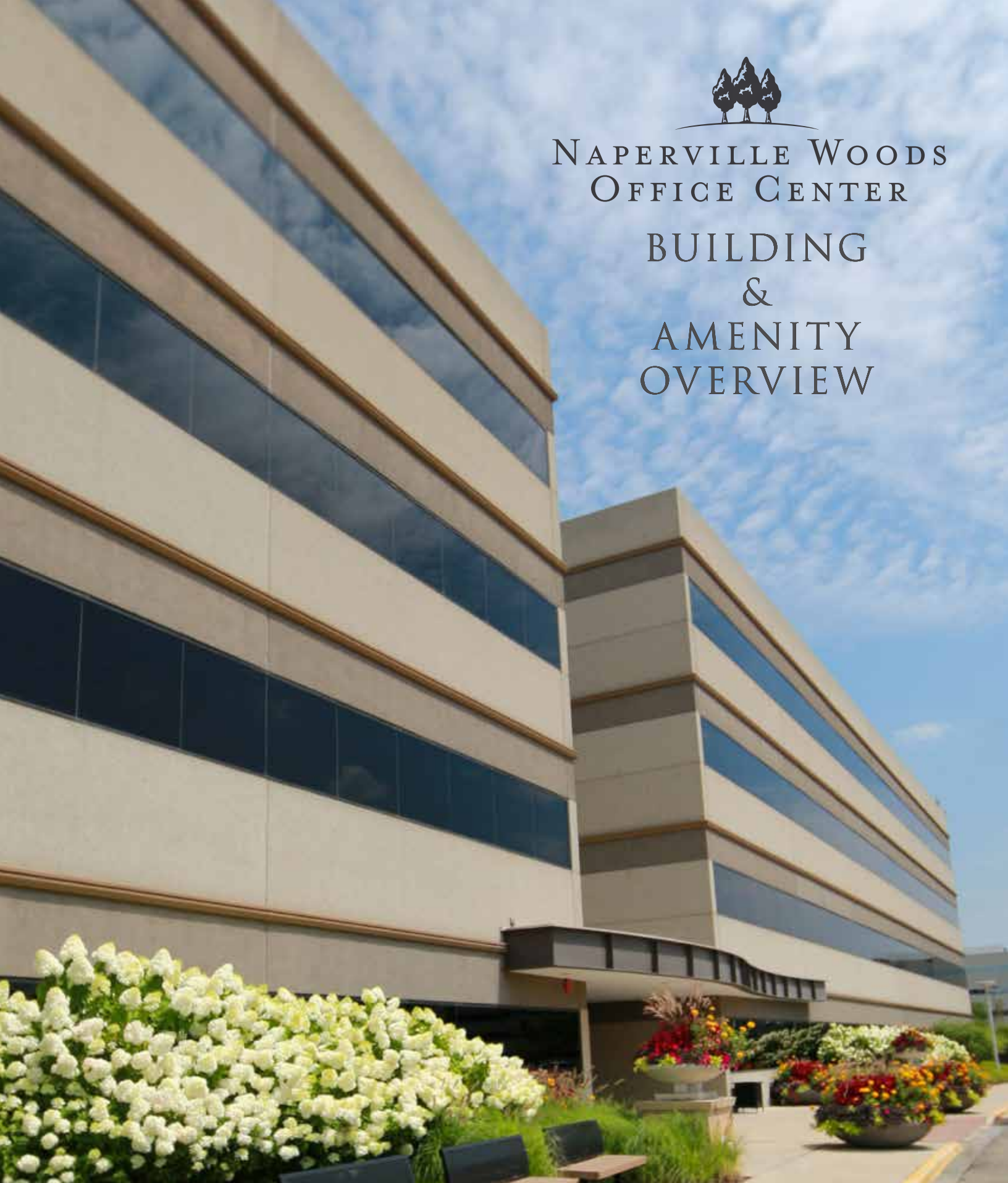




NAPERVILLE WOODS
OFFICE CENTER

BUILDING
&
AMENITY
OVERVIEW



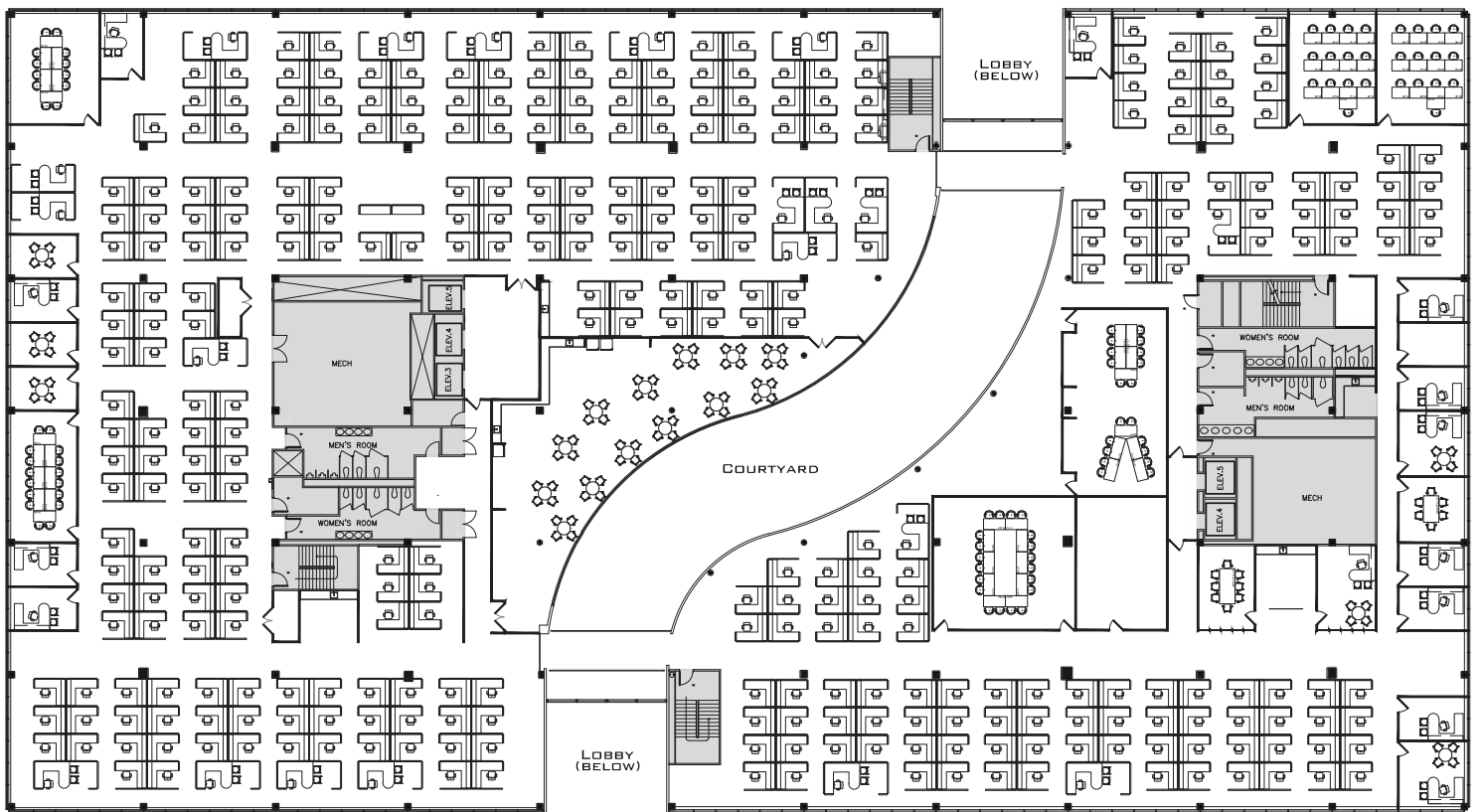



