

Cantera Lakes Office Condominium



OFFERING MEMORANDUM | 6,237 2 UNIT OFFICE CONDO FOR SALE

28367 Davis Parkway
Warrenville, IL 60555

Frank Marmo
Townline Real Estate Advisors LLC
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Cantera Lakes Office Condominium

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The EXCEL Companies

EXCEL RAILCAR CORPORATION
EXCEL RAILCAR SERVICES, INC.
CONSTANCE ENTERPRISES, LLC
THE CONSTANCE GROUP, LLC
SECAFE, SA de CV



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01

Executive Summary

Investment Summary

CANTERA LAKES OFFICE CONDOMINIUM

OFFERING SUMMARY

ADDRESS	28367 Davis Parkway Warrenville IL 60555
COUNTY	DuPage County
BUILDING SF	7,239 SF
NET RENTABLE AREA (SF)	6,237
YEAR BUILT	2005
APN	07-02-407-020
OWNERSHIP TYPE	Fee Simple

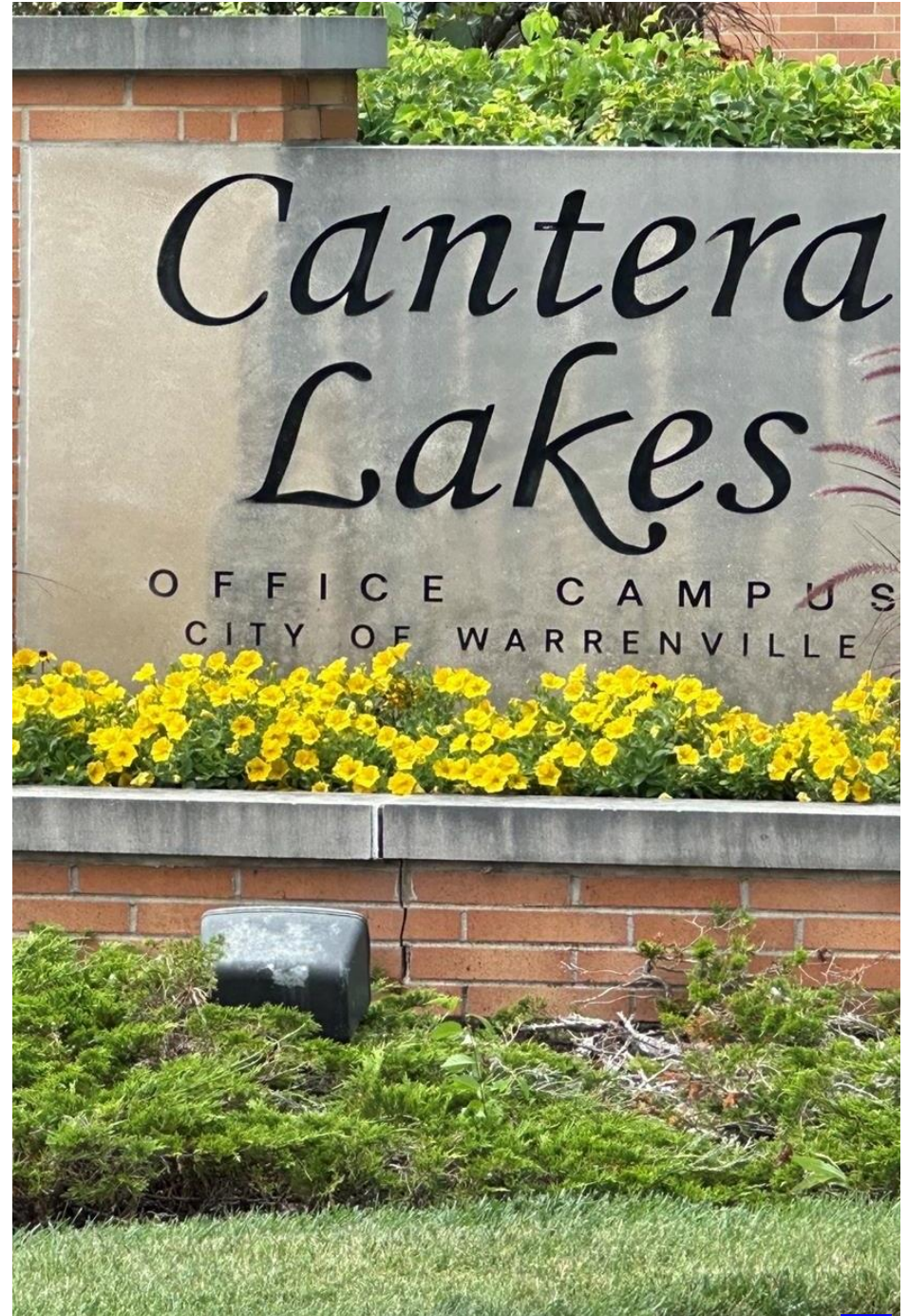
FINANCIAL SUMMARY

PRICE	\$1,200,000
PRICE PSF	\$192.40

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	4,852	69,967	189,569
2026 Median HH Income	\$113,691	\$117,434	\$128,562
