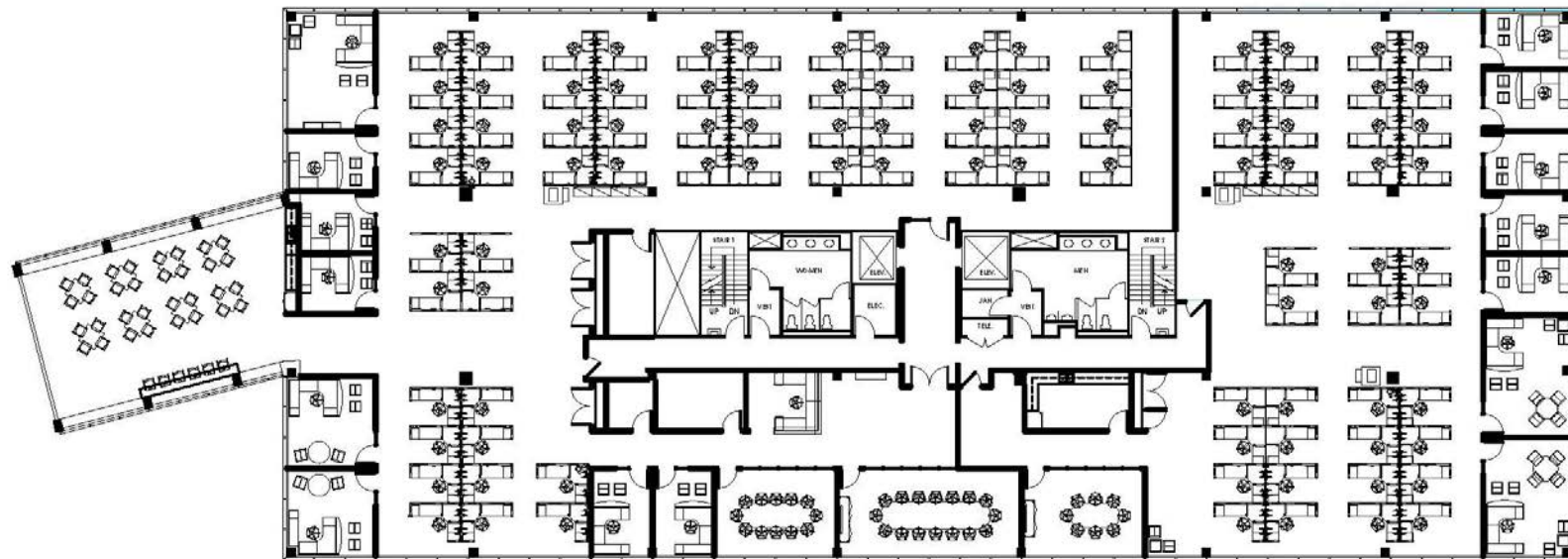
Brent Jacob
Senior Vice President
+1 847 698 8215
brent.jacob@colliers.com

SUITE 300 / 350

20,615 RSF

550 Warrenton Road

550  650
WARRENVILLE



David Florent

Principal

+1 847 698 8258

david.florent@colliers.com

Brent Jacob

Senior Vice President

+1 847 698 8215

brent.jacob@colliers.com



SUITE 301

6,099 RSF

Suite Features:

- Elevator Identity with herculite glass entry
- Modern space, with elements of finished exposed ceiling
- Open Floor plan
- Two private patios
- Expansive window line features sweeping views of the Morton Arboretum to the north