NAPERVILLE WOODS
OFFICE CENTER
1000 & 1100 E WARRENVILLE ROAD

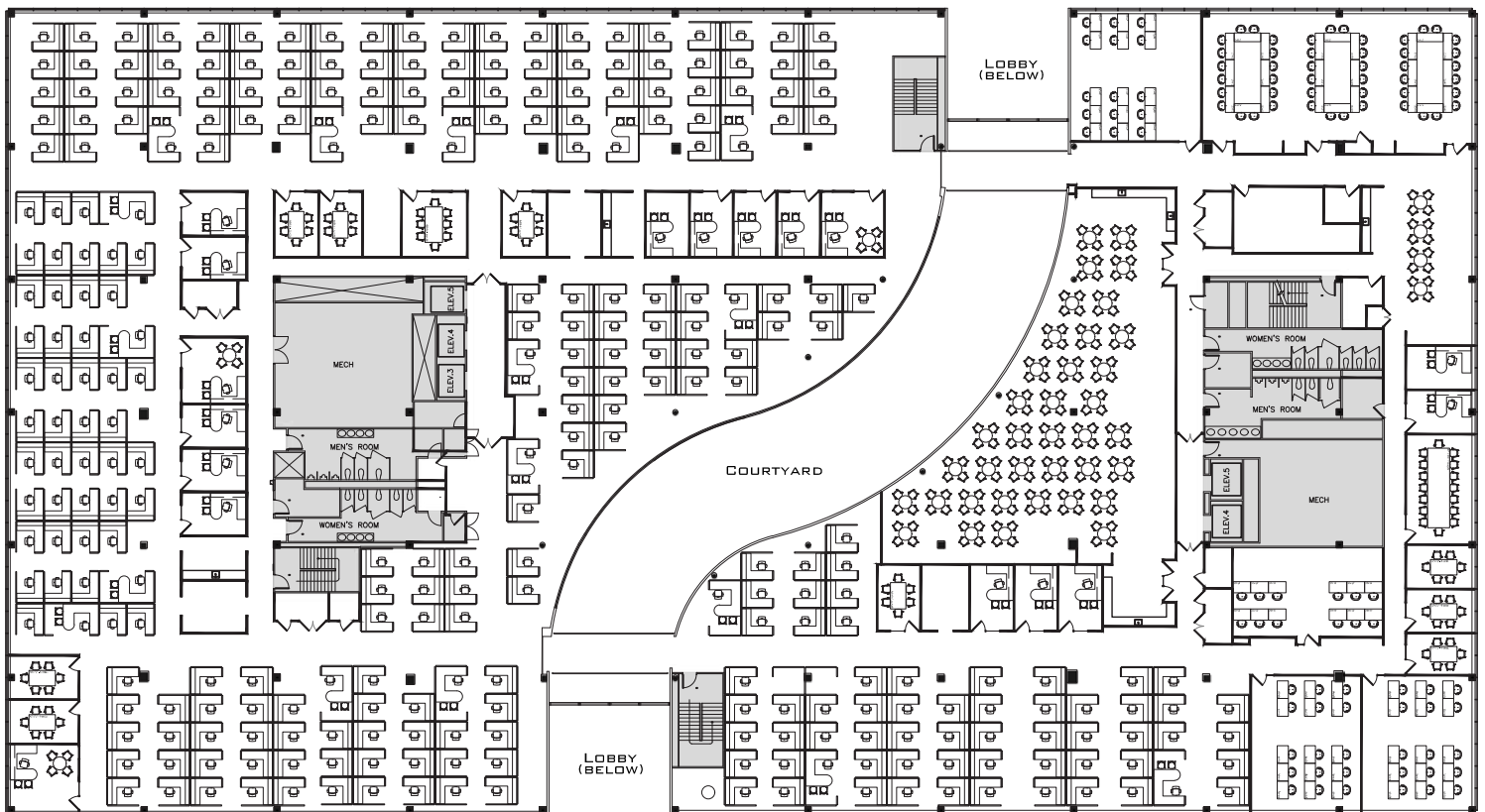
GREAT ON-SITE AND OFF-SITE AMENITIES

Naperville Woods is comprised of two buildings totaling of 490,265 square feet of quality office space on a 31-acre landscaped campus in the heart of Naperville