2026 Average HH Income	\$162,773	\$160,731	\$173,931

ATTRACTIVE BASIS BELOW REPLACEMENT COST

- At an asking price of \$1.2MM/ \$154 PSF, the offering compares favorably to recent in-regime sales, which have closed in the \$167–\$200/SF range. Buyers step into modern Class aA condo product well below new-construction costs in the I-88 corridor.



FLEXIBLE OWNER-USER OR INVESTMENT PLAY

- The property is configured as two units with common area (3,158 SF and 3,079 SF) that can be owner-occupied in whole, leased out for income, or split and owner uses one unit and leases out the other unit, giving a buyer multiple paths to value.

ESTABLISHED , AMENITY-RICH LOCATION

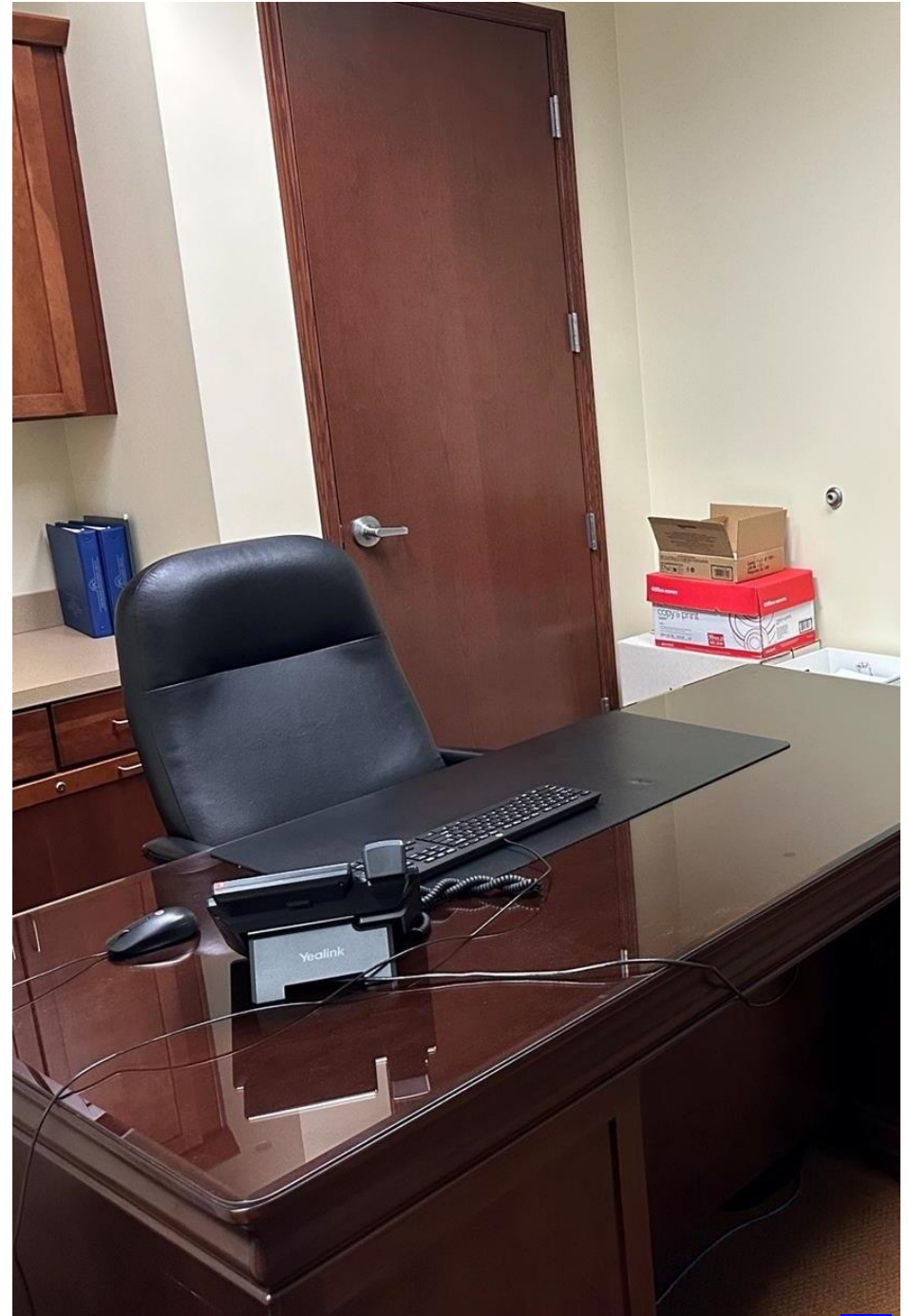
- The property sits within Cantera Business Park off I-88 at Winfield Road, surrounded by more than 5,000 daytime employees and anchor amenities including Life Time Fitness, Northwestern Medicine's cancer center and proton-therapy facility, five hotels, and a Super Target — a live-work-play setting that supports tenant retention and long-term demand.

