

DOWNTOWN NAPERVILLE

OFFICE SUITE

131 W. JEFFERSON AVE., NAPERVILLE, IL 60540



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JEFFERSON AVE OFFICE

Shop | Dine | Work | Play

SUITE 223 (2ND FL): 2,394 SF

LEASE PRICE: \$35/SF NNN

Located in highly desirable downtown Naperville, on the historical Jefferson Avenue. 131 W Jefferson offers excellent visibility, easy access, both foot traffic and drive-by traffic. Highly sought after downtown Naperville destination. Situated in the mix of national and local tenants, amenities out your front door including Apple, Lou Malnati's, Anderson Book and Toy stores, Starbucks, MAC, Eddie Bauer, Sweet Green, Gordan Ramsay's Kitchen, Anthropologie, lululemon, Nike and more.

Downtown Naperville is nestled among numerous parks and entertainment venues, and steps from North Central College and Wentz Concert Hall, drawing hundreds of thousands of attendees and visitors each year.

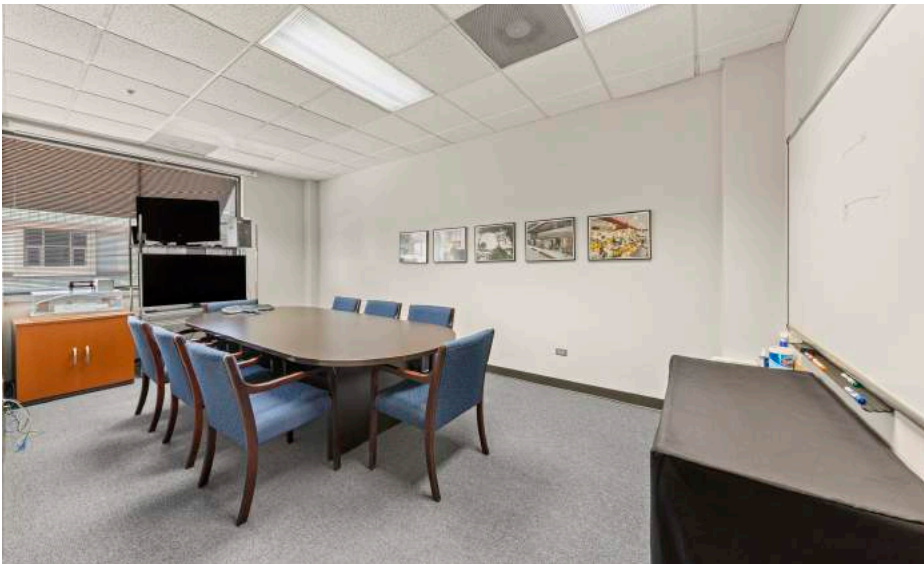
- Located in the heart of downtown Naperville at prominent corner of Jefferson and Webster
- Built-out office space ready for move-in
- Building signage opportunities
- Free public parking immediately behind building
- Elevator access
- Entrance on Jefferson St. and from City's Paw Paw parking lot

WALK SCORE: 94 of 100

PARKING: 4,000 FREE SPACES (WITHIN 5 BLOCK RADIUS)



SUITE 223 - 2,394 SF



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A horizontal row of six brand logos: Nike (swoosh), lululemon (text and red circle logo), Apple Store (apple icon and text), MAC (text on black background), ATHLETA (purple flower icon and text), and ANTHROPOLOGIE (text).



CATCH
thirty five
SEAFOOD & PREMIUM STEAKS
CHICAGO • MAPERVILLE

BLUE
SUSHI SAKE GRILL

QUIUBO
KITCHEN - BAR - AMIGOS



DOWNTOWN PARKING

Multiple parking garages and lots offer approximately 4,000 free parking spaces within a five block radius for employees and customers.

119 public parking spaces immediately adjacent to the property at the Paw Paw lot.

