



LISLE, ILLINOIS

**Experience a
refreshing approach
to work.**

COMING LATE
2026

**New/Refreshed
Amenities at
801**



INTRODUCTION

About Arboretum Lakes

Arboretum Lakes is an award winning, four building Class-A office park containing 739,855 rentable square feet, developed in phases between 1986 and 1998.

The office park sits on 36 meticulously landscaped acres which feature four ponds, covered walking paths, fountains, swans, four parking garages and numerous outdoor gathering areas.

The four buildings vary in size between 136,226 rentable square feet to 249,081 rentable square feet. The buildings feature beautiful glass and granite facades and are constructed of steel and concrete. The interiors of the buildings vary, but all have multi-story glass atriums which tie the outdoor beauty of the park to the interior. All buildings have efficient floor plans which can cater to large, full floor users and to smaller users in our modern multi-tenant floors.

The properties benefit from low DuPage County taxes.



A WORK
ENVIRONMENT
THAT FEELS
MORE LIKE A
RETREAT

LOCATION

Connect, work, and thrive at Arboretum Lakes



ARBORETUM LAKES

Nestled in a prime location along I-88 next to the Morton Arboretum, Arboretum Lakes offers unparalleled access and connectivity to the entire Chicagoland area. The properties are a commanding but quietly elegant presence along the East-West corridor. Arboretum Lakes is a beautifully landscaped office campus where buildings of granite and reflective green glass blend with the lakes, trees and a park like environment, complete with covered walkways and a gazebo. A large selection of restaurants and hotels are in the immediate area. With its close proximity to downtown Chicago and major airports, the office campus provides a convenient and strategic hub for businesses of all sizes.

AREA AMENITIES

● FREEDOM COMMONS

RESTAURANTS

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

FITNESS/ENTERTAINMENT

iFly Indoor Skydiving
LA Fitness

● CANTERA COMMONS

RESTAURANTS

Eddie Merlot's
Twin Peaks
Corner Bakery
Red Robin Gourmet Burgers
Buffalo Wild Wings
Chipotle
Starbucks

FITNESS/ENTERTAINMENT

Regal Theatre
Main Event
Life Time Fitness

● DANADA SQUARE EAST-WEST

RESTAURANTS

Starbucks
Cousins Subs
Dunkin Donuts
Panera
Chili's
Jamba
Panda Express
Five Guys

● HOTELS

18 HOTELS WITHIN A 6 MILE RADIUS

Hyatt, Double Tree by Hilton, Chicago Marriott, Extended Stay, Hampton Inn, Embassy Suites, Residence Inn, etc.



BUILDING AMENITIES

Discover the perfect blend of work, play and relaxation in a serene work environment

Arboretum Lakes provides a unique and inviting work environment that seamlessly integrate state-of-the-art facilities with the natural beauty of a forest preserve setting.

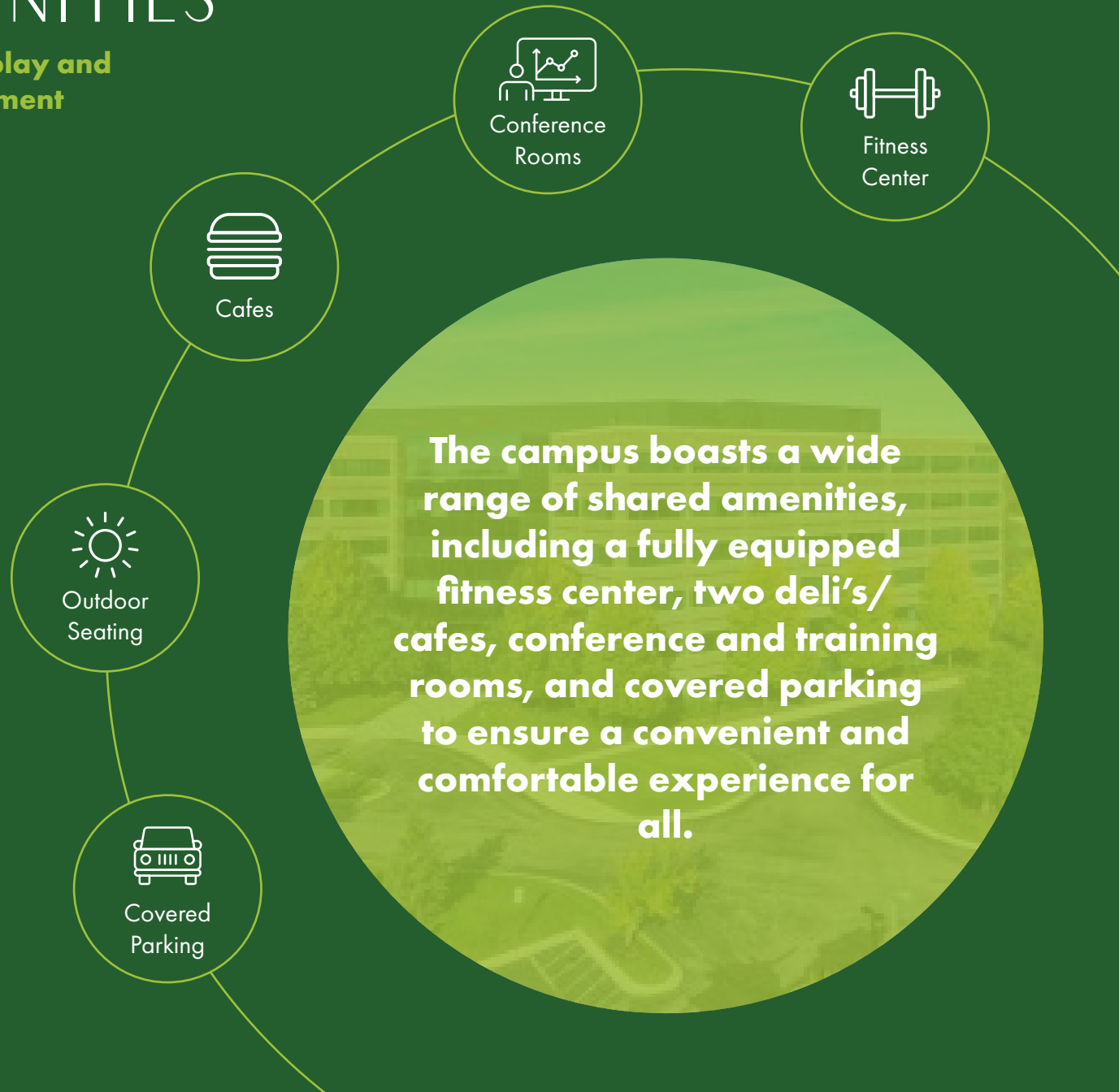
The outdoor spaces at Arboretum Lakes provide a perfect escape for a quick break or some relaxation, while the tranquil lakes and lush surroundings inspire creativity and rejuvenation.