RESILIENT, LOW -TURNOVER ASSET CLASS

- Condo-regime office product in this submarket has a track record of steady owner-user absorption despite broader suburban Chicago office headwinds, reflecting the appeal of ownership over leasing for many small professional and medical users.

FOR SALE OR LEASE

- The condos can also be leased together or individually. The asking rate is \$17/sf NNN. NNN is estimated at \$9.50/SF





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Location

Location Summary
Local Business Map

CANTERA BUSINESS PARK /I-88 CORRIDOR

- 28367 Davis Parkway sits inside Cantera Business Park in Warrenville, with direct access to I-88 at the Winfield Road interchange, putting the East-West Corridor's major employment centers within easy reach for staff, clients, and visitors.

HIGH -DENSITY DAYTIME POPULATION

- The surrounding Cantera development supports more than 5,000 daytime employees across its office, retail, medical, and hospitality uses, giving an owner or tenant a built-in base of nearby workers, customers, and referral traffic.

BEST IN CLASS ON-SITE AMENITIES

- Within walking or short driving distance are a Super Target, Cinemark theater, Main Event, Life Time Fitness, five hotels, and five bank branches — the kind of amenity mix that supports employee retention and client convenience for professional and medical office users.

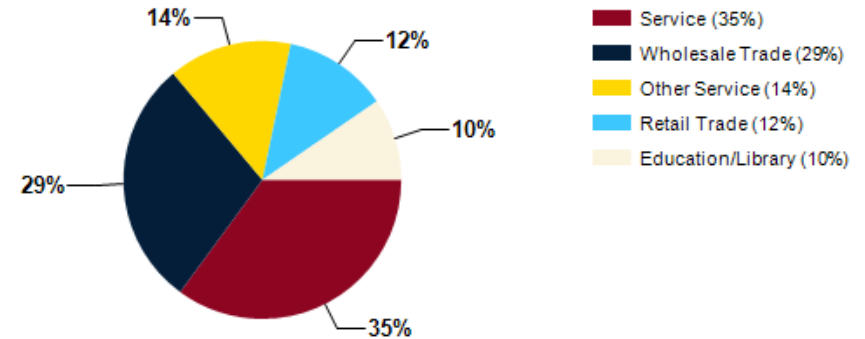
INSTITUTIONAL HEALTHCARE ANCHOR

- The park is anchored by Northwestern Medicine's cancer center, home to the first proton-therapy facility in Illinois, a draw that brings a steady, high-quality flow of medical and adjacent-industry tenants and visitors to the immediate area.

LOW-DENSITY , HIGH AMENITY SETTING

- The Cantera Lakes buildings are set on landscaped, single-story sites with pond, wetland, and forest-preserve views and roughly 5.0 parking spaces per 1,000 SF, offering a campus-like feel that's increasingly hard to find in the suburban office market.

