

Cantera Lakes Office Condominium



FOR LEASE | 3,079 SF OFFICE CONDO FOR LEASE

28367 Davis Parkway
Warrenville, IL 60555

Frank Marmo
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Managing Broker
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471.010347



THE SPACE

Location	28367 Davis Parkway Warrenville, IL 60555
County	DuPage County
APN	07-02-405-005
Traffic Count	26,000 VPD - Diehl Rd
Size	3,079 SF
Space	301
Lease Rate	\$17.00 PSF (Yearly)
Lease Type	NNN

Notes NNN- estimated at \$9.50/sf

HIGHLIGHTS

- Prestige Class A address
- Interstate 88 location & access
- Live-work-play amenity base
- Abundant free parking
- Move-in ready efficient floor plan



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,852	69,967	189,569

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$162,773	\$160,731	\$173,931

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,107	28,302	74,756

PROPERTY FEATURES

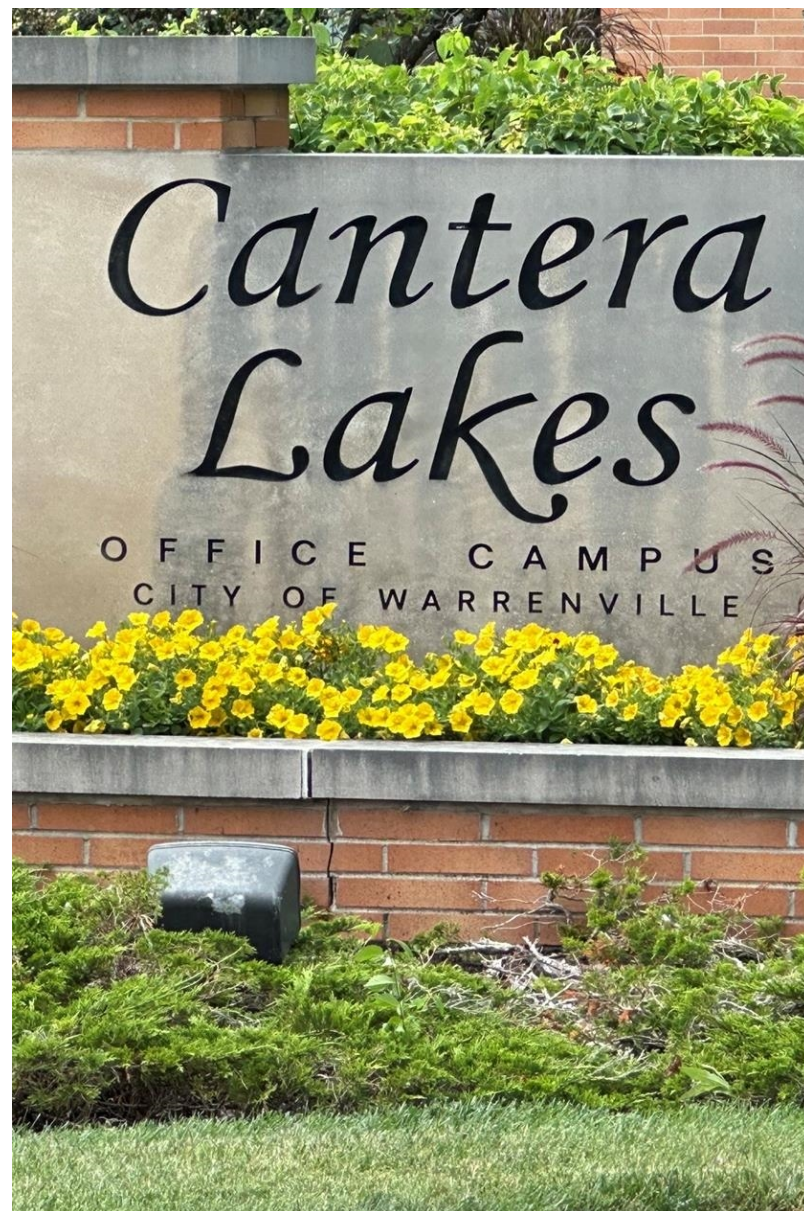
BUILDING SF	3,079
YEAR BUILT	2005
ZONING TYPE	Office
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	35
PARKING RATIO	4.83/1000
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

