

Downtown Naperville Office Space

23-27 W. Jefferson St, Naperville, IL 60540

FOR LEASE



Christina Caton Kitchel

312-545-1035

Christina@CatonCommercial.com

Autumn Psaros

574-707-5434

Autumn@CatonCommercial.com

CATON
COMMERCIAL
REAL ESTATE GROUP

PROPERTY OVERVIEW

Lease Price:	\$40/SF MG + utilities
Suite 23:	1,077 SF
Suite 27:	1,229 SF

Office spaces available on the 2nd floor on Jefferson Street. Various floor plans available including private restrooms, shower, open kitchen, high ceilings, and beautiful exposed brick. Entrance on Jefferson St plus private rear entrance. Tandem exclusive parking spaces in the back of the building for a total of 10 spaces. Spacious outdoor patio with rear access.

Located in the heart of downtown Naperville, steps to national retailers and restaurants including Starbucks Reserve, The Apple Store, Sullivan's Steakhouse, Luluemon and Hugo's Frog Bar.

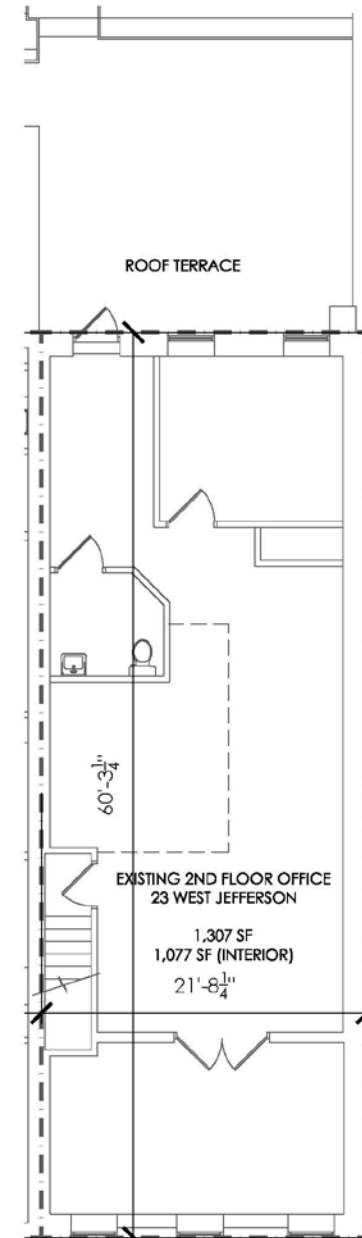
Enjoy all the amenities downtown has to offer. Ideal for entertaining clients, lunch meetings and after work get togethers. Two blocks from the famed Naperville Riverwalk.

Free public surface and garage parking immediately behind the building and two public parking garages within blocks of the property.

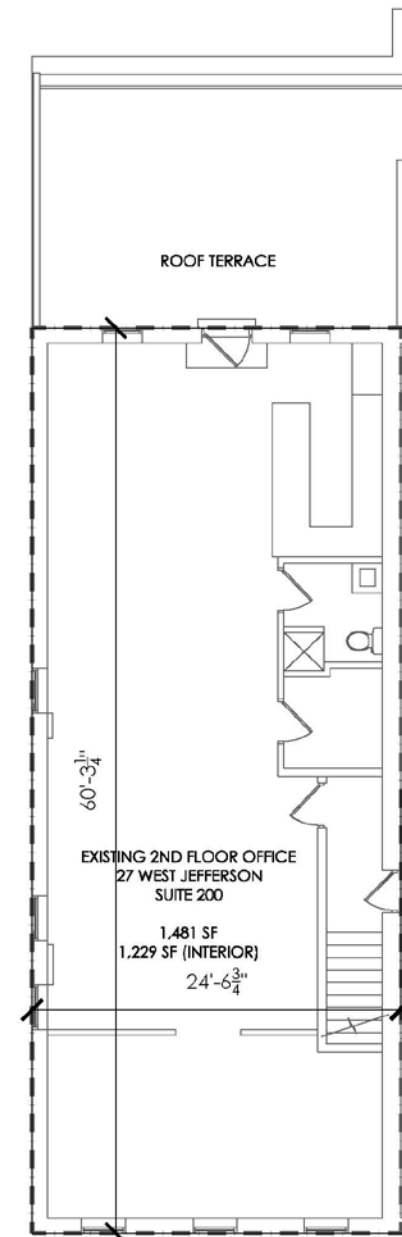
Conveniently located a short distance from the Metra Train Station and I-88 interchange.



