



EXCLUSIVE OFFICE LEASING OPPORTUNITY



121 N Washington

A Landmark Address in the Heart of Downtown Naperville

NAPERVILLE, ILLINOIS 60540

THE OPPORTUNITY

Distinguished Offices, Downtown's Front Row

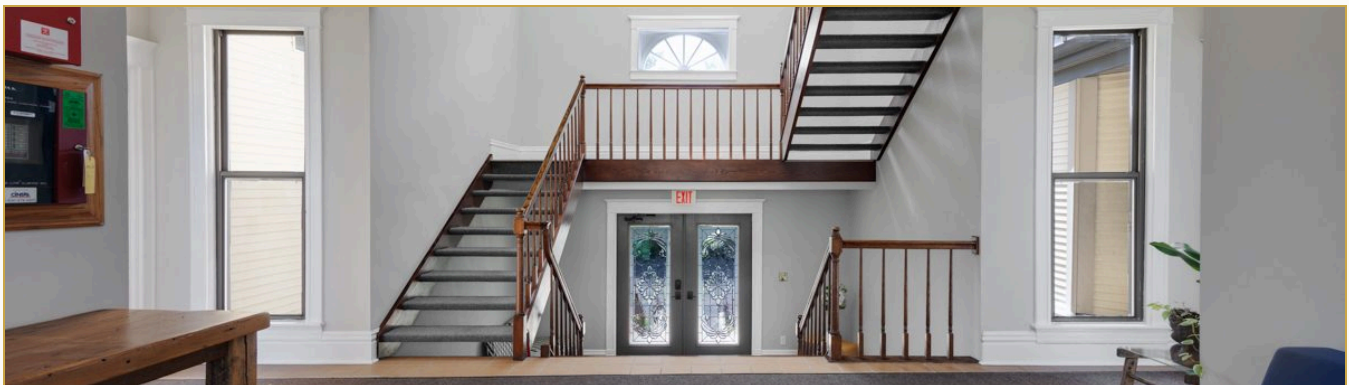
Set at the north end of Downtown Naperville, 121 N Washington is a beautifully restored landmark where historic character meets a turn-key, modern interior. Soaring common areas, leaded-glass entries, rich herringbone hardwood, and crisp millwork give every tenant an address that makes a statement the moment a client walks through the door.

Two refined second-floor suites — Suite 200 and Suite 250 — are available now, sitting directly across the hall from one another. Lease one for a polished private practice, or combine them for an expanded floor of offices, conference space, and reception. Each suite offers a private reception area, multiple private offices, a kitchenette, and a private restroom — a layout purpose-built for businesses that host clients.

What truly sets this address apart is what downtown rarely offers: dedicated on-site parking for tenants and guests, steps from restaurants, banking, the Riverwalk, and a six-minute walk to the Metra. This is the rare downtown office that works as hard as the brand it houses.

At a Glance

Available Suites	200 & 250
Suite Size	±1,245 SF each
Combined	±2,490 SF
Asking Rate	\$19.50/SF
Lease Type	Triple Net (NNN)
Use	Office / Medical
Parking	On-site surface
Building	±5,600 SF · 2 stories
Style	Restored landmark
Availability	Immediate

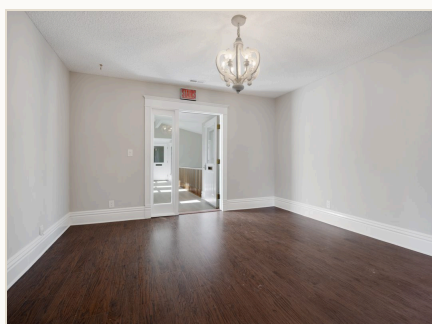
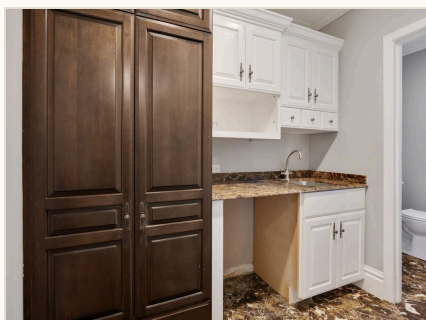


THE GRAND TWO-STORY RECEPTION LOBBY

THE SPACES

Light, Detail & Craft

Interiors finished to a residential standard — herringbone and wide-plank hardwood, built-in shelving, generous windows, and updated kitchenettes and restrooms in each suite.



IMAGINE THE POSSIBILITIES

A Canvas for the Right Brand

The layout flatters classic professional users — and rewards the imaginative tenant just as well. A few directions we see for this address:

Boutique Law & Wealth

Private offices and a gracious reception read as established and discreet — ideal for attorneys, advisors, and family offices.

Therapy & Wellness

Quiet, light-filled rooms with a private restroom and separate entry flow — a calming home for counseling, psychology, or mind-body practices.

Aesthetics & Med-Spa

Residential warmth plus plumbing in place lends itself to dermatology, injectables, lash/brow, or a concierge wellness suite.

Design & Creative Studio

Herringbone floors and built-ins make a photogenic home base for an architecture, interior design, or branding studio.

Private Showroom / Atelier

A by-appointment jeweler, bridal atelier, or art advisory gains a walkable downtown address with parking at the door.

Executive Headquarters

Combine both suites for a polished company HQ — leadership offices, a conference room, and a welcoming client lobby.

However the space is imagined, the fundamentals deliver: a prestige address, turn-key finishes, flexible square footage, and the parking that downtown tenants prize most.

LEASE TERMS & LOCATION

The Particulars

SUITE	APPROX. SF	BASE RENT / SF	BASE RENT / MONTH	LEASE TYPE
Suite 200	±1,245 SF	\$19.50 NNN	±\$2,023	Triple Net
Suite 250	±1,245 SF	\$19.50 NNN	±\$2,023	Triple Net
Combined	±2,490 SF	\$19.50 NNN	±\$4,046	Triple Net

Base rent shown is net of NNN charges (tenant's pro-rata share of real estate taxes, insurance, and common-area maintenance), billed in addition to base rent. Square footage approximate; terms negotiable. Information believed accurate but not warranted — verify independently.

WALKABLE DOWNTOWN

Steps from Everything

70 WALK SCORE	6 min WALK TO METRA	17 ON-SITE SPACES
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Naperville Metra Station (BNSF Line)	0.3 mi · 6-min walk
Downtown dining, retail & banking	1–2 blocks
Naperville Riverwalk	Short walk
I-88 & Route 59 access	Minutes away
Chicago (via Metra)	≈ 45 min



Schedule a Private Tour

121 N Washington St is offered exclusively by Prenton Realty. We would be delighted to walk you through the suites and explore how this distinguished downtown address can serve your business.

Prenton Realty

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All information furnished regarding this property is from sources deemed reliable; however, Prenton Realty makes no warranty or representation as to its accuracy. Prospective tenants should conduct their own due diligence. Square footage and rental terms are approximate and subject to change without notice.