MECHANICAL

HVAC	Gas Fired Furnace & 2 Condensers
FIRE SPRINKLERS	Full Wet System
ELECTRICAL / POWER	200 amp

CONSTRUCTION

FOUNDATION	Steel Frame Construction
EXTERIOR	Masonry
PARKING SURFACE	Asphalt
ROOF	Trussed Roof
LANDSCAPING	Green Space



Premier DuPage County address

- The property sits at the center of DuPage County, one of the wealthiest and most highly educated counties in Illinois, giving tenants direct access to an affluent client base and a deep, skilled labor pool.

Interstate 88 visibility and access

- Positioned along the I-88 East-West Tollway — the Illinois Technology & Research Corridor — the campus offers strong highway visibility and a convenient four-way interchange at Winfield Road for effortless staff and client access.

Minutes from Naperville, Aurora, and the region

- Downtown Naperville and Aurora are just minutes away, while quick connections to Interstates 355 and 290 link the property to O'Hare International Airport and the greater Chicago metropolitan area

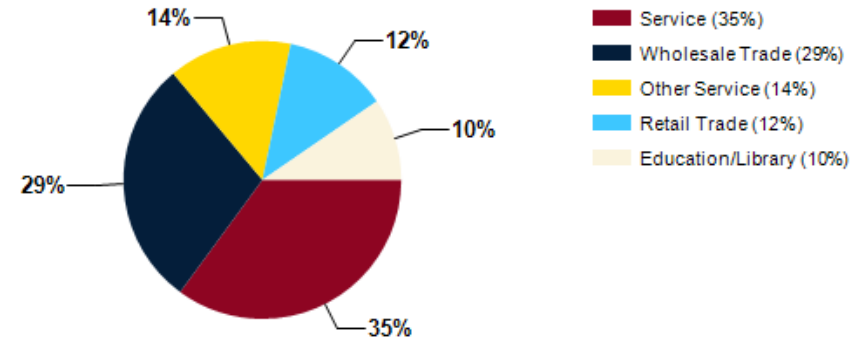
Amenity-rich Cantera setting

- The suite sits within Cantera's live-work-play environment, surrounded by a Super Target, five hotels, Life Time Fitness, a Cinemark theater, numerous restaurants, and Northwestern Medicine's cancer and proton-therapy campus — everything staff and clients need within walking distance.

A proven employment hub

- More than 5,000 people already work within Cantera each day, anchoring an established, professional business community that helps tenants attract talent and locate alongside complementary firms and referral sources.

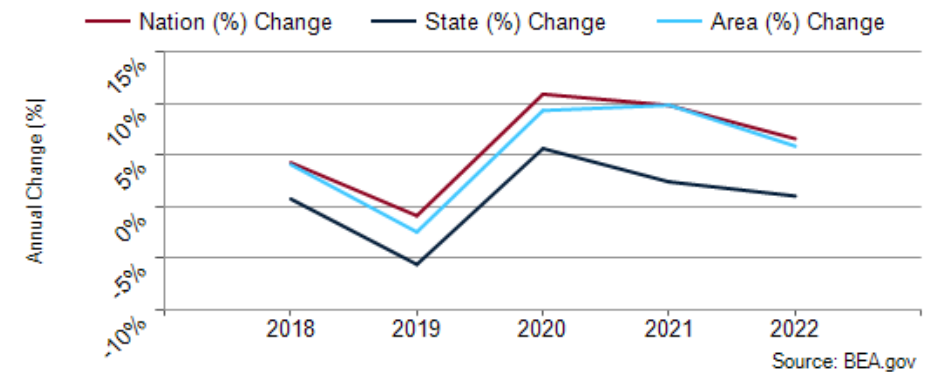
Major Industries by Employee Count



Largest Employers

EN Engineering LLC	1,000
LSC Communications	650
Liberty Mutual	600
Associated Integrated Supply Chain Solutions	400
Edward Hospital	390
RR Donnelley	355
A&H Management Group	270
The Pride Stores	250

