

550  650  
WARRENVILLE



Office space with excellent  
accessibility and amenities!




FOR LEASE

550-650 Warrenville Road | Lisle, IL

## DISCOVER THE DETAILS

550/650 Warrenville, part of the master-planned Corporetum Office Campus, offers premier Class A amenities, including a conference center, fitness center, on-site café, and outdoor tenant balconies. Constructed in 1987, this highly visible and accessible property is surrounded by a wide array of retail, dining, and hospitality options, making it ideal for businesses seeking convenience and prestige.

Located just 25 miles from downtown Chicago and both O'Hare and Midway Airports, and with easy access to I-88 and I-355, Corporetum VI is one of the most accessible office locations in Chicago's western suburbs.



DESIGNED FOR THOSE WHO  
DEMAND CONVENIENCE AND  
STYLE—DISCOVER AN OFFICE  
SPACE THAT ELEVATES BOTH  
WORK AND LIFE.



## EXPLORE OUR REFRESHED AMENITIES

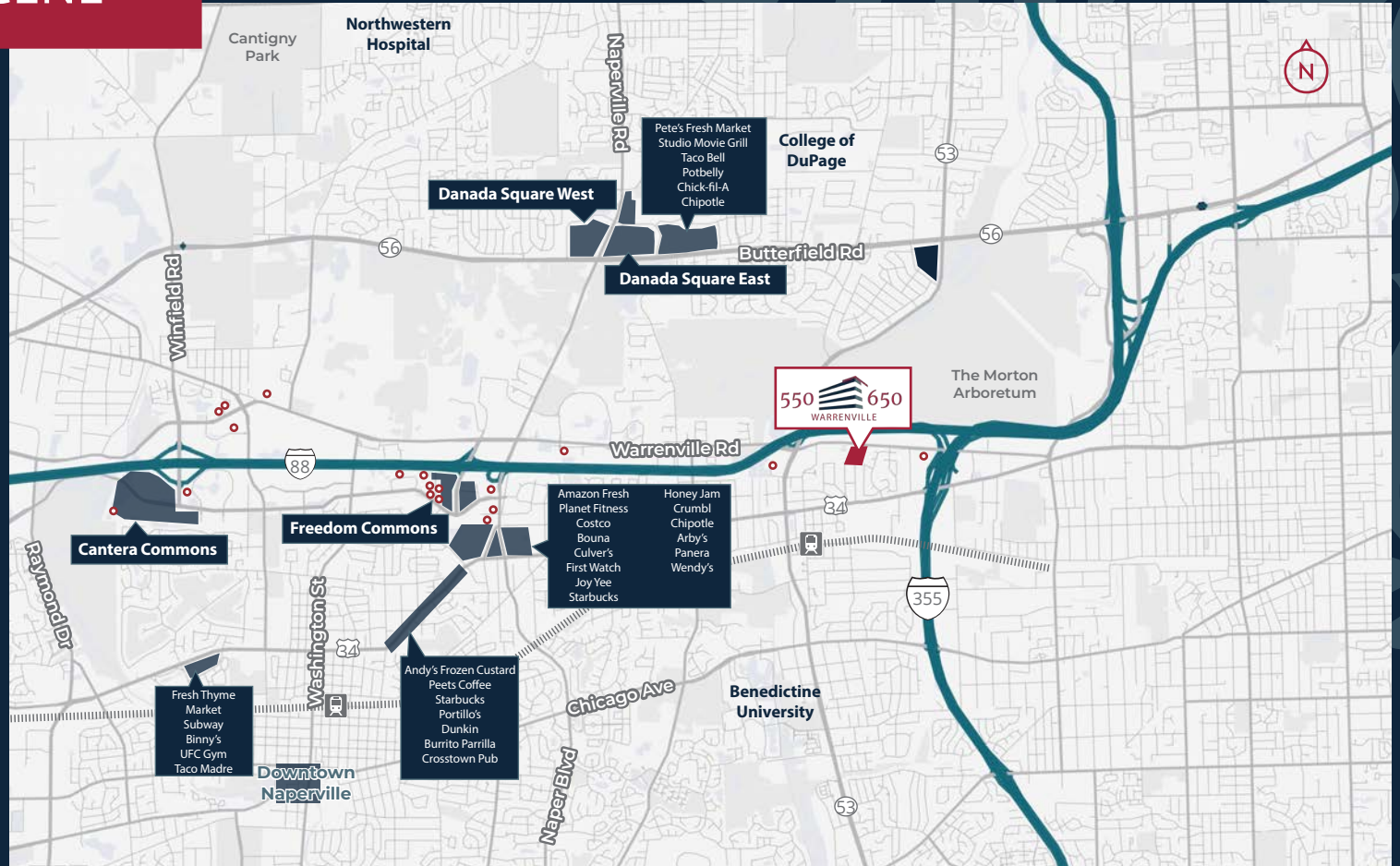
550/650 Warrenville boasts newly refreshed amenities, including a modern conference and training facility, a vibrant deli, a fully equipped fitness center, and outdoor tenant balconies with scenic views. The lush outdoor green space, complete with seating and a serene pond, offers an inviting setting to relax or collaborate beyond the office walls.