- 8,762 to 138,000 square feet available
- Prominent building and monument signage
- Full service café / deli servicing both buildings
- Fully equipped fitness center with towel service
- Mobile spa services
- Zagster bike rental program
- EV charging stations
- On-site auto detailing and oil change service
- Concierge Unlimited International keeps tenants informed of the newest restaurants and cultural events in Chicago and the suburbs
- Fun tenant activities and summer food truck events
- Elegant classically appointed lobbies with a dramatic 3-story atrium in the 1100 building
- Exceptional infrastructure with heavy electrical, HVAC and floor loading capabilities
- Efficient floor-plates
- Extensive parking (5:1000 ratio)
- Experienced ownership with over \$13.5 million invested in capital improvements
- Naperville Woods is professionally leased and managed on site by NAI Hiffman.
- Naperville Woods is a TOBY Award winner for outstanding tenant relation programs, preventative maintenance, community involvement, emergency preparedness and energy conservation
- Ideal location on Warrenville Road with I-88 frontage on the south side of the property and views of the Herrick Lake Forest Preserve on the North
- Central to Naperville's business campus and accessible to all the major thoroughfares including I-88 via Naperville Road, Warrenville Road, Diehl Road and Route 34
- Abundant off-site amenities include Freedom Commons and proximity to Naperville's upscale dining, business services, hotels, shopping and new convention center



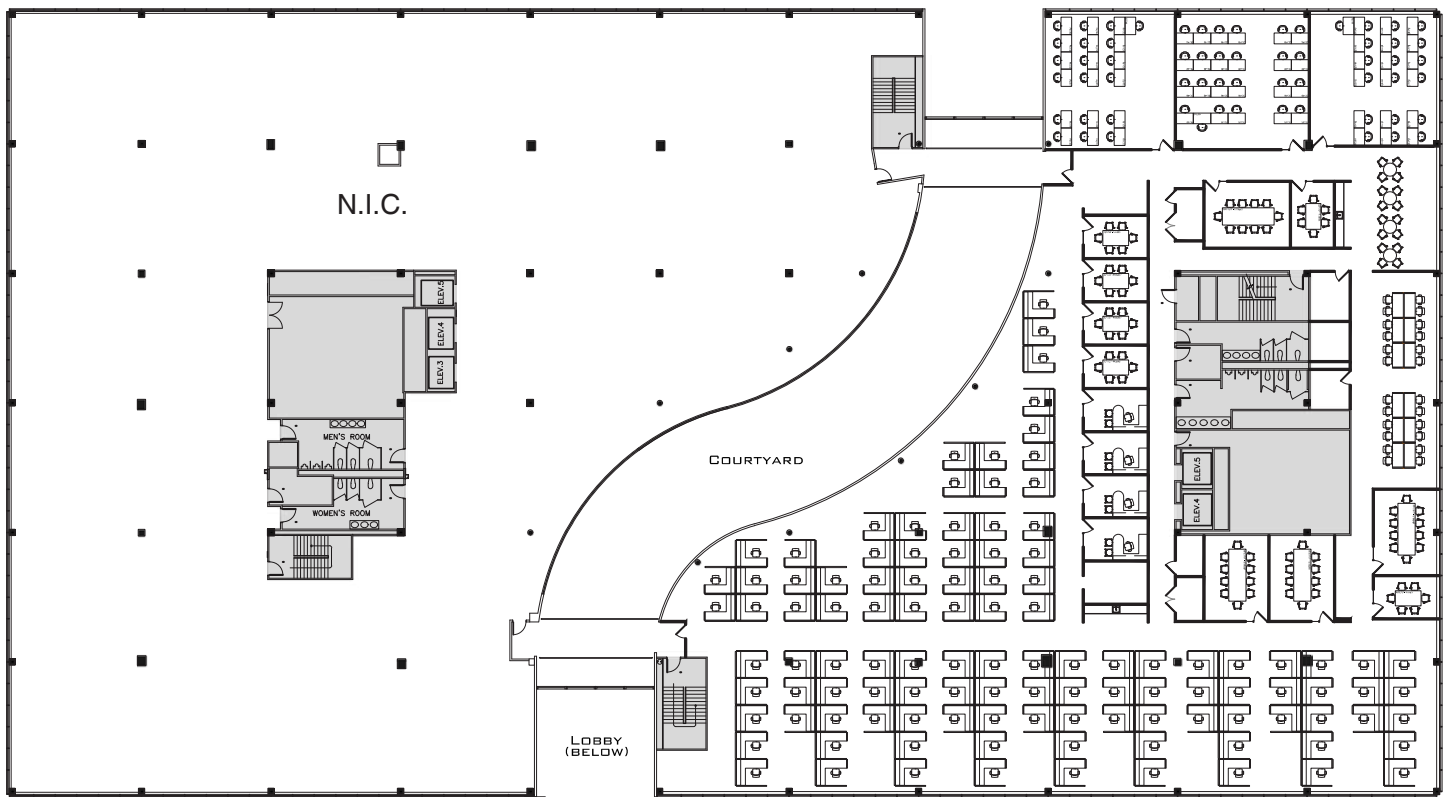
SUITE 200 56,588 SF
1100 E WARRENVILLE RD