DuPage County GDP Trend





ACEGRAPHICS
CricKet
SURE SHOT
PICKLEBALL

ART & CLASS STUDIO

Walgreens

ARDEN

BOWER
ELEMENTARY SCHOOL

Cerny Park

REXEL

PHENIX
THEATRES
ENTERTAINMENT

TOX

HYATT
PLACE

HUBBLE
MIDDLE SCHOOL

SONESTA

AGWS

Residence INN
BY HARRISON

Northwestern
Medicine

Edwin Ahn
Memorial Bench

BMO

Illinois Extension
UNIVERSITY OF ILLINOIS SPRINGFIELD

Hallmark

extended
STAY AMERICA
select suites

adapthealth

Crawford

RXO

TEG
SERVICES
CONSULTING, INC.

COSTCO
WHOLESALE

MART
T-Mobile

Arrowhead
Park

DISCOUNT
TIRE

saver

LITTLE FRIENDS

JEFFERSON JUNIOR
HIGH SCHOOL

BEEBE
ELEMENTARY SCHOOL

Mill Street
Park

Cress
Creek Park

Advance
Auto Parts

Walgreens

NAPERVILLE NORTH
HIGH SCHOOL

Shell

Kendall Park

WARRENVILLE

OGDEN AVE

34

28367 DAVIS PKWY
WARRENVILLE, IL



84 LUMBER

CADILLAC
of
NAPERVILLE

RISE

Walgreens

AutoZone

Brush
Hill Park

TOYOTA

CRESS CREEK SQUARE

FRESH THYME
MARKET

dupage
credit union
EARTHWISE Pet

F45
TRAINING

FedEx
UFC GYM

Naper
Auto
Works

DuPage
Children's
Museum

NORTH CENTRAL
COLLEGE 1861
NAPERVILLE'S UNIVERSITY

WILLOW
SUITES by Hilton





Entrance Monument



Front Entrance



Lobby



Lobby Lounge Area



Reception Area



Conference Room



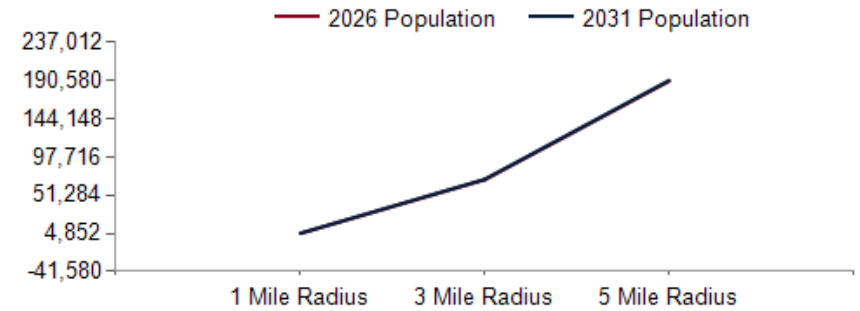
Private Office - 8 total private offices



