



# NEWLY RENOVATED

## Downtown Naperville Office Space

FOR LEASE



20 W. Jefferson Ave. | Naperville, IL

# OFFICE SPACE FOR LEASE

**LEASE RATE: \$40 PSF MODIFIED GROSS**

**AVAILABLE SPACE: 1,863 SF - Entire Second Floor**

**TAXES: Included in Lease Rate**

**UTILITIES: Separately Metered**

## BE IN THE HEART OF NAPERVILLE

- » Located just steps to national retailers and restaurants including Starbucks Reserve, The Apple Store, Sullivan's Steakhouse, Luluemon and Hugo's Frog Bar.
- » Enjoy all the amenities downtown has to offer. Ideal for entertaining clients, lunch meetings and after work get togethers.
- » Two blocks from the famed Naperville Riverwalk. Downtown Naperville is nestled among numerous parks and entertainment venues, and steps from North Central College and Wentz Concert Hall, drawing hundreds of thousands of attendees and visitors each year.



# BUILDING FEATURES

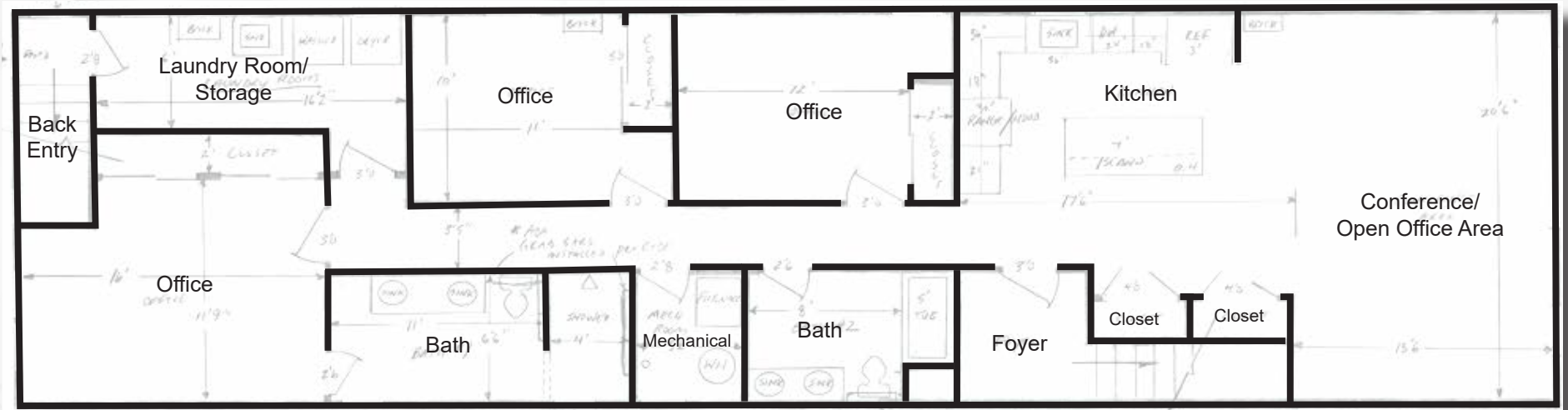
## SECOND FLOOR OFFICE SPACE

- » 1,863 SF (Entire Floor)
- » 2nd floor space available, suitable for various uses- office, med spa, therapy practice, etc
- » Excellent visibility with street level access on the most desired block in downtown Naperville
- » Directly above the newest retail tenant downtown - Birkenstock
- » Alo Yoga under construction directly across the street
- » Completely renovated throughout.
- » Open concept entry with full kitchen/entertaining space and 3 private offices
- » 1 designated parking space located behind the building
- » Private access from front and rear of building



# FLOOR PLAN

20 W. Jefferson | Naperville, IL  
1,863 SF - Entire Second Floor



Private Back Entrance



Private Office Space



Common Open Area

# DOWNTOWN NAPERVILLE

Over 100 stores and 70 restaurants, from local boutiques and eateries to national favorites downtown Naperville is a shopper's paradise and dining destination.