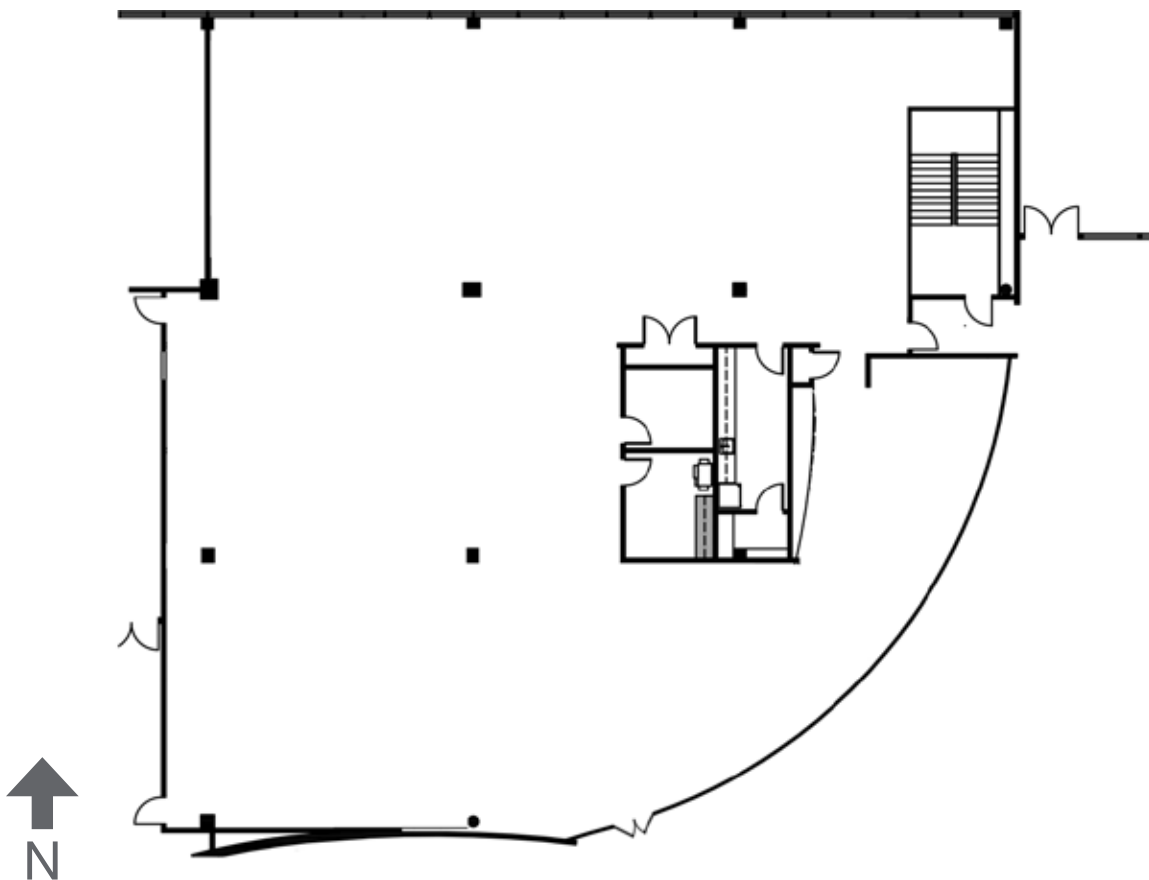
SUITE 300 56,801 SF
1100 E WARRENVILLE RD