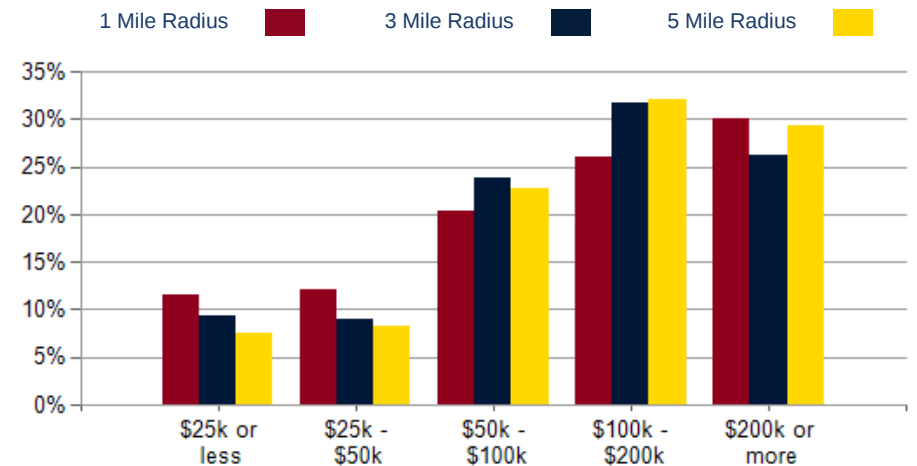
Kitchen/Break Room

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,760	57,750	167,206
2010 Population	4,018	63,806	180,151
2026 Population	4,852	69,967	189,569
2031 Population	4,951	70,519	190,580
2026 African American	148	4,471	11,839
2026 American Indian	16	307	759
2026 Asian	744	11,397	33,829
2026 Hispanic	317	9,197	24,077
2026 Other Race	99	3,769	10,051
2026 White	3,530	43,531	116,157
2026 Multiracial	313	6,457	16,862
2026-2031: Population: Growth Rate	2.00%	0.80%	0.55%

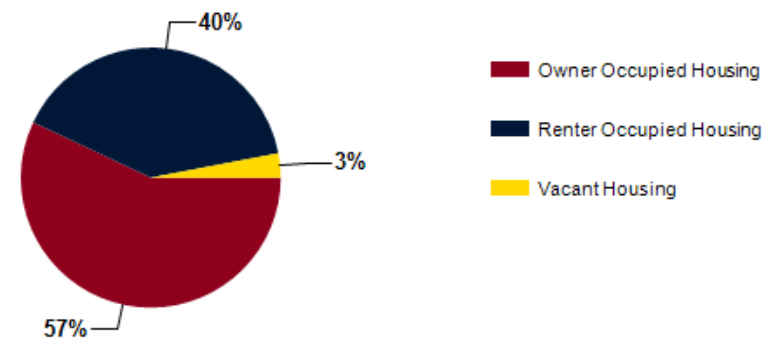
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	161	1,832	3,662
\$15,000-\$24,999	81	832	1,982
\$25,000-\$34,999	63	885	2,202
\$35,000-\$49,999	192	1,633	3,999
\$50,000-\$74,999	205	3,261	8,228
\$75,000-\$99,999	225	3,470	8,768
\$100,000-\$149,999	301	5,420	13,708
\$150,000-\$199,999	246	3,569	10,277
\$200,000 or greater	634	7,400	21,929
Median HH Income	\$113,691	\$117,434	\$128,562
Average HH Income	\$162,773	\$160,731	\$173,931



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

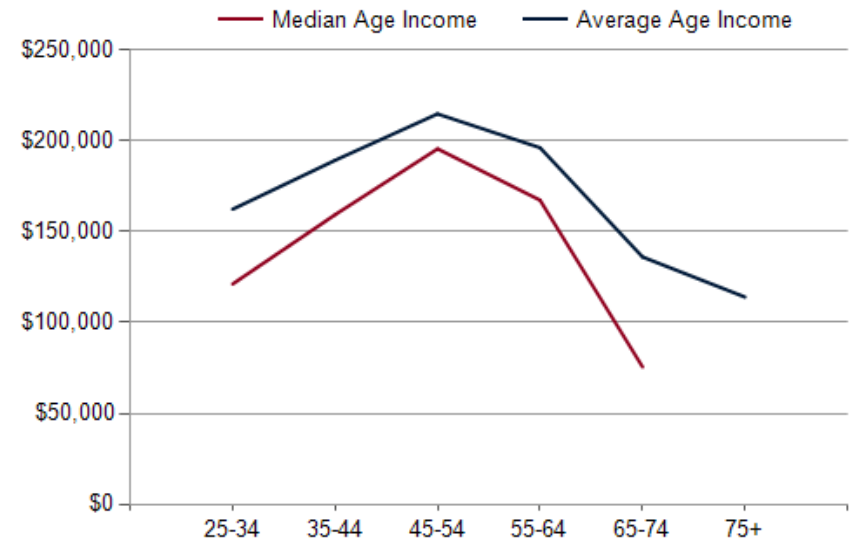
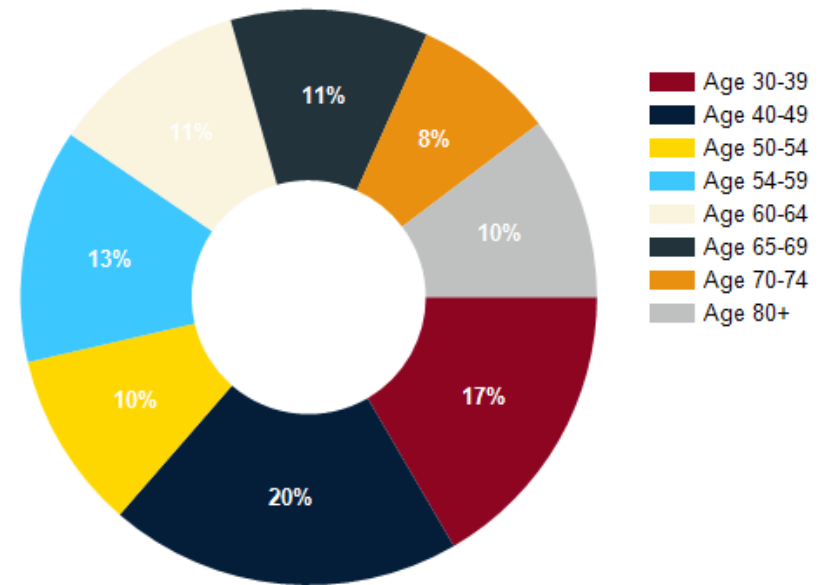