lululemon



Apple Store



ATHLETA

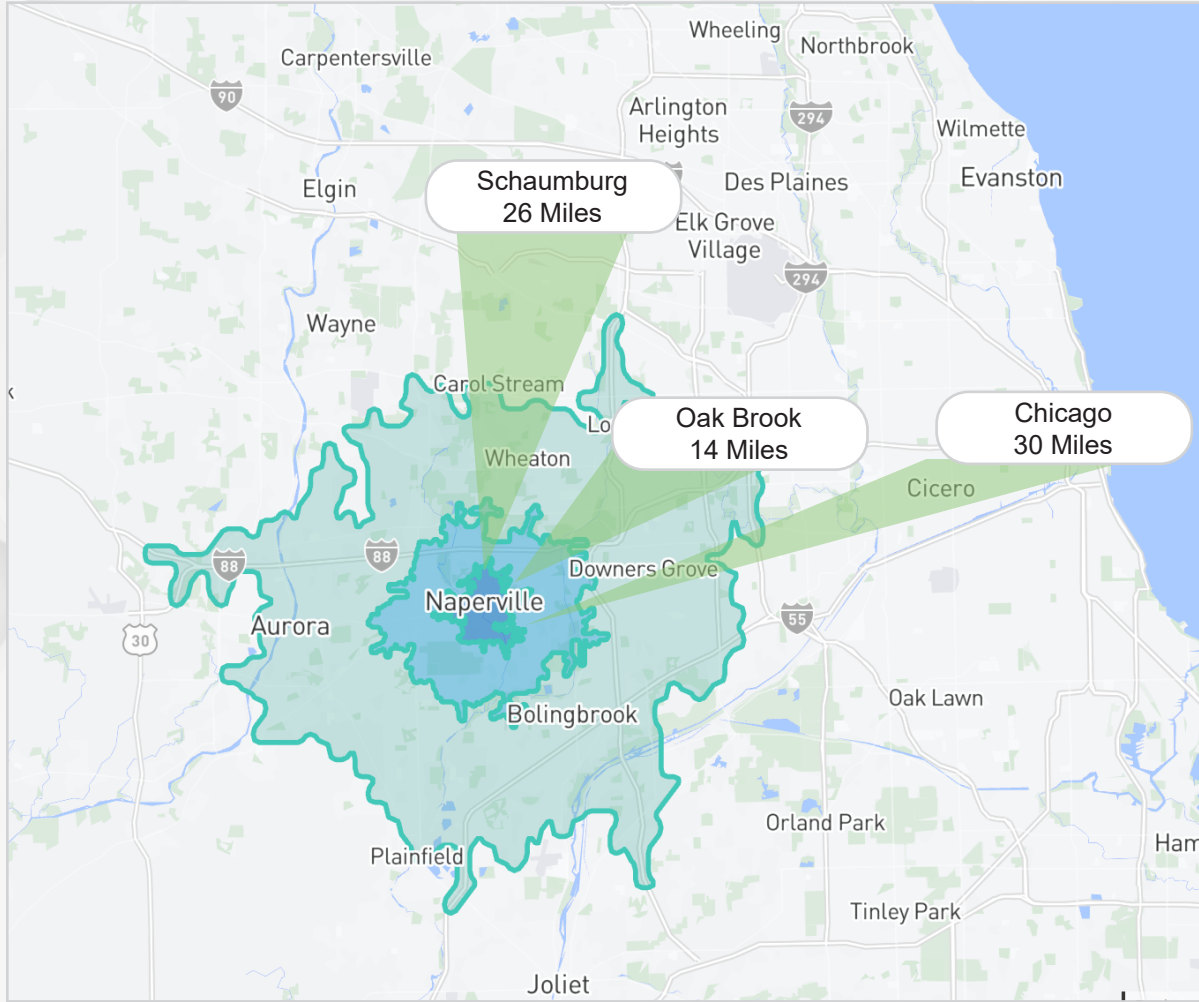
ANTHROPOLOGIE



sweetgreen



# REGIONAL MAP



Drive Time



## HIGHLIGHTS

- Centrally located in the Midwest
- Naperville is the fifth largest city in Illinois
- Adjacent to Interstate 88, easy access to Interstates 55, 355, and 290
- Chicago O’Hare International Airport (ORD), 28 miles northeast
- Chicago Midway Airport (MDW), 30 miles east
- Two Metra commuter train stations
- North Central College consistently ranks as one of “America’s Best Colleges” by U. S. News and World Report
- Edward Hospital & Health Services is located in the heart of the city