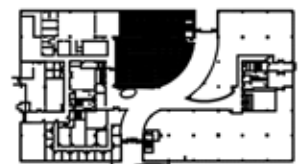




SUITE 450 24,597 SF
1100 E WARRENVILLE RD



SUITE 120 8,762 SF
1100 E WARRENVILLE RD



1ST FLOOR KEY PLAN



BUILDING AMENITIES

Full-Service Café 1100 Building | 1st Floor

Deli Service Counter 1000 Building | 1st Floor

Fully-Equipped Fitness Center 1000 Building | 1st floor

Open Monday - Friday 5:00 AM – 7:00 PM

Conveniently work out before, during or after your work day with our state-of-the-art cardio and strength training equipment. Lockers, towel service and showers are available. All users must sign a fitness center waiver and keep on file with the management office.

The Grand 1000 Building

The Grand is an open lounge and seating area servicing the deli-service counter at the 1000 building. The Grand offers TV's, book share program, and games for employees to play. This area can also be reserved through building management for private functions or meetings.

Conference Rooms Management Office & The Grand

Utilize our building's lounges and seating areas for your next meeting at no additional cost. Contact the management office to reserve.

On-Site Management Office 1000 Building | Suite 1000

Open Monday - Friday
Management Office

8:30 AM – 5:00 PM
630-364-3200



Naperville Woods is a 2016 and 2017 BOMA TOBY Award winner.

This prestigious real estate industry accolade was awarded based on Naperville Wood's property management program. Judges thoroughly examined all facets of the property and management on the basis of community impact, tenant relations, energy management, emergency preparedness and training for management personnel.

On-Site Complimentary Concierge 1000 Building Lobby

Your full-time, on-site Concierge provides a complimentary service offering personal assistance and resources for your local, downtown, national as well as international needs. Services include special restaurant reservations, favorable hotel rates and accommodations, personal and business related requests for special occasions, corporate and social events, and much more. To receive our monthly newsletter (Cultural Update), Tenants are welcome to email napervillewoods@conciergeunlimited.com to be included on the distribution list.

Available Monday - Friday
Diane Baldus

8:00 AM – 5:00 PM
630-364-3205

Electric car charging 1100 Building | West Lot

To promote the use of hybrid and fully electric vehicles, we offer 4 charging stations that are available for your use 24/7. To use, vehicle owners set up a personal account with ChargePoint. Contact building management for a card.



BUILDING AMENITIES

Full-Service Café 1100 Building | 1st Floor

Deli Service Counter 1000 Building | 1st Floor

Fully-Equipped Fitness Center 1000 Building | 1st floor

Open Monday - Friday 5:00 AM – 7:00 PM

Conveniently work out before, during or after your work day with our state-of-the-art cardio and strength training equipment. Lockers, towel service and showers are available. All users must sign a fitness center waiver and keep on file with the management office.