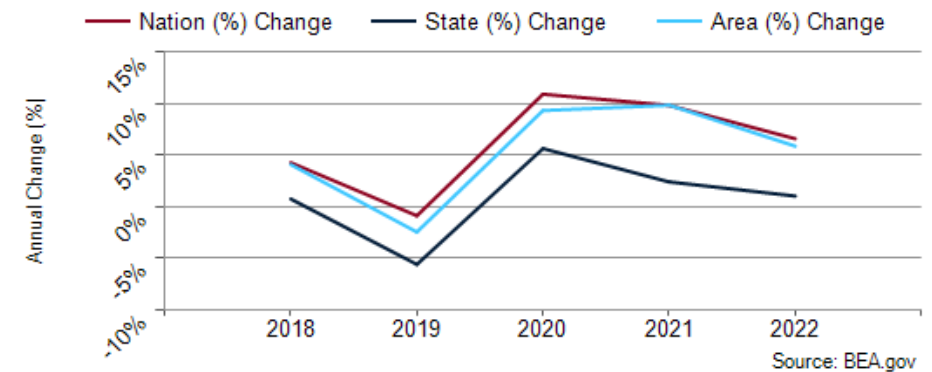
Major Industries by Employee Count



Largest Employers

EN Engineering LLC	1,000
Liberty Mutual	600
Edward Hospital	400
LSC Communications	362
RR Donnelley	350
A&H Management Group	265
Target	253
Life Time Fitness	240

DuPage County GDP Trend





SUBJECT PROPERTY



28367 DAVIS PKWY
WARRENVILLE, IL

Warrenville

Streets: BUTTERFIELD RD, CHICAGO KANSAS CITY EXPY, OGDEN AVE, N RTE 59, 59, 56, 34, 88, 88, 34, 59

Businesses: ACEGRAPHICS, Cricket, SURE SHOT PICKLEBALL, ART & CLASS STUDIO, Walgreens, ARDEN, BOWER ELEMENTARY SCHOOL, HYATT PLACE, TOX, PHOENIX THEATRES ENTERTAINMENT, Rexel, Cerny Park, Hilton Garden Inn, THE EMERY, DELACEY DENTAL, ANYTIME FITNESS, DOLLAR TREE, SUBWAY, Red Roof, bp, Meher Montessori Academy, Boyce, 84 LUMBER, CADILLAC of NAPERVILLE, TREA, OMEN SUITES, Townline Real Estate Advisors LLC, Walgreens, AutoZone, TOYOTA, FRESH THYME MARKET, dupage credit union, EARTHWISE Pet, NUTRITION CENTER & WELLNESS SPA, F45 TRAINING, FedEx, UFC GYM, Naper Auto Works, CRESS CREEK SQUARE, Cress Creek Country Club, BEEBE ELEMENTARY SCHOOL, HUNTINGTON, JEWEL-OSCO, Advance Auto Parts, Walgreens, DISCOUNT TIRE, save, TEC SERVICES, RXO, Crawford, COSTCO WHOLESALE, M&T, T-Mobile, Arrowhead Park, LITTLE FRIENDS, JEFFERSON JUNIOR HIGH SCHOOL, BEEBE ELEMENTARY SCHOOL, Cress Creek Park, Mill Street Park, NAPERVILLE NORTH HIGH SCHOOL, Kendall Park, DuPage Children's Museum, NORTH CENTRAL COLLEGE, Shell, BMO, Illinois Extension, Hallmark, extended STAY AMERICA select suites, adapthealth, Northwestern Medicine, Residence INN, AGWS, SONESTA, HUBBLE MIDDLE SCHOOL, LIONS PARK, Edwin Ahn Memorial Bench



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Property Description

Property Features

Property Images

PROPERTY FEATURES

BUILDING SF	7,239
NET RENTABLE AREA (SF)	6,237
YEAR BUILT	2005
ZONING TYPE	Office
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	35
PARKING RATIO	4.83/1000
TYPICAL FLOOR SF	-1
2025 PROPERTY TAXES	\$28,563
PIN	07-02-407-020

MECHANICAL

HVAC	Gas Fired Furnace & Condensors
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





