



10,078 SF

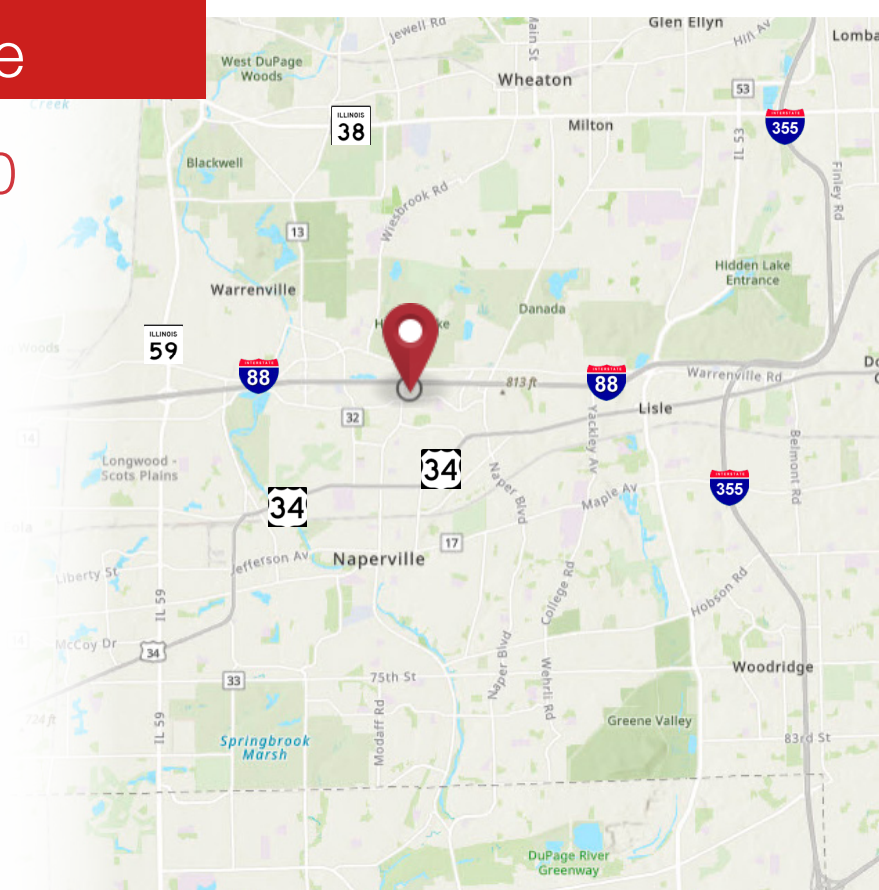
Available for Sublease

535 E Diehl Road, Ste 110

Naperville, Illinois 60563

PROPERTY HIGHLIGHTS

- ±10,078 SF suite available for sublease
- Plug and Play opportunity
- 4 private offices
- 2 conference rooms
- 4 training rooms
- First floor suite with access from main atrium and expansive windowlines
- New tenant lounge and full service fitness center
- Nearby amenities include: Premium Outlet Mall, proximity to downtown Naperville and upscale dining, business services, hotels and shopping
- Sublease available through January 31, 2029
- Subject To Offer - Aggressive Gross Sublease



Contact

Kelly Disser

+1 630 317 0721

kdisser@hiffman.com

Michael J Freitag

+1 630 693 0652

mfreitag@hiffman.com

TJ Feeney

+1 630 693 0680

tfeeney@hiffman.com

Michael Gaughan

+1 630 359 7878

mgaughan@hiffman.com

Natalie Schisel

+1 630 693 0677

nschisel@hiffman.com

PROPERTY SPECIFICATIONS

- ±10,078 SF AVAILABLE FOR SUBLEASE
- PLUG AND PLAY SPACE
- FIRST FLOOR SUIT WITH ACCESS FROM MAIN ATRIUM AND EXPANSIVE WINDOWLINE
- LOBBY FEATURES A 2-STORY ATRIUM WITH AN ABUNDANCE OF NATURAL LIGHT
- NEW TENANT LOUNGE AND FULL SERVICE FITNESS CENTER
- NEARBY AMENITIES INCLUDE: PREMIUM OUTLET MALL, PROXIMITY TO DOWNTOWN NAPERVILLE AND UPGRADE DINING, BUSINESS SERVICES, HOTELS AND SHOPPING
- SUBLEASE AVAILABLE THROUGH JANUARY 31, 2029