# SURROUNDING SCENE

Surrounded by a wealth of retail and hospitality options, 550/650 Warrenville offers convenient access to year-round dining, shopping, and service opportunities just minutes away. Adjacent to the property is the internationally acclaimed Morton Arboretum, a 1,700-acre tree-focused botanical garden and research center.

## LOCAL PERKS & CONVENIENCES



- ◆ **FREEDOM COMMONS**  
 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  
 iFly Indoor Skydiving  
 LA Fitness
- ◆ **CANTERA COMMONS**  
 Eddie Merlot's  
 Twin Peaks  
 Corner Bakery  
 Red Robin  
 Buffalo Wild Wings  
 Chipotle  
 Starbucks  
 Regal Theatre  
 Main Event  
 Life Time Fitness
- ◆ **DANADA SQUARE EAST-WEST**  
 Starbucks  
 Cousins Subs  
 Dunkin Donuts  
 Panera  
 Chili's  
 Jamba  
 Panda Express  
 Five Guys
- **HOTELS**



## SEAMLESSLY CONNECTED

550/650 Warrenville boasts one of the most accessible office locations in Chicago's western suburbs, with direct access to Warrenville Road and proximity to I-88, I-355, and the Metra line. Just 25 miles from downtown Chicago and both O'Hare and Midway Airports, this prime location offers seamless connectivity for commuters and travelers alike.

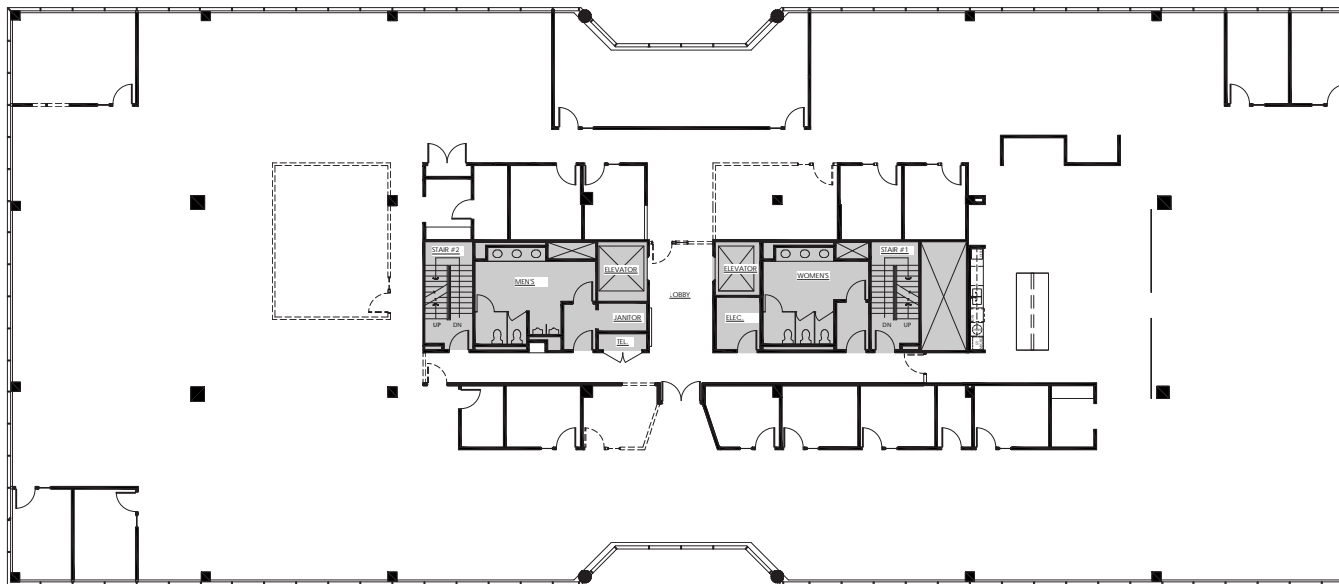
**1/2 Mile to I-88/I-53 Interchange**  
**1 Mile to I-355 Interchange**