Entrance Monument



Front Entrance



Lobby



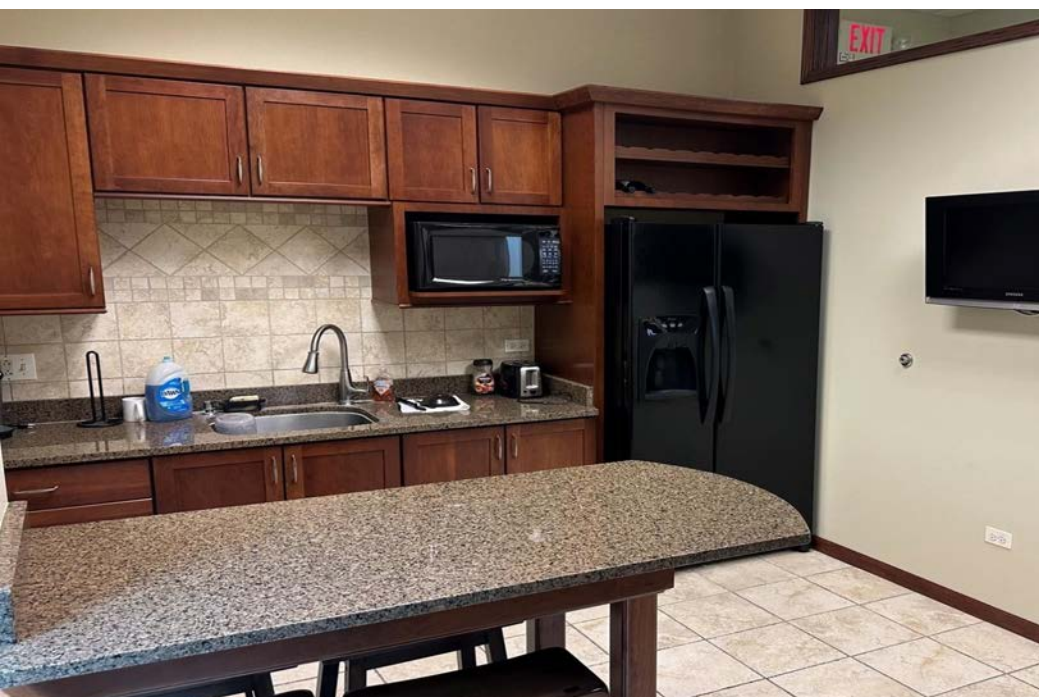
Lobby Lounge Area



UNIT 300 -Reception



UNIT 300- Conference Room



UNIT 300- Kitchen/Break Room



UNIT 300- Private Office- 8 Total



UNIT 301 -Reception



UNIT 301- Conference Room



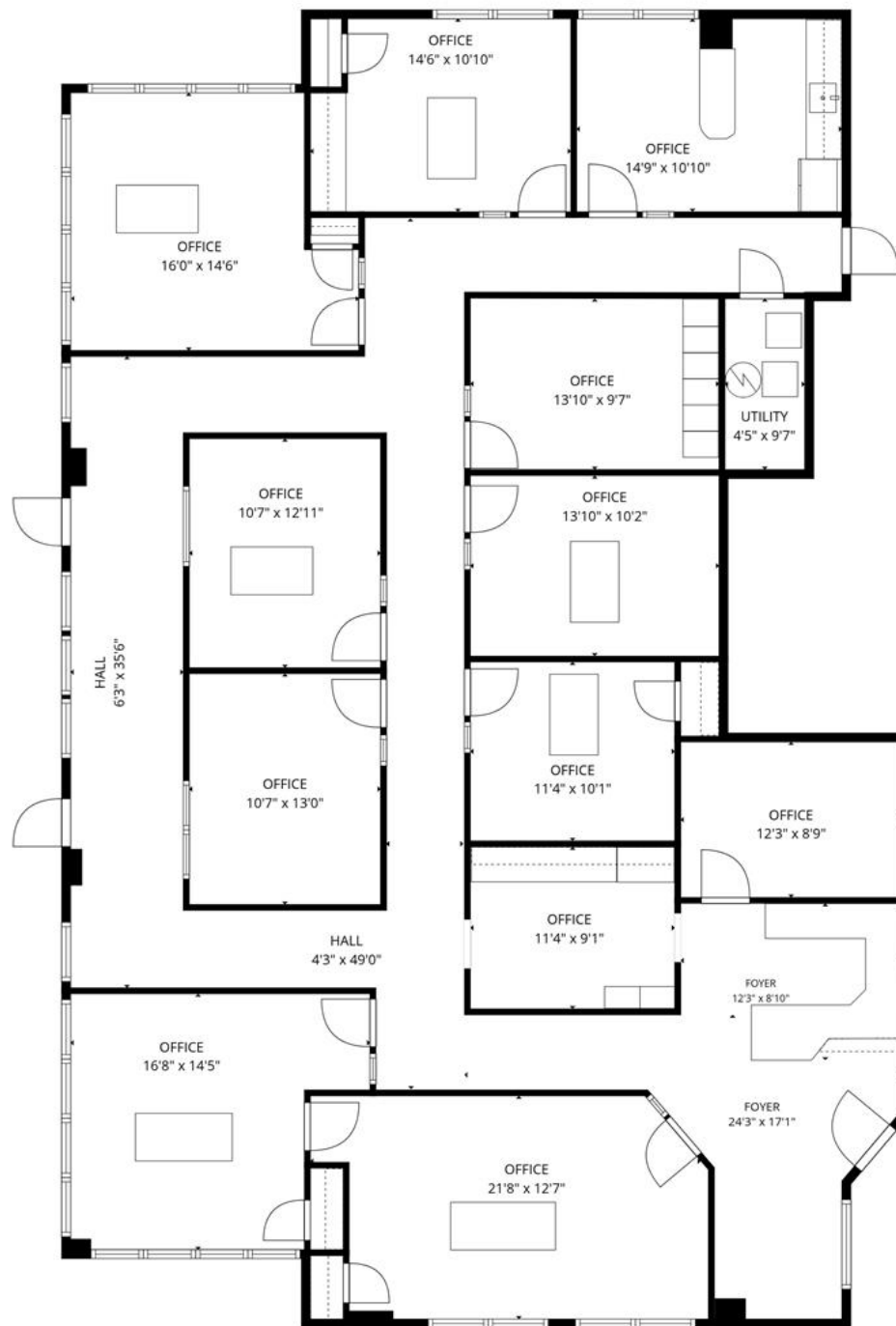
UNIT 301- Kitchen/Break Room