The Grand 1000 Building

The Grand is an open lounge and seating area servicing the deli-service counter at the 1000 building. The Grand offers TV's, book share program, and games for employees to play. This area can also be reserved through building management for private functions or meetings.

Conference Rooms Management Office & The Grand

Utilize our building's lounges and seating areas for your next meeting at no additional cost. Contact the management office to reserve.

30-person capacity (The Grand)

Daytime Security staff with after-hours patrol

Your safety is our top priority. We have on-site day time security officers and overnight patrol. A guard is also on-site Saturday from 8:00 AM to 1:00 PM.

Zagster Bike Sharing Program 1000 Building | East Lot

Whether you're on your lunch break, making trips across town or just getting some fresh air outside, Zagster bikes provide a fast, fun and easy way to get around.

- 12 bikes available for use 24/7
- Download the Zagster app and enter your information to get started
- Each tenant receives 10 free rides a month



How it works



1. Choose your bike

Enter the bike's number into the Zagster app to get your code.



2. Unlock

Enter your code into the lockbox to access the U-Lock key



3. Ride

Assemble and place the U=Lock into its holster or basket. Enjoy your ride!



4. Return & Lock

Lock your bike to the Naperville Woods Zagster station, end your ride in the app and close the lockbox firmly.



TENANT SERVICES

Dry Cleaning Valet Service

On the Spot Dry Cleaning provides tenants with dry cleaning pick up and delivery twice a week. Orders are picked up and delivered directly to your office on Tuesdays and Thursdays. On the Spot also offers laundry, alterations, and shoe shine/repair services. Visit www.napervillewoods.com/tenant-information for steps on how to get started.

Food Truck Lunches **South Lot Between 1000 & 1100 Buildings**

Throughout the summer, we host food truck vendors once a month to offer tenants a fun alternative lunch option without leaving the building. Some past vendors have included: Toasty Cheese, Flirty Cupcakes, Best Truckin BBQ, Beavers Coffee & Donuts, Cheesies, Gobble Dogs, and Piko Street.

Car Wash & Detail **1000 Building | Far West Parking Lot**

Skip the wait and have your car washed and detailed while you work. Detail Kings, a mobile car wash and detailing company is on-site twice a month in the summer to offer their convenient service.

Flu Shot Clinics

Once a year, Naperville Woods offers an on-site flu shot clinic for tenants seeking a convenient place to get a flu shot.

Holiday Gift Wrapping

Save yourself time during the holiday season and take advantage of our free professional gift wrapping service for all tenants. Drop off gifts to be wrapped while you work and pick them up later in the day.

Electronic Recycling Program

Throughout the year, Naperville Woods offers an electronic recycle program to provide you with an easy way to safely recycle your old and unwanted electronics.

Mobile Spa **South Lot Between 1000 & 1100 Buildings**

Blink Mobile Spa is on-site monthly to provide a full range of spa services including manicures, pedicures, haircuts and color, blowouts, facials, lash extensions, and more. Services take place in Blink's custom travel trailer specifically outfitted to emulate a movie star trailer.

Community Involvement **Adopt A Family**

Naperville Woods ownership and management realizes the importance of giving back to the community. The Adopt A Family event gives tenants an opportunity to collaborate and provide holiday cheer for disadvantaged families in the area.