**The Morton Arboretum**

SUITE 200  
19,101 RSF

650 Warrentville Road  
\*Available 4/2026



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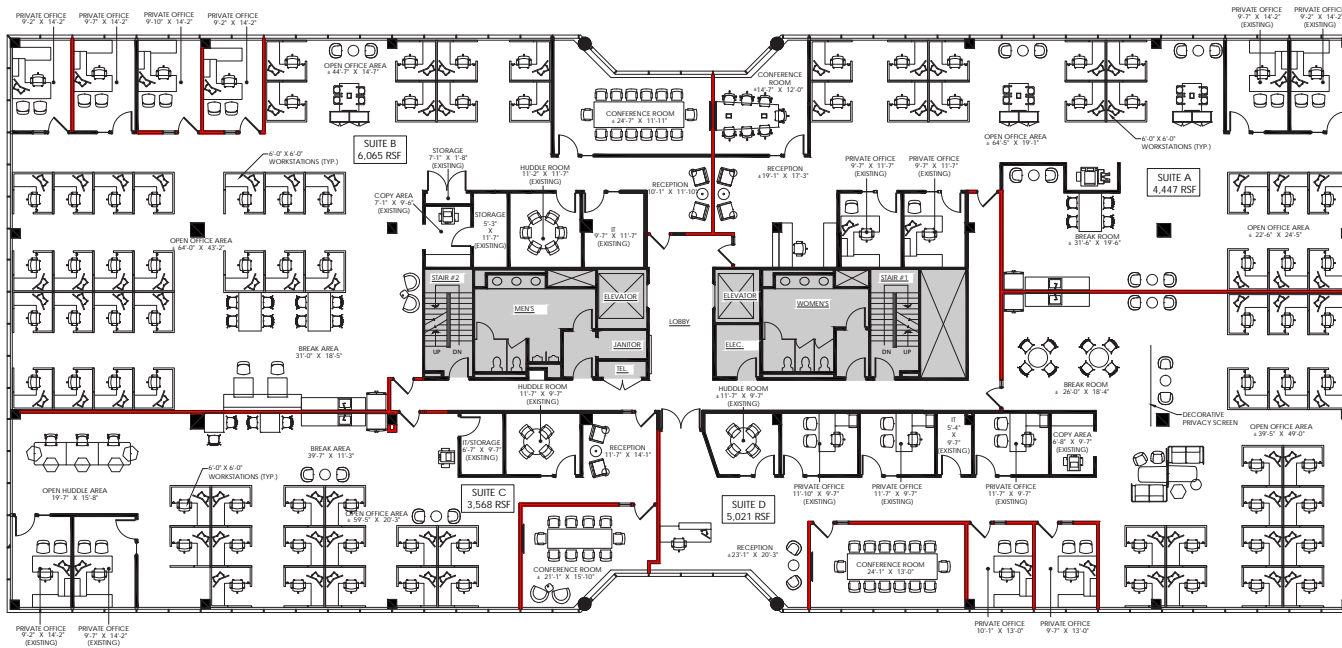




# SUITE 200 19,101 RSF

650 Warrentville Road  
\*Available 4/2026

## SPEC SUITE: OPTION B



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# SUITE 301

## 6,099 RSF

### Suite Features:

- Elevator Identity with herculite glass entry
- Modern space, with elements of finished exposed ceiling
- Open Floor plan
- Two private patios
- Expansive window line features sweeping views of the Morton Arboretum to the north