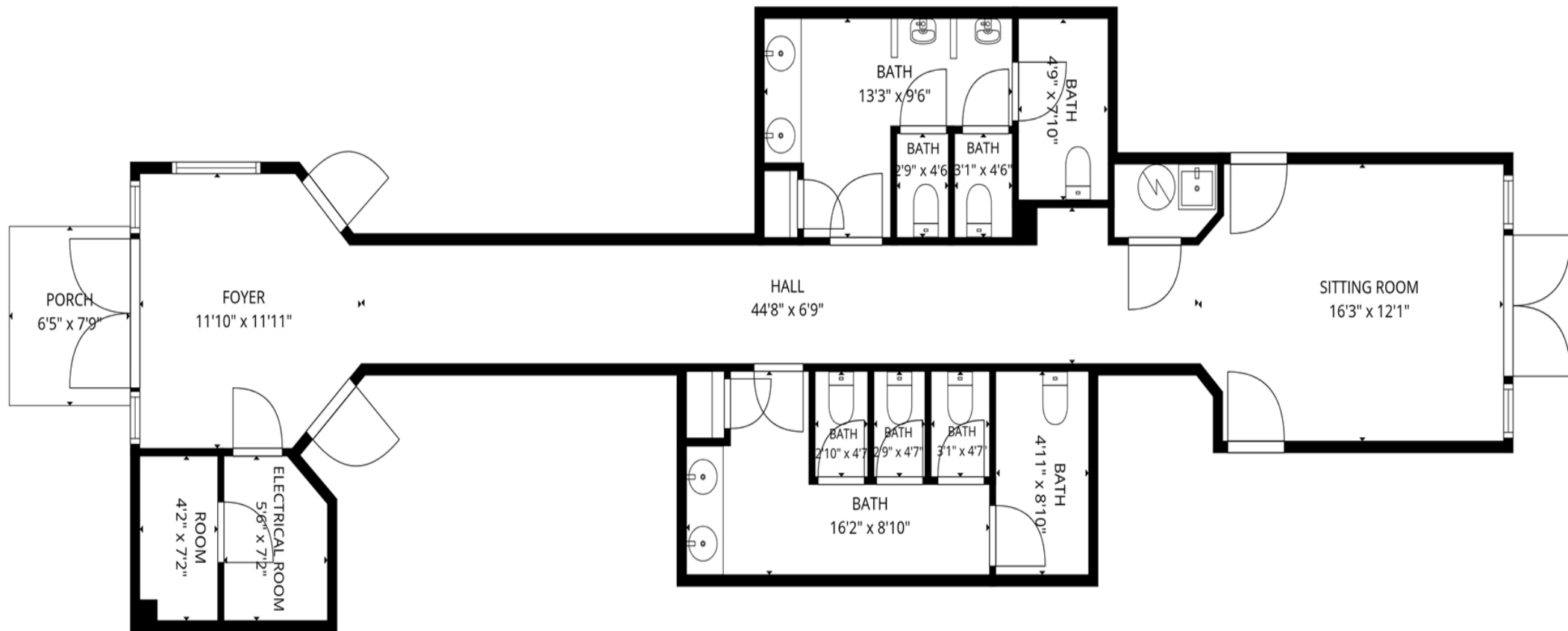
UNIT 301- Private Office- 8 Total



UNIT 300- FLOOR PLAN



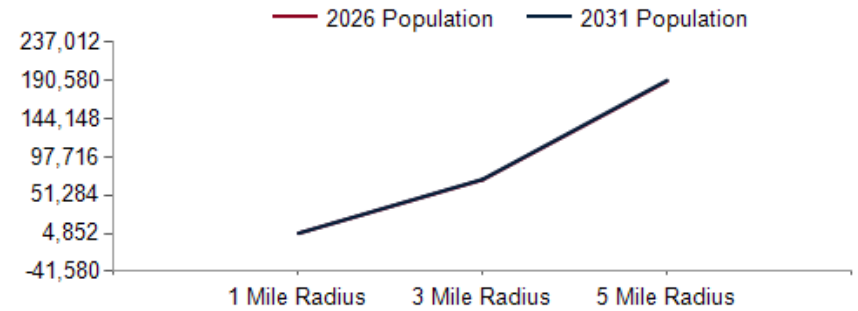
UNIT 301- FLOOR PLAN



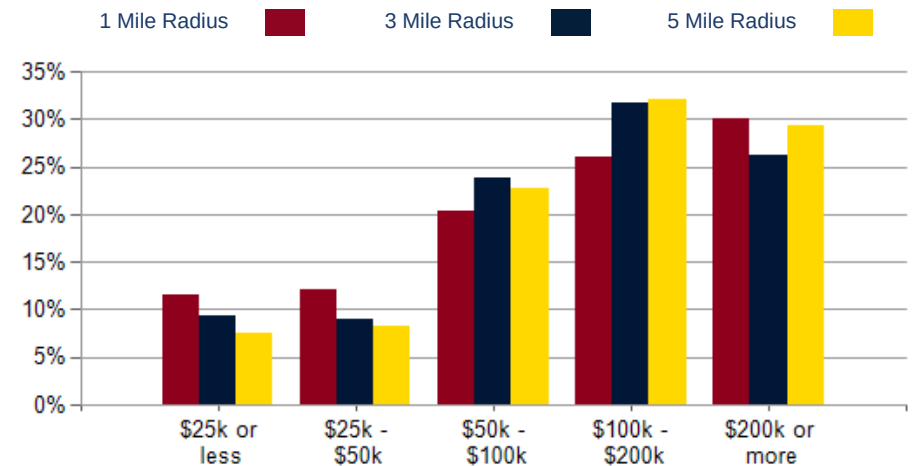
COMMON AREA - FLOOR PLAN

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%

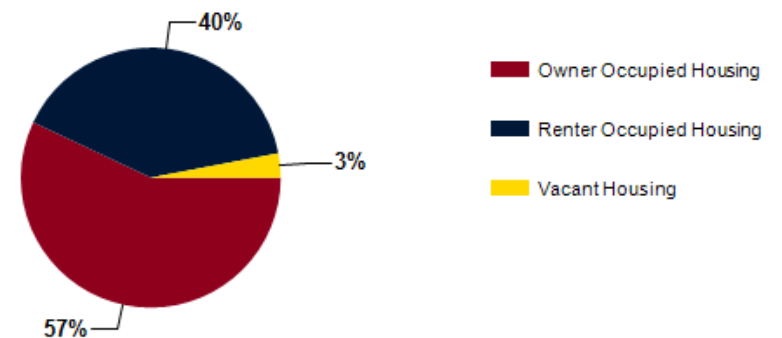
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	161	1,832	3,662
\$15,000-\$24,999	81	832	1,982
\$25,000-\$34,999	63	885	2,202
\$35,000-\$49,999	192	1,633	3,999
\$50,000-\$74,999	205	3,261	8,228
\$75,000-\$99,999	225	3,470	8,768
\$100,000-\$149,999	301	5,420	13,708
\$150,000-\$199,999	246	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

