

# WASHINGTON CORNERS

Office Space for  
Lease in the Heart of  
Downtown Naperville |  
Corner of Chicago Ave &  
Washington St

47 E CHICAGO AVE  
NAPERVILLE, IL

[VERSARES.COM](http://VERSARES.COM)

**VERSA REAL ESTATE SERVICES**  
1 Mid America Plaza, 3rd Floor  
Oakbrook Terrace, IL 60181



## PROPERTY DETAILS

**AVAILABLE SF:** 904 SF - 3,943 SF  
**ASKING RATE:** \$35.00 PSF MG  
**BUILDING SF:** 60,052 SF  
**YEAR BUILT:** 1998

## HIGHLIGHTS

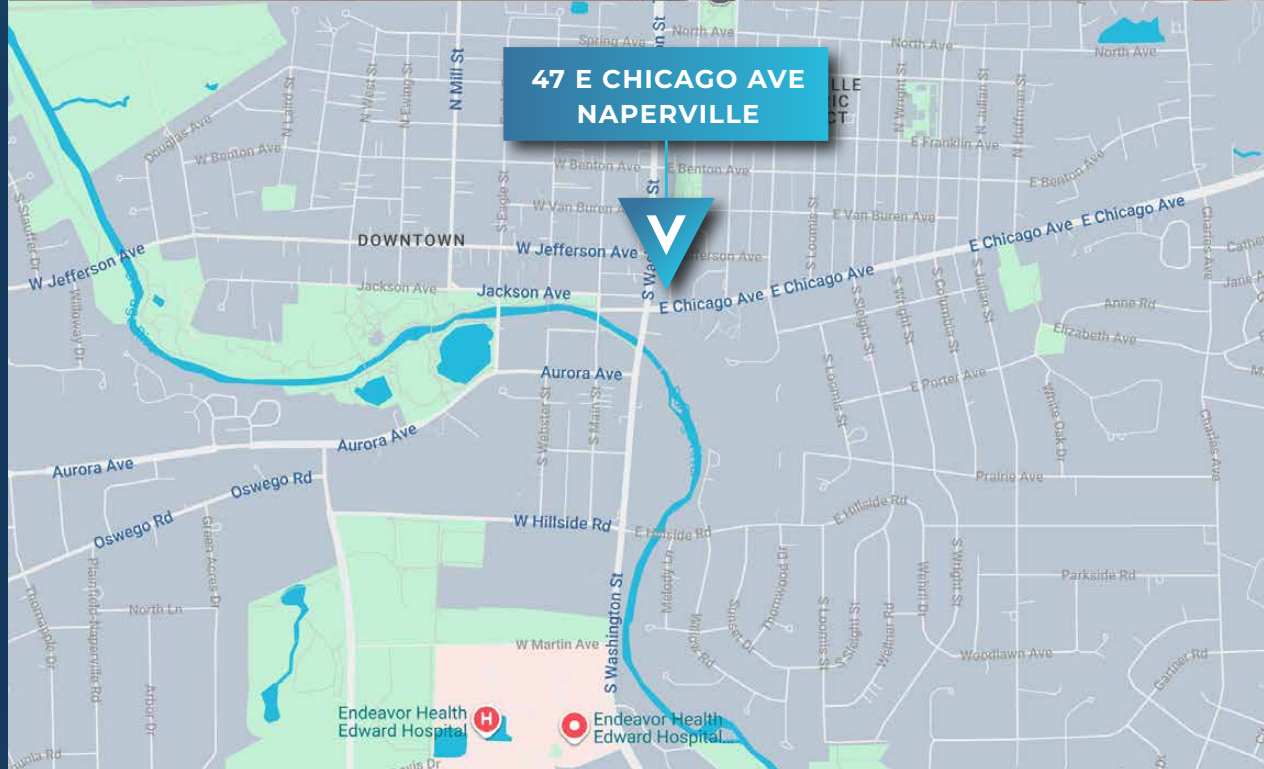
- ▶ Prime corner location in Downtown Naperville
- ▶ Strong visibility at Chicago Ave & Washington St
- ▶ Ground floor dining options including Davanti Enoteca, Gyu-Kaku, and Miskatonic Brewing
- ▶ Direct building entrance off E Chicago Ave
- ▶ Easy access to nearby parking garage
- ▶ Strong tenancy in the building
- ▶ Elevator access

## AREA INFO

- ▶ Easy access to Ogden Ave (US-34), I-88, and I-355
- ▶ Located in the heart of Downtown Naperville
- ▶ Surrounded by dense residential population
- ▶ Walkable to dining, retail, and services

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### FOR MORE INFO CONTACT:

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