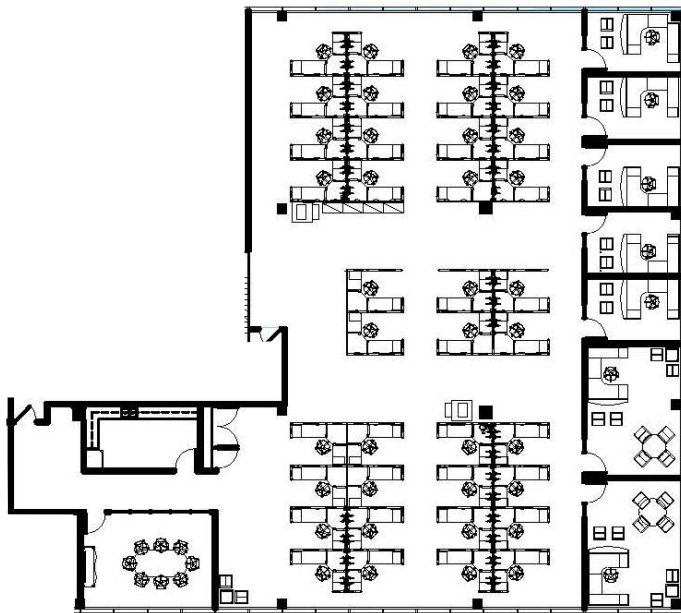
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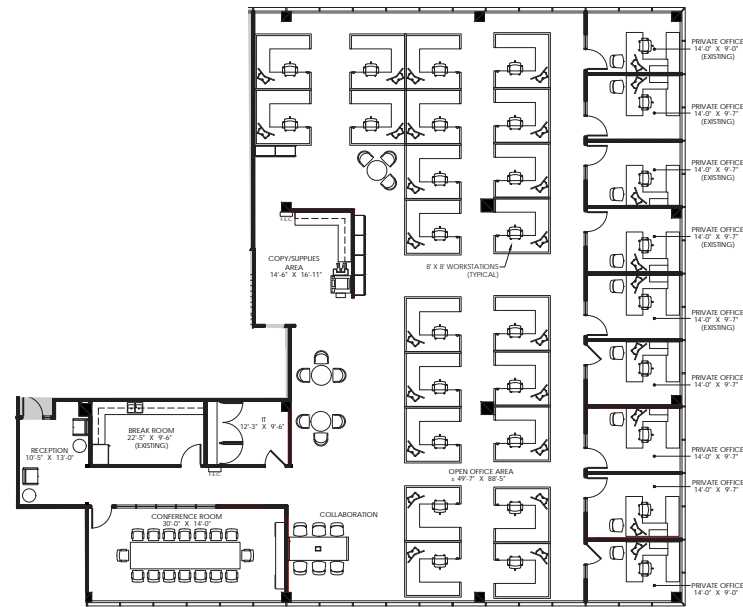
# SUITE 350 7,717 RSF

\*Furnished/Available Immediately

## Existing Conditions



## Test Fit Option



## Notes:

- Move-in ready Spec Suite in great condition with existing workstations, can be delivered fully-furnished
- Expansive window line features sweeping views of the Morton Arboretum to the north; total of 245 lineal feet with north, east, and south exposures
- Built out with 2 large executive offices, 5 private offices, 1 conference room, and break room
- New LED lighting and ceiling tiles

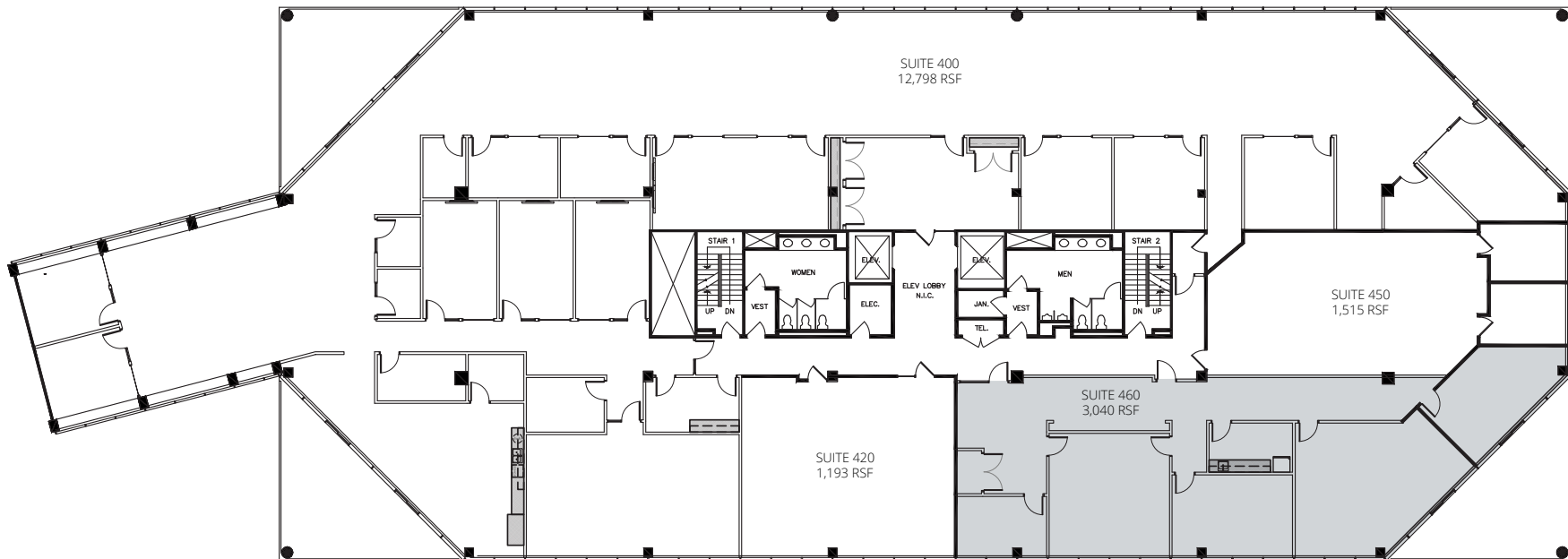
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# SUITE 400 12,798 RSF