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	225	4,916	12,287
2026 Population Age 35-39	220	4,793	12,341
2026 Population Age 40-44	251	5,253	13,781
2026 Population Age 45-49	279	4,386	12,435
2026 Population Age 50-54	268	4,083	11,862
2026 Population Age 55-59	353	4,118	11,610
2026 Population Age 60-64	297	4,035	11,350
2026 Population Age 65-69	297	3,676	10,466
2026 Population Age 70-74	214	3,004	8,400
2026 Population Age 75-79	276	2,452	6,567
2026 Population Age 80-84	302	1,820	4,480
2026 Population Age 85+	452	1,962	4,406
2026 Population Age 18+	4,032	55,415	148,851
2026 Median Age	51	40	40
2031 Median Age	53	41	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$121,218	\$111,253	\$108,531
Average Household Income 25-34	\$162,419	\$141,176	\$144,288
Median Household Income 35-44	\$159,386	\$143,093	\$154,451
Average Household Income 35-44	\$189,329	\$185,201	\$199,772
Median Household Income 45-54	\$195,648	\$151,070	\$167,644
Average Household Income 45-54	\$214,904	\$186,246	\$200,390
Median Household Income 55-64	\$167,399	\$140,861	\$156,095
Average Household Income 55-64	\$196,279	\$186,809	\$200,466
Median Household Income 65-74	\$75,565	\$101,603	\$109,441
Average Household Income 65-74	\$136,150	\$140,005	\$154,938
Average Household Income 75+	\$114,053	\$117,991	\$130,719

Population By Age





Frank Marmo
Managing Broker

Frank J. Marmo, CPA, MBA

Frank J. Marmo is the Owner and Managing Broker of Townline Real Estate Advisors, where he provides clients with advisory, brokerage, and property management services across the greater Chicagoland market. With more than twenty-five years of leadership experience in commercial real estate, Frank's background spans investment acquisitions, asset and property management, accounting and finance, sales brokerage, and tenant & buyer representation.

Throughout his career, Frank has managed and advised on a diverse portfolio of retail, suburban office, and industrial/flex assets totaling more than 800,000 square feet, while also serving as owner's representative and asset manager on over 2 million square feet of office, retail, industrial, and mixed-use properties. He has completed direct equity acquisitions, joint-venture equity structures, and mezzanine debt investments exceeding \$2.5 billion in gross asset value across all major property sectors on behalf of public institutional, Taft-Hartley, and high-net-worth client funds.

In addition to his investment and asset management expertise, Frank actively works with owners, investors, and business users through commercial real estate sales, as well as tenant and buyer representation for office, retail, and industrial users — helping clients evaluate opportunities, negotiate terms, and create long-term value in every transaction.

Frank earned a Bachelor of Science in Accounting and a Master of Business Administration in Finance from DePaul University. He is a Certified Public Accountant and a licensed Illinois Managing Broker (Lic. #471.010347).

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Exclusively Marketed by:

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