OFF-SITE AMENITY OVERVIEW



1 FREEDOM COMMONS

FINE RESTAURANTS

- Cooper's Hawk Winery & Restaurant
- Maggianos Little Italy
- Morton's Steakhouse
- White Chocolate Grill
- Zapatista
- World of Beer
- Granite City
- Fogo de Chao
- Old Town Pour House

CASUAL RESTAURANTS

- Brick's Wood Fired Pizza
- Einstein Bros. Bagels
- Green Chilli Indian Cuisine
- Jasons Deli
- Naf Naf Grill
- Subway

HEALTH

- Focus Eye Care
- NorthPoint Dental Care
- AthletiCo Physical Therapy
- The Wirght Center for Women's Health



RESTAURANTS / CAFE

- 1** RED ROBIN
- 2** CORNER BAKERY
- 3** PANDA EXPRESS
- 4** GINGER & GARLIC
- 5** CAFE ARBOR VITAE
- 6** UNCLE JULIOS
- 7** SCHMATZ DELI
- 8** BUTTERFIELDS
- 9** TOM & EDDIES
- 10** LOS BURRITOS TAPATIOS
- 11** STARBUCKS
- 12** BUFFALO WILDWINGS
- 13** MULLINS BAR & GRILL

- 14** CORNER BAKERY
- 15** ROCK BOTTOM BREWERY
- 16** CALIFORNIA PIZZA KITCHEN
- 17** GO ROMA ITALIAN KITCHEN



PAGE BUS ROUTE 829



PAGE BUS ROUTE 681



PAGE BUS ROUTE 714



HOTELS

- 1** HILTON
- 2** COURTYARD CHICAGO
- 3** MARRIOTT NAPERVILLE
- 4** WYNDAM EXECUTIVE MEETING CTR
- 5** HAMPTON INN
- 6** BEST WESTERN
- 7** CANDLEWOOD SUITES
- 8** HYATT
- 9** RESIDENCE INN
- 10** SHERATON HOTEL
- 11** FAIRFIELD INN & SUITES
- 12** BAYMONT INN & SUITES
- 13** EXTENDED STAY AMERICA

- 14** NIU NAPERVILLE MEETING & CONFERENCE CTR
- 15** EMBASSY SUITES
- 16** COUNTRY INN & SUITES



OTHER

- 1** MAIN EVENT ENTERTAINMENT
- 2** NIKE SPORTS COMPLEX
- 3** OGDEN 6 THEATRE CLASSIC CINEMA
- 4** LIFETIME FITNESS
- 5** CREME DE LA CREME DAYCARE
- 6** BRIGHT START CHILDCARE
- 7** BRIGHT HORIZONS CHILDCARE
- 8** KIDS CAMPUS KINDERGARTEN
- 9** LA FITNESS



NAPERVILLE WOODS
OFFICE CENTER



BUILDING CONNECTIONS BEYOND THE LEASE

Agellan building ownership and the NAI Hiffman Management Services team are committed to serving the tenants at Naperville Woods Office Center and actively raising tenant satisfaction with top-class building amenities, unique services, and engaging tenant events.

We are constantly exploring ways to grow the building's amenity and services package to provide convenience, comfort, and a new space that feels like home to your employees.

At **Agellan**, we recognize that customer service is the cornerstone to long-term relationships and that tenant satisfaction and profitability are closely connected. Customer Service is more than making sure the lights are on and the rent is collected. There is more to it than the lease. At Agellan, it is an agreement to be good partners to advance our mutual interests. To achieve this we make this pledge to our tenants.

We promise to be:

Responsive: To deal with all tenant concerns in a timely and reasonable manner.

Proactive: To create and maintain professional and safe environments.

Agile: To be out front of changing markets and to adapt to changing tenant needs.

Honorable: To act with integrity, reason and transparency.

Accessible: Call us. We want to hear from you. We are a small group of real estate professionals with deep industry experience and we pride ourselves on our creativity and hands-on approach to real estate.

Our goal is to build and maintain strong relationships with our tenants and to create a workplace environment that enhances a tenant's business, energizes its employees and welcomes its clients. We are building connections one tenant at a time.



NAPERVILLE WOODS OFFICE CENTER



An Investment of

For leasing information contact

Patrick Kiefer

630 693 0670

pkiefer@hiffman.com

James Adler

630 691 0605

jadler@hiffman.com