\*Available 4/2026

\*Contiguous with 420 & 450



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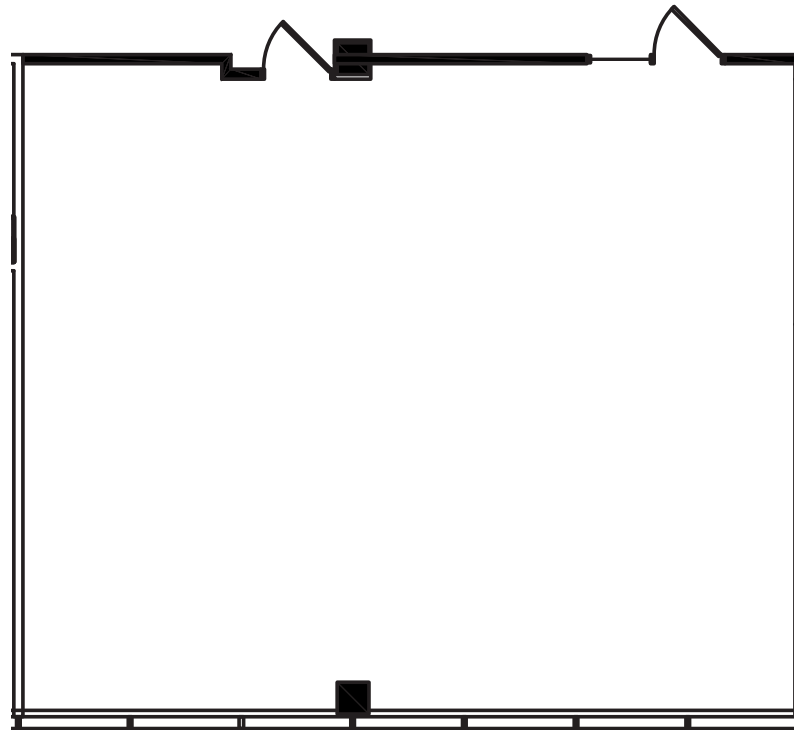
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SUITE 420

1,193 RSF

\*Available 4/2026

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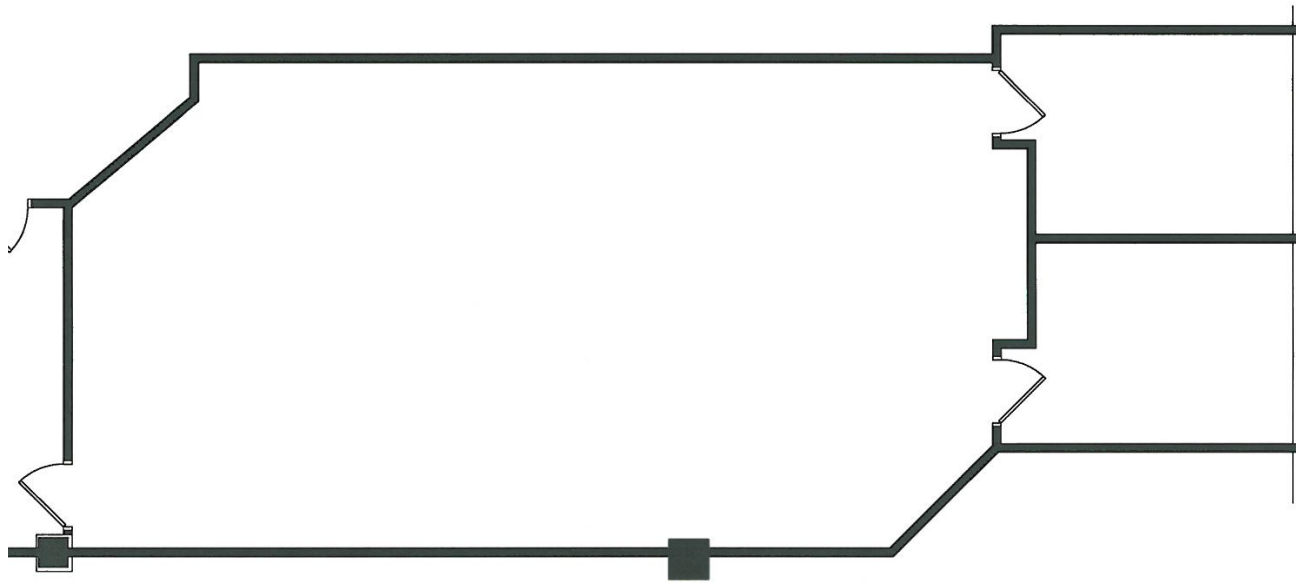
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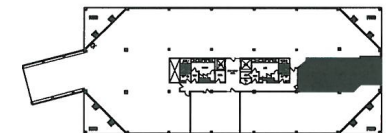
SUITE 450  
1,515 RSF