Whether you're looking for a place to focus and collaborate or to unwind and recharge, Arboretum Lakes has everything you need to succeed.

Come discover the perfect work life balance at Arboretum Lakes beautifully appointed office campus.

Coming Late 2026

New and Refreshed Amenities at building 801



Coming Soon to Building 801 - New & Refreshed Amenities

FRESH SPACES. A NEW ENERGY.

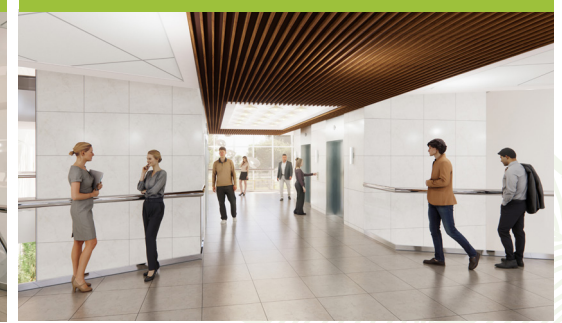
Exciting enhancements are coming to Building 801 at Arboretum Lakes in late 2026, further elevating its retreat-like work environment set within a serene, park-like setting. Planned upgrades include a **refreshed entry atrium**, a **revitalized prefunction area and stairwell**, an **updated elevator lobby**, a **new first-floor tenant lounge**, a **brand-new game and collaboration area**, and a **refreshed conference center** designed to enhance arrival experience, connectivity, and productivity. These improvements build upon the building's existing amenities, including underground and structured parking and thoughtfully designed common areas that support today's workplace needs.



#1- Refreshed Entry Atrium



#2- Refreshed Elevator Lobby



#3- New 1st Floor Lounge Area



#4- New Game Area



#5- Refreshed Prefunction Area



#6- Refreshed Conference Center







801 WARRENVILLE RD

Features

- Underground, secured executive parking
- Structured parking
- Lounge
- Large conference room

Details

Total SF	249,081
Net Rent	\$16.00/SF
OP Expense	\$9.18/SF
Tax	\$1.64/SF
Gross Rent	\$26.82/SF
Typical Floor SF	30,000 SF
Parking Ratio	4/1,000
Divisible	Yes







901





901 WARRENVILLE RD

Features

- Underground, secured executive parking
- Structured parking
- Fitness Center
- Conference room
- Cafe/deli infrastructure currently operating as grab n' go

Details

Total SF	159,941 SF
Net Rent	\$16.00/SF
OP Expense	\$9.27/SF
Tax	\$1.84/SF
Gross Rent	\$27.11/SF
Typical Floor SF	30,000 SF
Parking Ratio	3.4/1,000
Divisible	Yes







1001 WARRENVILLE RD

Details

Total SF	136,237 SF
Net Rent	\$16.00/SF
OP Expense	\$9.35/SF
Tax	\$1.88/SF
Gross Rent	\$27.23/SF
Typical Floor SF	30,000 SF
Parking Ratio	3.9/1,000
Divisible	Yes



Features

- Underground, secured executive parking
- Structured parking
- Renovated lobby
- Lounge
- 1,500 SF conference room
- Grab & Go/Vending





1011



1011 WARRENVILLE RD

Details

Total SF	194,743 SF
Net Rent	\$16.00/SF
OP Expense	\$9.23/SF
Tax	\$1.86/SF
Gross Rent	\$27.09/SF
Typical Floor SF	32,000 SF
Parking Ratio	3.7/1,000
Divisible	Yes

Features

- Underground, secured executive parking
- Structured parking
- Conference room
- Cafe/deli infrastructure currently operating as grab n' go







ARBORETUM LAKES

LISLE, ILLINOIS

Contact Us to Schedule a Tour



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