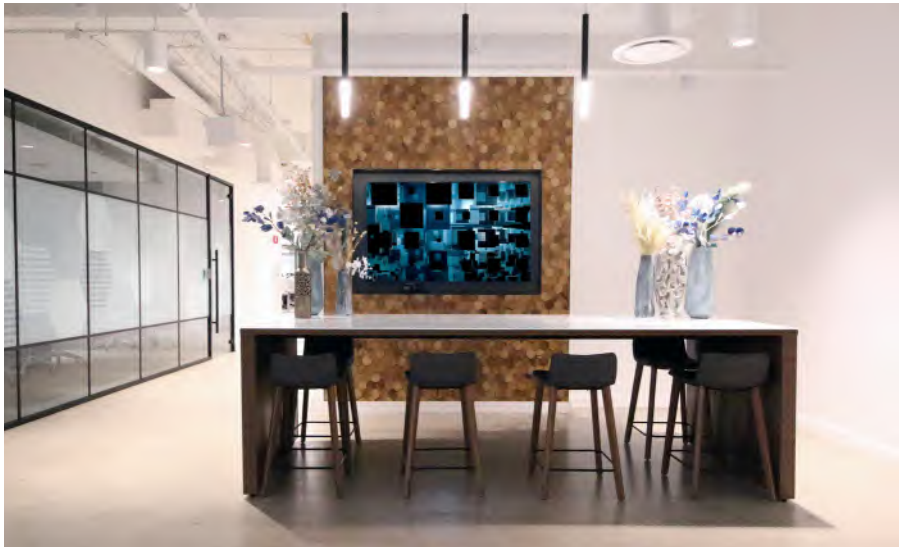
Premium office space for sublease

263 SHUMAN BOULEVARD, NAPERVILLE, IL 60563

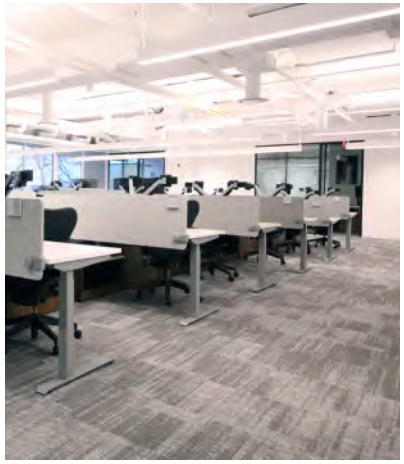
VIEW DRONE TOUR

AVISON YOUNG



Up to 44,902 rsf of **premier Class A office space** in the most sought after building in the Western Suburbs

- Various sizes available to accommodate multiple sizes ranging from 8,969 rsf up to 66,279 rsf when combined with contiguous direct space
- High-end custom finishes and fully furnished; Over $10M thoughtfully invested within the premises
- High-end technology throughout office
- Prime location just minutes from I-88, restaurants and shopping
- Parking ratio of 5:1,000 sf, including 10 reserved stalls
- Term: Through June 30, 2039
- Asking rate: Negotiable



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Work **spaces**

Designed to support focused work across every level of an organization, the office environments at 263 Shuman Blvd balance privacy, flexibility, and operational efficiency. A robust mix of executive, senior, and standard offices allows teams to scale comfortably while maintaining a professional, polished setting.

- 42 private offices, including 2 C-Suite, 14 senior-level, and 26 standard offices
- 158 sit-stand workstations
- 6 dedicated phone rooms for private calls and virtual meetings
- 2 secure server rooms supporting IT infrastructure
- Expansive windows with sweeping views, abundant natural light and high ceilings
- Thoughtfully planned layout that supports productivity and discretion

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Gathering and support **spaces**

Prioritizing comfort, inclusivity, and employee well-being, the gathering and support spaces at 263 Shuman Blvd enhance the daily workplace experience. These thoughtfully integrated areas ensure teams feel supported throughout the workday.