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Pop.	11,454	93,014	218,674
Average Age	37.7	40.7	39.9
Ave. HH Income	\$133,177	\$134,213	\$124,691
Ave. House Value	\$503,732	\$403,170	\$358,140

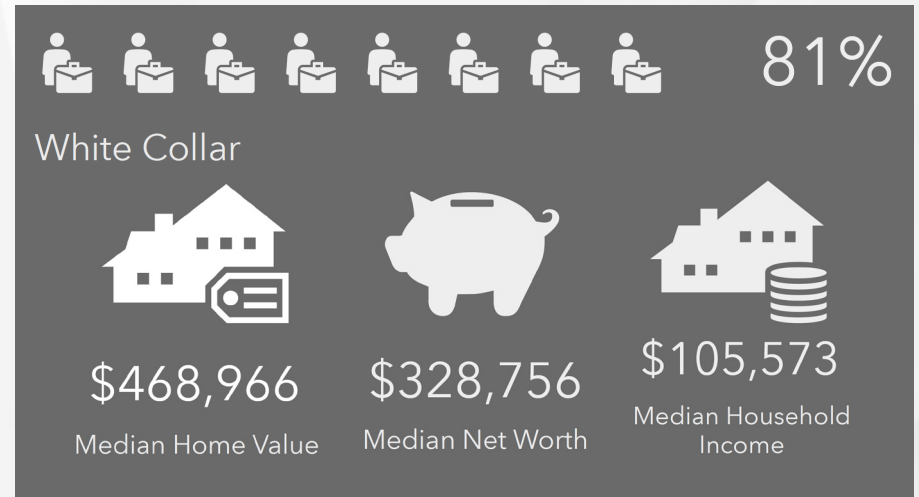


# LOCATION ADVANTAGE

## AN AWARD WINNING COMMUNITY

Naperville combines values and charm with the vibrancy of a modern thriving economy making it a powerhouse in the Chicago area. The City is recognized nationally and internationally; making headlines often. Most recently but also historically and consistently, Naperville is the highest ranking suburb in retail sales in the restaurant and bar, automotive and gas, grocery and home improvement industries.

- Naperville achieves a record **\$4.6 BILLION** in Retail Sales, beating out all other suburbs with the highest cumulative retail sales every year since 2016
- Top IL Suburb in Retail, Restaurant Sales EVERY YEAR since 2016
- Best City to Live in America (Niche, 2024)
- Best City to Raise a Family in America (Niche, 2021)
- Cities Where Millennials are Purchasing Homes (SmartAsset's, 2019)
- One of America's "Coolest Suburbs" (Apartment Therapy, 2019)
- No. 1 Safest Cities to Raise a Child (SafeWise, 2020)
- City with Best Public Schools in America (Niche, 2021)
- 3rd Best Place in the Nation to Live if You Work from Home (Money Magazine, 2021)
- Named in "Top Earning Towns" (Money Magazine)



# CONTACTS



**Christina Caton Kitchel**  
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Christina Caton Kitchel is the CEO of Caton Commercial Real Estate Group, with over 15 years of experience in commercial real estate, retail leasing, investment sales, and ground-up, multi-use commercial property development; including navigation of municipal approvals. Christina is actively involved in site selection, evaluation of product, and lead generation for the brokerage team. Christina is an active member of the International Council of Shopping Centers (ICSC), a Certified Commercial Investment Member (CCIM) candidate, and participates in many national industry conferences and events.

Christina served as Chair of the Board of Directors for the Naperville Area Chamber of Commerce from 2020 to 2022, and is active in NACC B2B, NACC Political Action Committee, Family Business RoundTable, Legacy Circle, and sits on Executive Board of the Naperville Development Partnership.



**Autumn Psaros**  
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Autumn Psaros is a Senior Vice President at Caton Commercial, with an extensive and successful history of managing relationships and executing transactions for national, regional, and local clients. Autumn has worked as a securitization analyst for a financial institution within the capital equipment financing division.

Autumn specializes in tenant and landlord representation, with a focus on new business development, lease negotiation, and financial analysis. Autumn has a successful history of managing client relationships and executing real estate transactions. She works with her clients through all facets of the lease, purchase, and disposition process from full-market analysis, to negotiation and execution.