23 W. Jefferson - 1,077 SF



27 W. Jefferson - 1,229 SF



DOWNTOWN NAPERVILLE



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.

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)

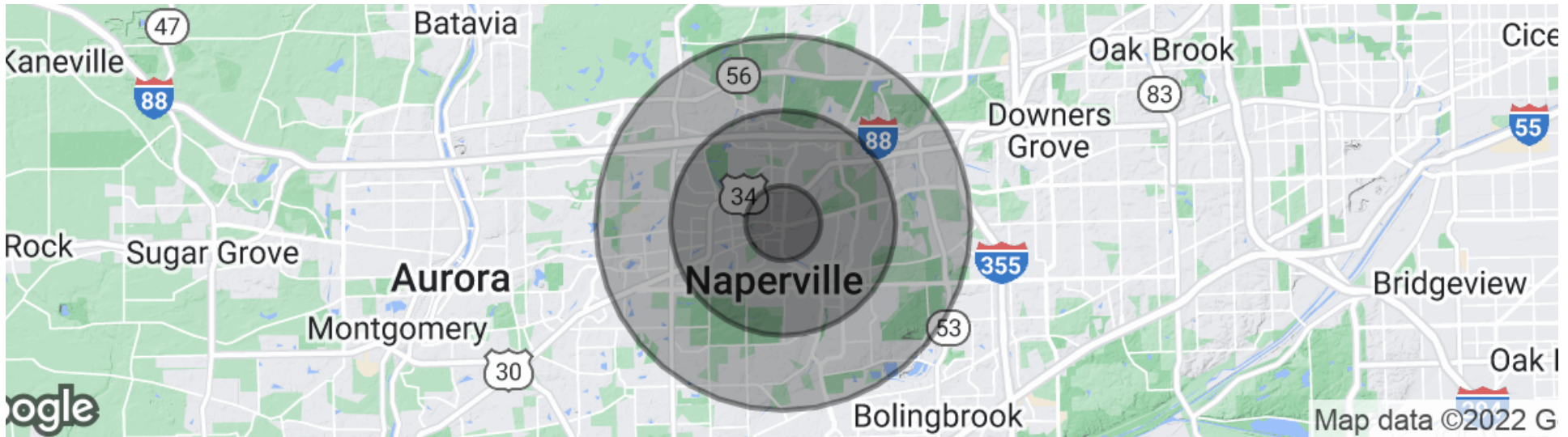
City with Best Public Schools in America (Niche, 2021)

3rd Best Place in the Nation to Live if You Work from Home (Money Magazine, 2021)

Named in "Top Earning Towns" (Money Magazine)



DEMOGRAPHICS



		1 MILE	3 MILES	5 MILES
POPULATION	Total Population	11,575	88,291	218,293
	Average Age	39.0	39.3	37.6
	Average Age (Male)	36.9	37.7	36.4
	Average Age (Female)	39.7	40.3	38.4
HOUSEHOLDS	Total Households	4,328	32,100	80,424
	# of Persons per HH	2.7	2.8	2.7
	Average HH Income	\$116,739	\$126,012	\$118,804
	Average HH Value	\$500,460	\$476,628	\$428,219

CONTACTS



Christina Caton Kitchel
312-545-1035
Christina@CatonCommercial.com

Christina Caton Kitchel is a Principal of Caton Commercial Real Estate Group, with over 12 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 is Chair of the Board of Directors for the Naperville Area Chamber of Commerce 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
574-707-5434
Autumn@CatonCommercial.com

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.