- Premium finishes throughout all communal areas
- Multiple washrooms including 2 Men's, 2 Women's, and 3 single-use gender-neutral options
- Dedicated mother's room providing privacy and convenience
- First aid room conveniently located for added peace of mind
- Generous storage and support spaces that reduce clutter and maintain a clean environment
- Designed to accommodate daily routines while supporting a welcoming, employee-first workplace

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Collaboration and meeting **spaces**

A diverse suite of meeting and collaboration areas supports teams of all sizes, enabling seamless transitions between focused work and group engagement. The office features a broad mix of formal and informal settings designed to accommodate everything from quick touchpoints to large-scale presentations..

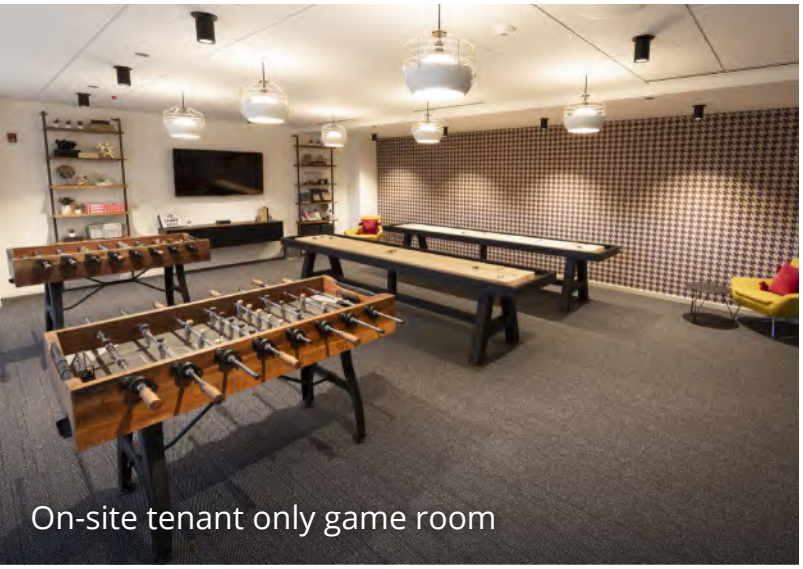
- Multiple conference and meeting rooms accommodating groups from 4 to 50 participants
- High-end, built-in technology throughout the office, supporting video conferencing, presentations, and hybrid collaboration
- A variety of open collaboration zones, huddle rooms, and formal boardrooms offering flexibility for different working styles
- Thoughtful adjacencies promote easy circulation and intuitive flow between work areas and meeting spaces