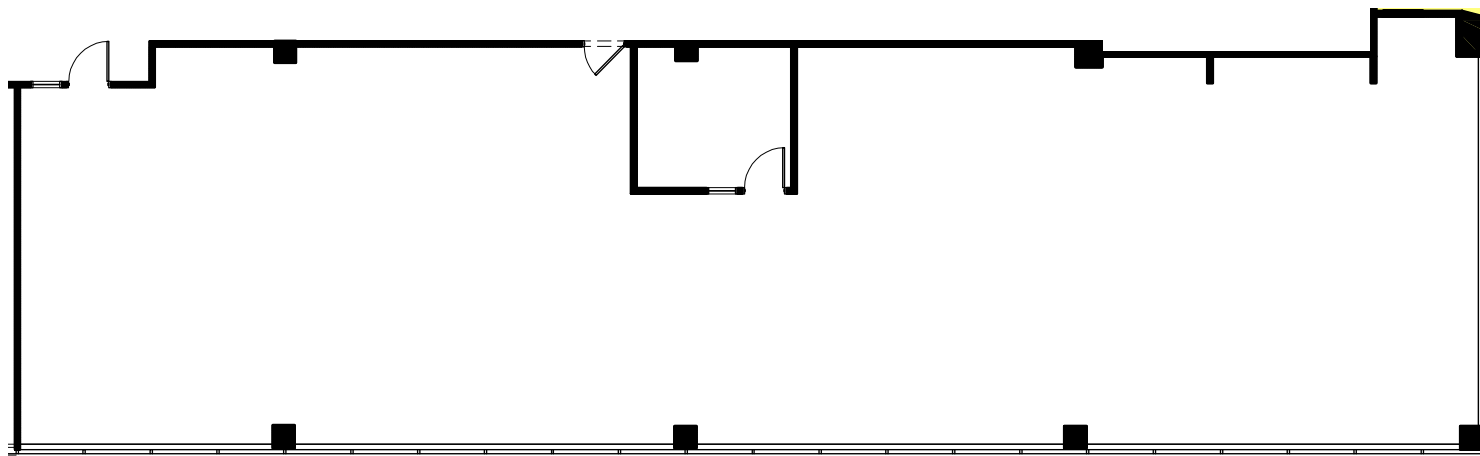


David Florent
Principal
+1 847 698 8258
david.florent@colliers.com

Brent Jacob
Senior Vice President
+1 847 698 8215
brent.jacob@colliers.com

SUITE 425
3,888 RSF

550  650
WARRENVILLE



David Florent
Principal
+1 847 698 8258
david.florent@colliers.com

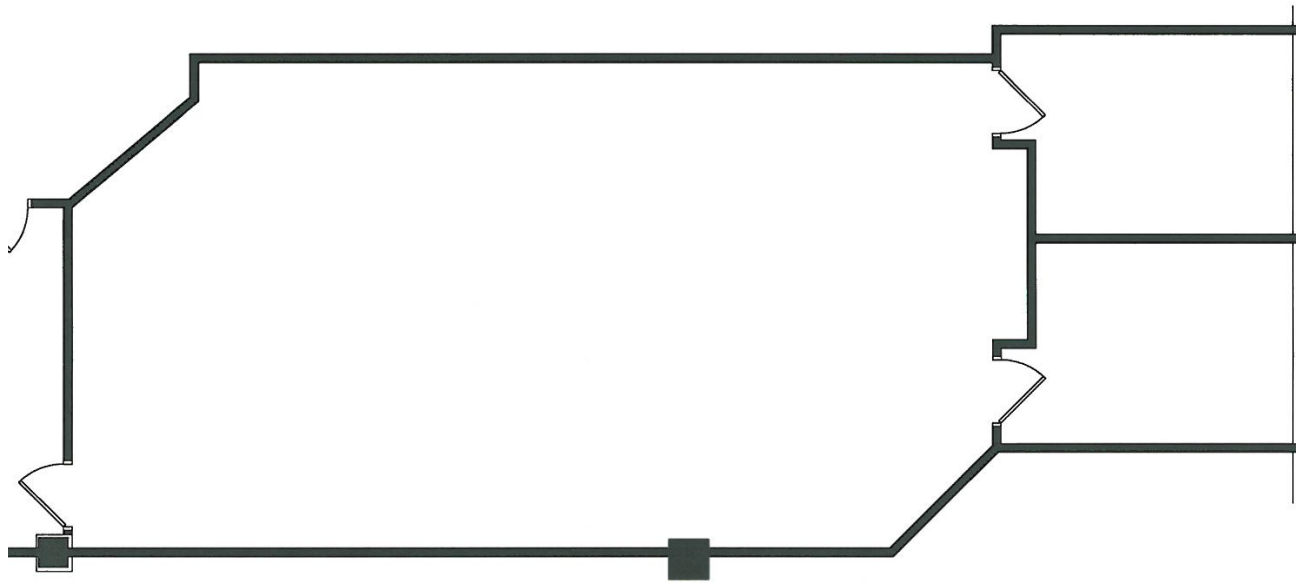
Brent Jacob
Senior Vice President
+1 847 698 8215
brent.jacob@colliers.com