-  SUBJECT PROPERTY

 - 1 NIKE SPORTS COMPLEX
 - 2 THE CRAWFORD
 - 3 EXTENDED STAY AMERICA
 - 4 HOLIDAY INN EXPRESS
 - 5 PITA INN
 - 6 EMBASSY SUITES
 - 7 HAMPTON INN
 - 8 MAGGIANO'S LITTLE ITALY
 - 9 THE WHITE CHOCOLATE GRILL
- 10 IFLY INDOOR SKYDIVING
 - 11 COOPER'S HAWK WINERY
 - 12 BUTTERMILK
 - 13 OLD TOWN POUR HOUSE
 - 14 KOGII KOGII EXPRESS
 - 15 COURTYARD BY MARRIOTT
 - 16 NORTHERN IL UNIVERSITY
 - 17 TOTAL HOME HEALTH
 - 18 VAUGHAN'S HORTICULTURE
- 19 NAPERVILLE FIRE DEPT
 - 20 PARK PLACE OFC CONDOS
 - 21 CANCHA SPORTS CLUB
 - 22 CORPORATE SUITES NETWORK
 - 23 COSTCO
 - 24 BEST WESTERN
 - 25 MINGHIN CUISINE
 - 26 CHICAGO MARRIOTT
 - 27 HIGHPOINT CHURCH

SPACE PLAN BUILDING PHOTOS



FIRST FLOOR - SPACE PLAN #1

SCALE: 1/8"=1'-0"





535 E DIEHL ROAD offers exceptional access to the region's vast transportation infrastructure, abundant skilled labor and proximity to an array of retail amenities including restaurants, lodging, gas stations, shopping centers, sports / entertainment venues, and attractions.

NOTABLE DISTANCES	Drive Miles (One-Way)	Drive Minutes (One-Way)
Route 59	4.2	11
I-355 Expressway	6.4	15
I-294 Expressway	14.2	30
I-290 Expressway	15.8	33
O'Hare Airport (via I-90 E)	26.4	40
Chicago Business District	32.4	43

DEMOGRAPHICS (BASED ON A 5-MILE RADIUS)



207,624

TOTAL POPULATION



\$137,101

AVG. HOUSEHOLD INCOME



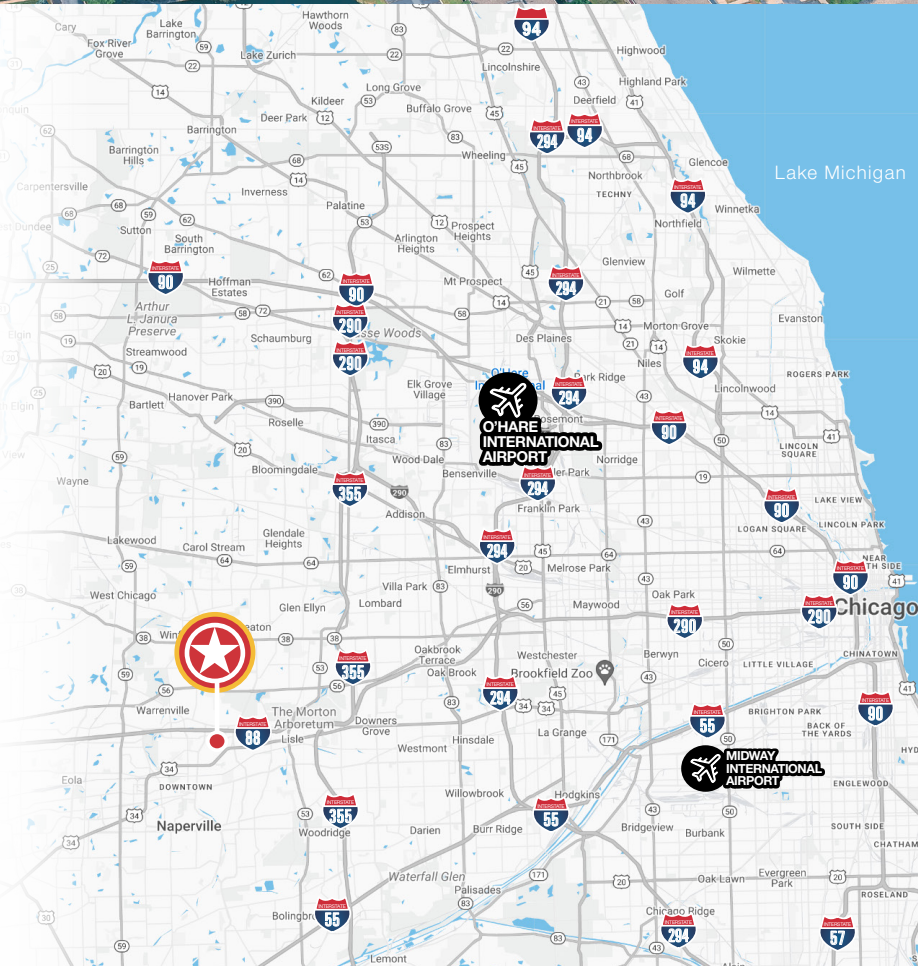
59.0%

BACHELOR'S DEGREE+



156,544

LABOR FORCE



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