Building **amenities**

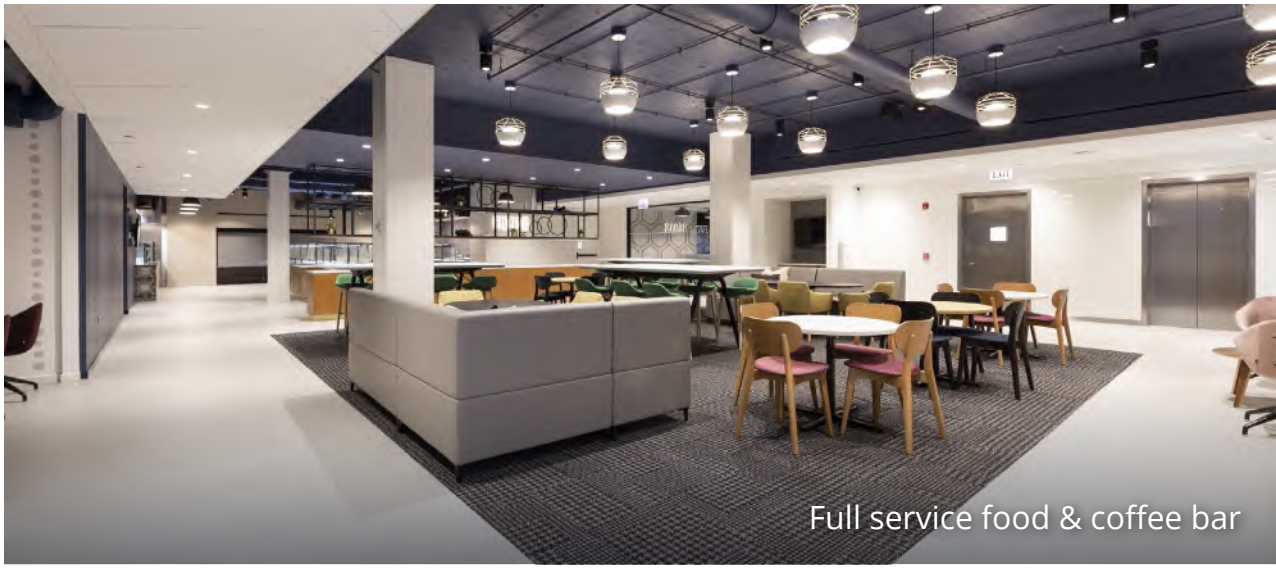
24-hour keycard access

On-site parking access for tenants

263 Shuman delivers the most desired tenant amenities in the Western Suburbs, providing an environment the tenants' employees truly enjoy.