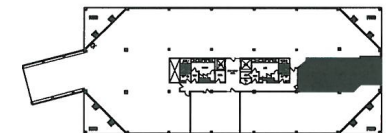
SUITE 450
1,515 RSF

*Available Immediately

550  650
WARRENVILLE



KEY PLAN:

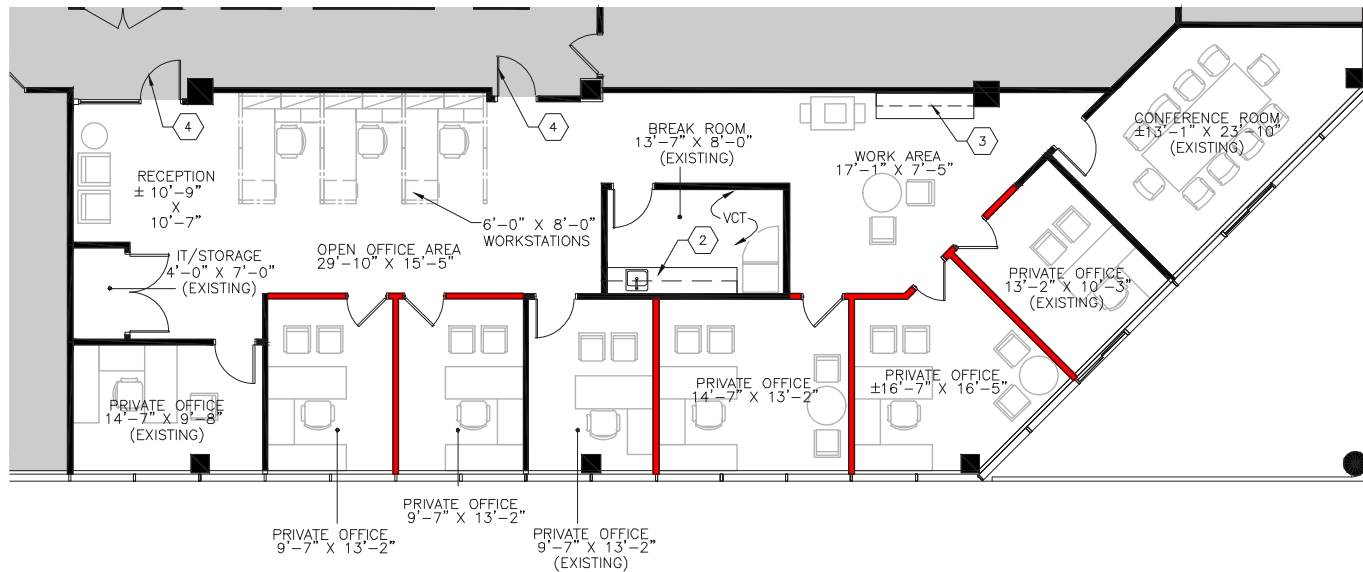


David Florent
Principal
+1 847 698 8258
david.florent@colliers.com

Brent Jacob
Senior Vice President
+1 847 698 8215
brent.jacob@colliers.com



SUITE 460
3,040 RSF



KEY PLAN: ↑



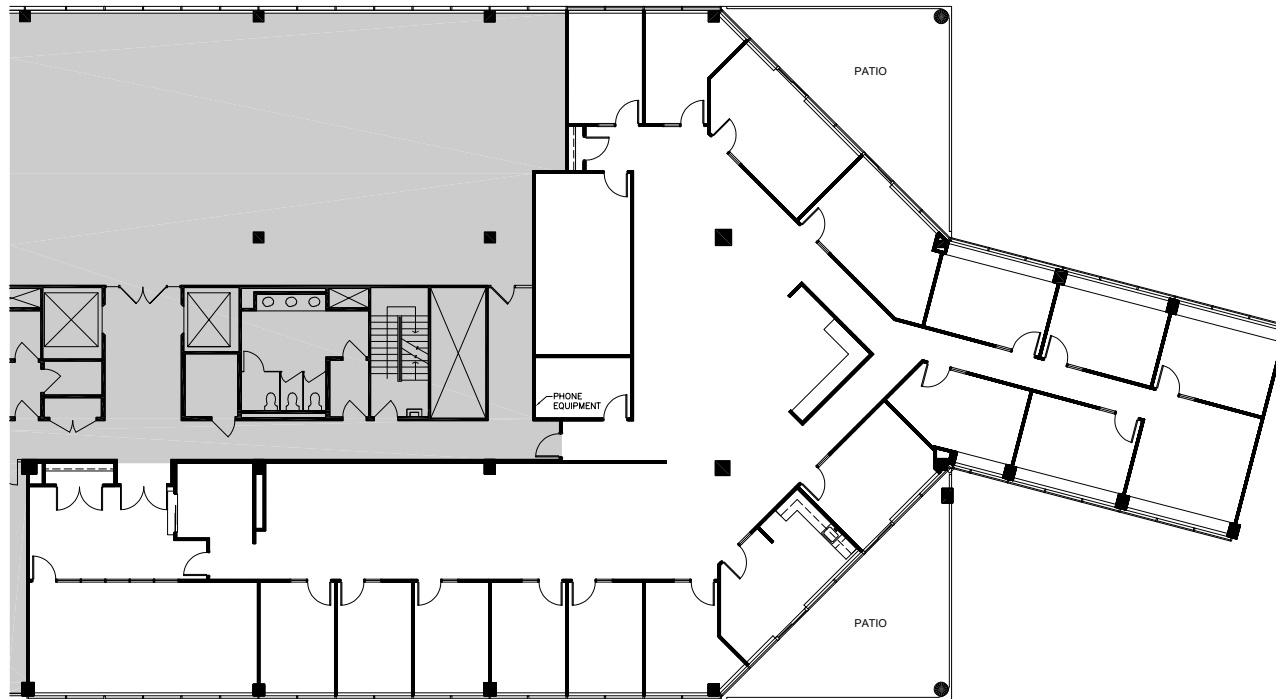
David Florent
Principal
+1 847 698 8258
david.florent@colliers.com

Brent Jacob
Senior Vice President
+1 847 698 8215
brent.jacob@colliers.com

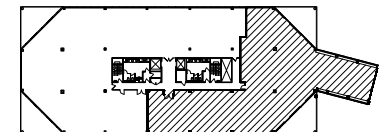
SUITE 550
8,196 RSF

*Divisible/Available Immediately

550  650
WARRENVILLE



KEY PLAN:



David Florent
Principal
+1 847 698 8258
david.florent@colliers.com

Brent Jacob
Senior Vice President
+1 847 698 8215
brent.jacob@colliers.com



SUITE 550

SUITE 550A: 3,649 SF

SUITE 550B: 4,547 SF



KEY PLAN:



David Florent

Principal

+1 847 698 8258

david.florent@colliers.com

Brent Jacob

Senior Vice President

+1 847 698 8215

brent.jacob@colliers.com





550  650
WARRENVILLE

CONTACT US:

Dave Florent

Principal

+1 847 698 8258

david.florent@colliers.com

Brent Jacob

Senior Vice President

+1 847 698 8215

brent.jacob@colliers.com

colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.