\*Available Immediately

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KEY PLAN:



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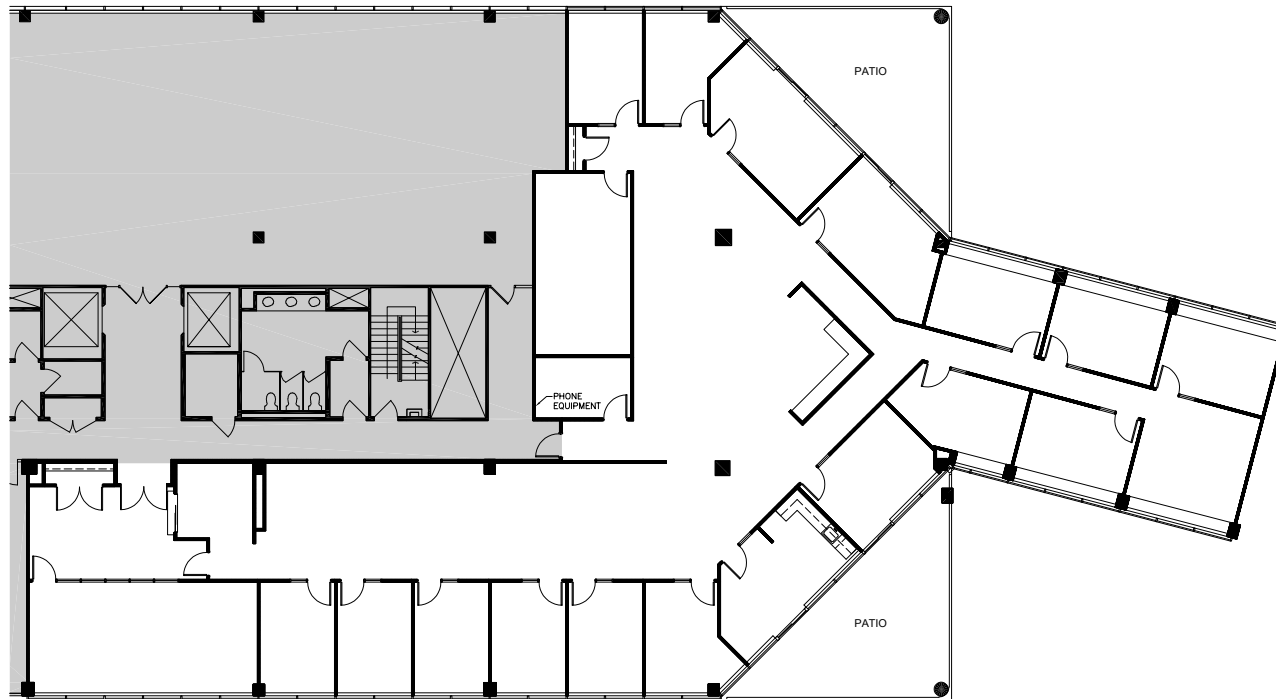
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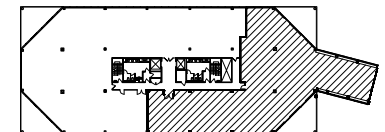
SUITE 550  
8,196 RSF

\*Divisible/Available Immediately

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