On-site tenant only game room



Full service food & coffee bar

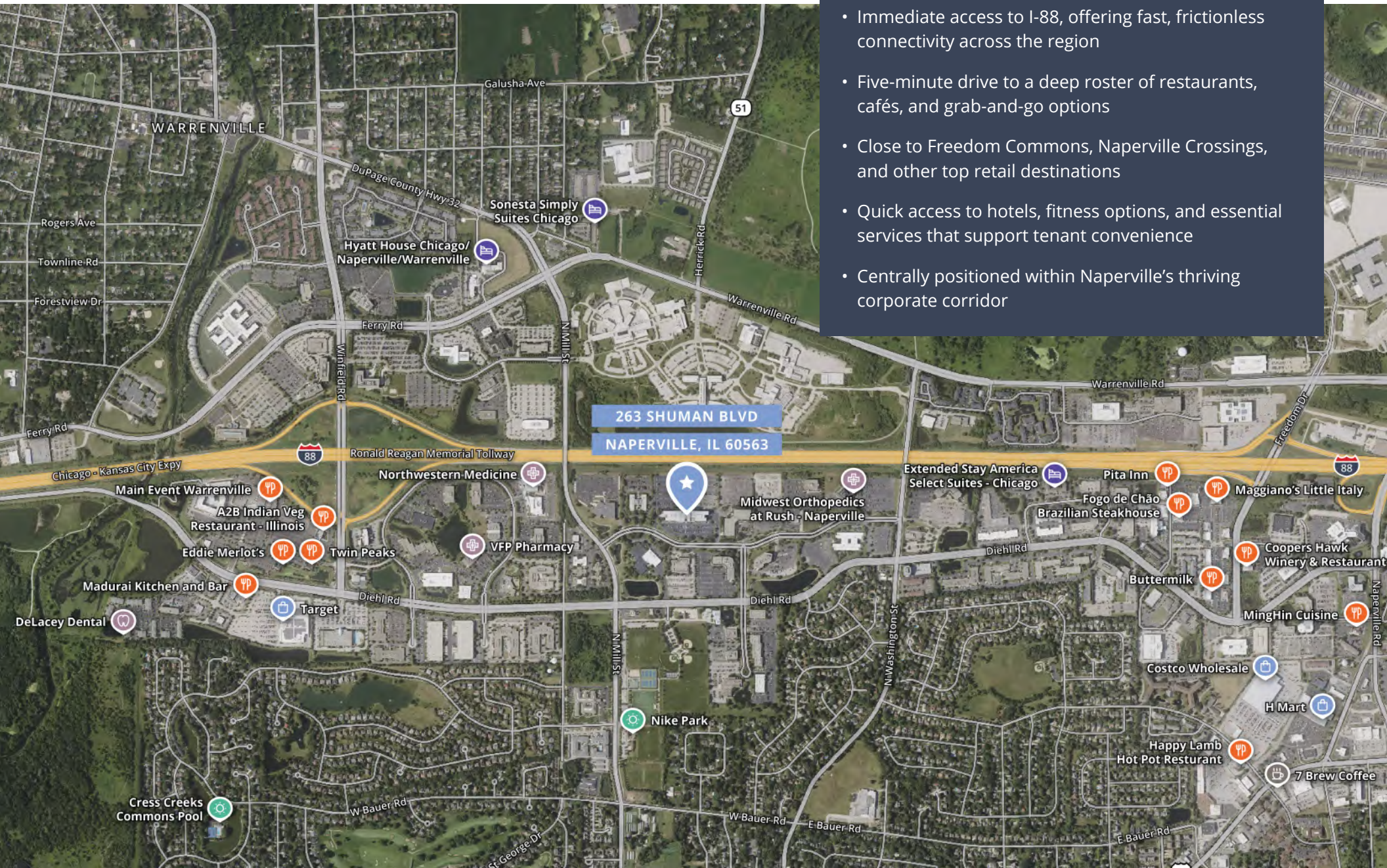
State-of-the-art fitness center

On-site tenant only golf simulator

Area **amenities**

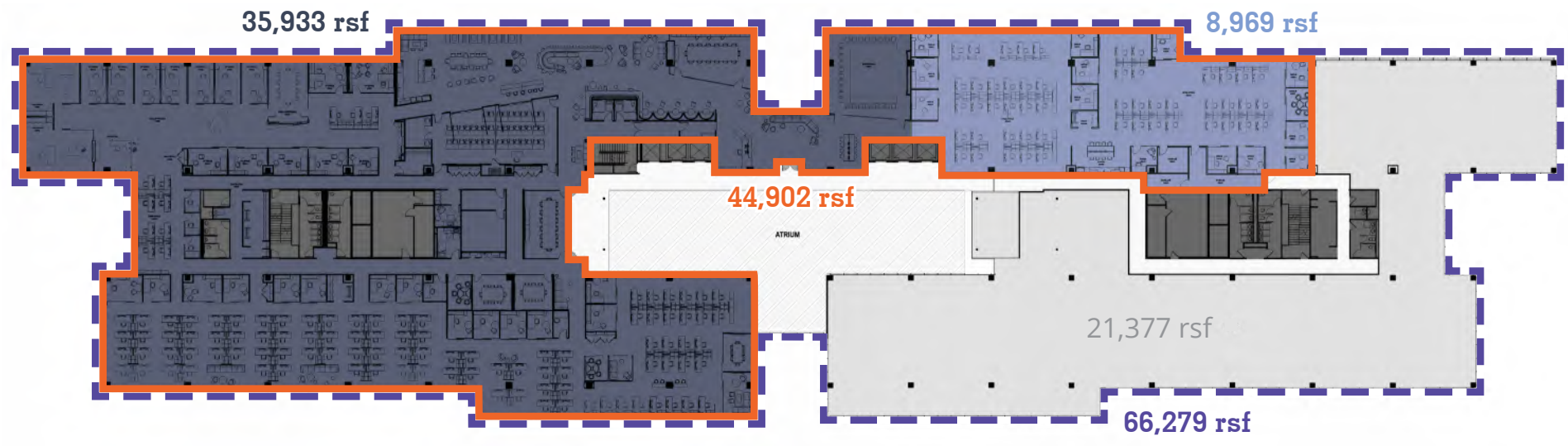
Set within one of the most connected and amenity-rich pockets of the western suburbs, **263 Shuman Boulevard** locates tenants just minutes from major highways, surrounded by dining, retail, and everyday conveniences.

- Immediate access to I-88, offering fast, frictionless connectivity across the region
- Five-minute drive to a deep roster of restaurants, cafés, and grab-and-go options
- Close to Freedom Commons, Naperville Crossings, and other top retail destinations
- Quick access to hotels, fitness options, and essential services that support tenant convenience
- Centrally positioned within Naperville's thriving corporate corridor



Scalable space. **Flexible terms**. Zero hassle.

VIEW DRONE TOUR



Floor Plan Key

- 35,933 rsf primary sublease space
- 8,969 rsf adjacent sublease space
- 44,902 rsf total sublease space
- 66,279 rsf total available including additional direct vacant space

Rentable area	8,969 sf	35,933 sf	44,902 sf
Workstations	51	107	158
Phone Rooms	1	5	6
Standard Offices	12	14	26
Senior Level Offices	-	14	14
C-Suite Offices	-	2	2
Meeting Rooms	1	5	6
Conference Rooms	-	4	4
Kitchen/Cafe/Pantry Spaces	1	2	3
Town Hall/Training Rooms	-	1 (divisible into 2 rooms)	1 (divisible into 2 rooms)
Additional collaboration seating area throughout	Yes	Yes	Yes

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