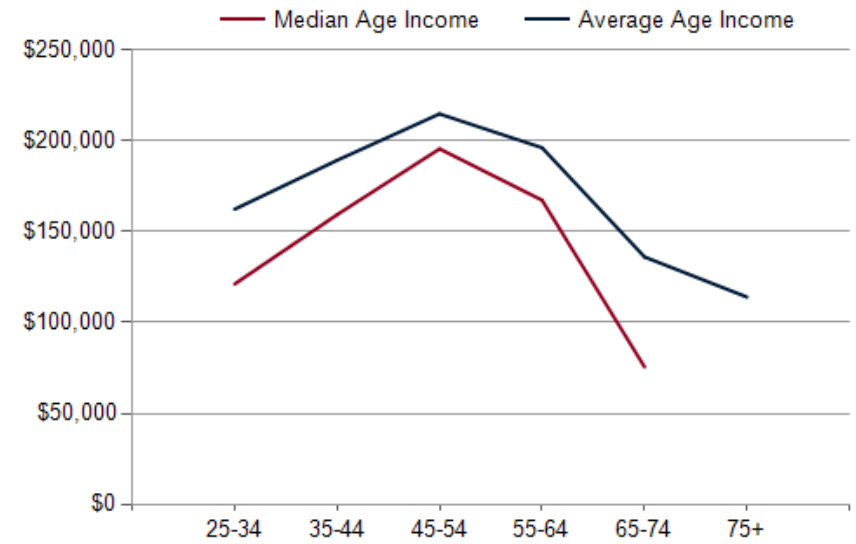
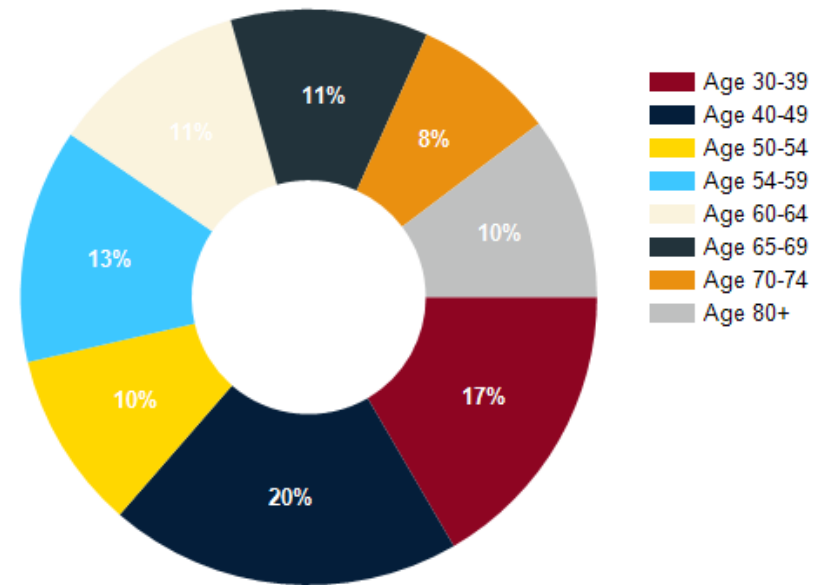


Source: esri

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





TREA
Townline Real Estate Advisors LLC

05

Company Profile

Advisor Profile



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).

Cantera Lakes Office Condominium

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Townline Real Estate Advisors LLC and it should not be made available to any other person or entity without the written consent of Townline Real Estate Advisors LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Townline Real Estate Advisors LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Townline Real Estate Advisors LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Townline Real Estate Advisors LLC has not verified, and will not verify, any of the information contained herein, nor has Townline Real Estate Advisors LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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