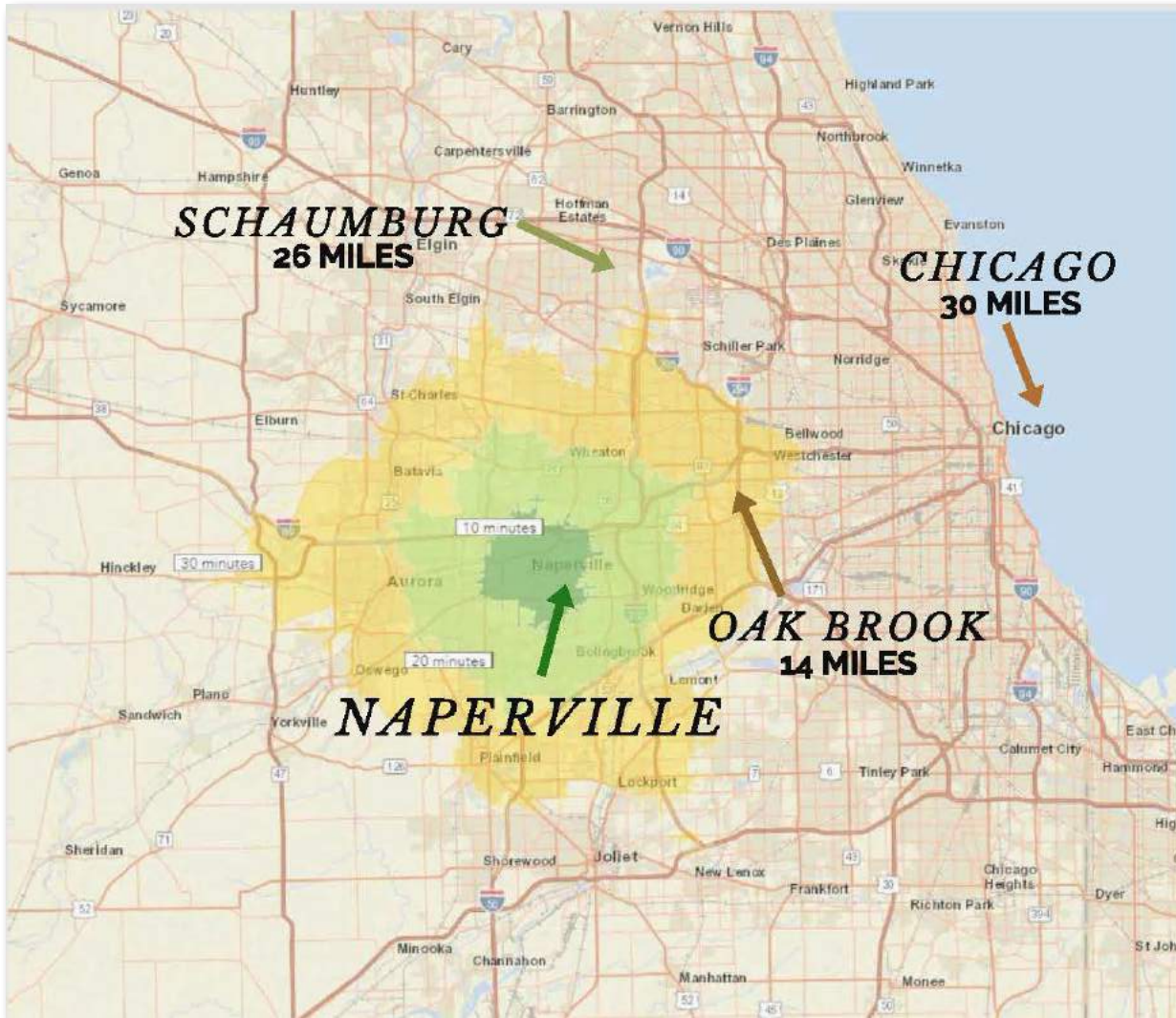
Parking

 Street Parking Space

 Parking Lot/Garage



REGIONAL MAP



HIGHLIGHTS

- Centrally located in the Midwest
- Naperville is the fifth largest city in Illinois
- Adjacent to Interstate 88, easy access to Interstates 55, 355, and 290
- Chicago O'Hare International Airport (ORD), 28 miles northeast
- Chicago Midway Airport (MDW), 30 miles east
- Two Metra commuter train stations
- North Central College consistently ranks as one of "America's Best Colleges" by U. S. News and World Report
- Edward Hospital & Health Services is located in the heart of the city

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Pop.	13,796	92,744	215,064
Average Age	36.2	40	39.9
Ave. HH Income	\$149,557	\$141,141	\$133,583
Ave. House Value	\$503,732	\$403,170	\$358,140

THE CITY OF NAPERVILLE

AN AWARD WINNING COMMUNITY

Naperville combines values and charm with the vibrancy of a modern thriving economy making it a powerhouse in the Chicago area. The City is recognized nationally and internationally; making headlines often.

- Top IL Suburb in Retail, Restaurant Sales (2021, 2022)
- Best City to Live in Illinois (24/7 Wall Street, 2018)
- Best City to Raise a Family in America (Niche, 2021)
- Cities Where Millennials are Purchasing Homes (SmartAsset's, 2019)
- One of America's "Coolest Suburbs" (Apartment Therapy, 2019)
- 3rd Best Place to Visit (Livability, 2018)
- No. 1 Safest Cities to Raise a Child (SafeWise, 2020)
- City with Best Public Schools in America (Niche, 2021)
- 3rd Best Place in the Nation to Live if You Work from Home (Money Magazine, 2021)
- Named in "Top Earning Towns" (Money Magazine)



CONTACTS



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Christina Caton Kitchel is a Principal of Caton Commercial Real Estate Group, with over 15 years of experience in commercial real estate, retail leasing, investment sales, and ground-up, multi-use commercial property development; including navigation of municipal approvals. Christina is actively involved in site selection, evaluation of product, and lead generation for the brokerage team. Christina is an active member of the International Council of Shopping Centers (ICSC), a Certified Commercial Investment Member (CCIM) candidate, and participates in many national industry conferences and events.

Christina served as Chair of the Board of Directors for the Naperville Area Chamber of Commerce from 2020 to 2022, and is active in NACC B2B, NACC Political Action Committee, Family Business RoundTable, Legacy Circle, and sits on the steering committee for the NACC Legislative Forum.



Autumn Psaros
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Autumn Psaros is a Senior Vice President at Caton Commercial, with an extensive and successful history of managing relationships and executing transactions for national, regional, and local clients. Autumn has worked as a securitization analyst for a financial institution within the capital equipment financing division.

Autumn specializes in tenant and landlord representation, with a focus on new business development, lease negotiation, and financial analysis. Autumn has a successful history of managing client relationships and executing real estate transactions. She works with her clients through all facets of the lease, purchase, and disposition process from full-market analysis, to negotiation and execution.

