

33,370 SF EAST/WEST CORRIDOR SUBLEASE

DIVISIBLE TO 17K SF

4101 WINFIELD ROAD, WARRENVILLE, IL



Building monument signage and lobby signage
available for approximately 17k SF

 **CUSHMAN &
WAKEFIELD**



PREMISE DETAILS

- **RSF:** 33,370 RSF
(divisible to approximately 16,685 RSF)
- **Floors:** 3rd Floor - Partial Floor
4th Floor - Partial Floor
- **Term:** August 31, 2027
- **Available:** Immediately
- **Asking Rate:** \$18.00/RSF Gross

SPACE FEATURES

- Bright, airy space with glass front offices throughout
- Perimeter private office layout with interior workstations
- Abundant conference and meeting rooms throughout

BUILDING HIGHLIGHTS

- Easy access to Interstate-88
- Close proximity to numerous amenities including dining, shopping, day care and hotels
- State-of-the-art design with efficient floorplate and extensive glass line
- Convenient in-building cafeteria and large corporate conferencing
- Building monument signage and lobby signage available for approximately 17k SF

3RD FLOOR

16,685 SF

SPACE DETAILS



11
Private offices



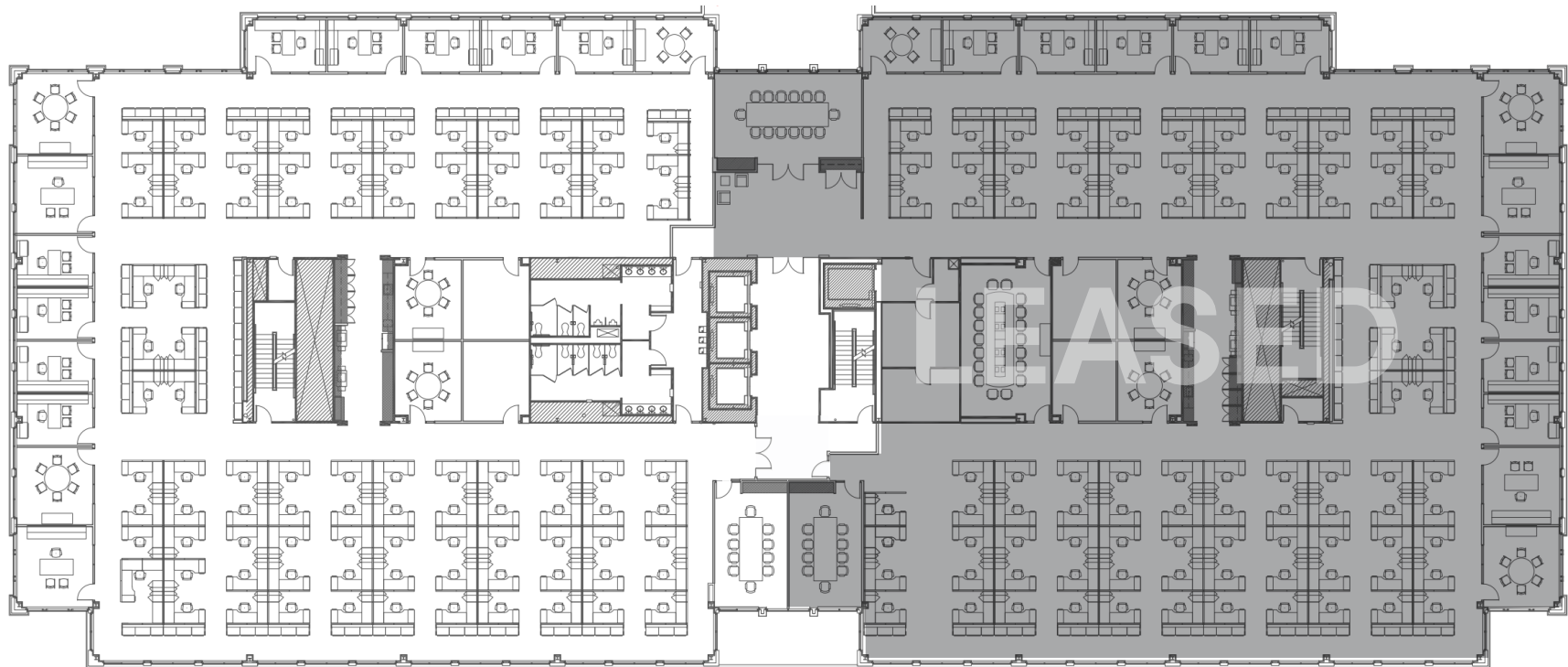
93
Workstations



1 Large
Conference room



5 Small
Meeting rooms



4TH FLOOR

16,685 SF

SPACE DETAILS



6 Private offices



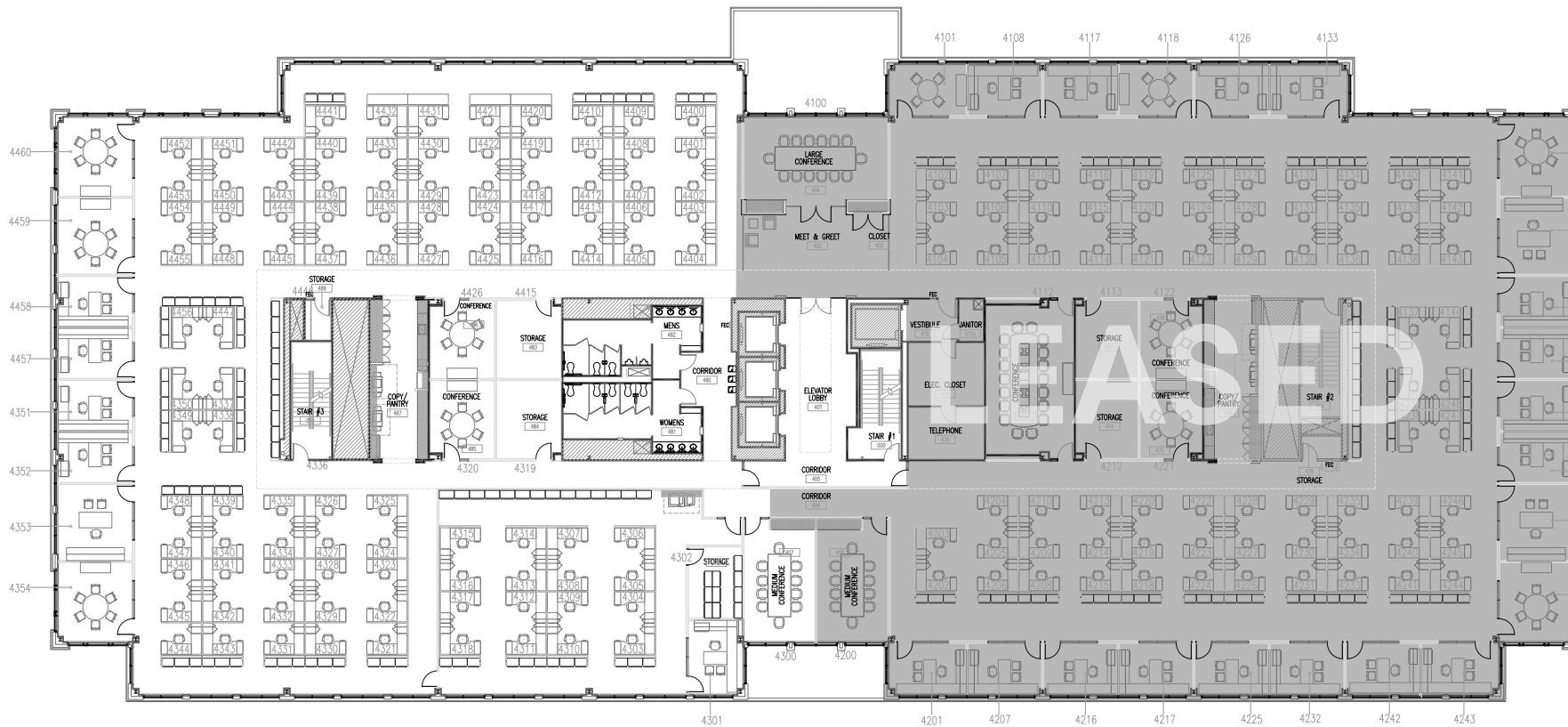
101 Workstations



1 Large Conference rooms



5 Small Meeting rooms



AMENITIES MAP

Recreation

- 1 Warrenville Grove Preserve
- 2 Arrowhead Country Club
- 3 Topgolf
- 4 WhirlyBall
- 5 Herrick Lake Preserve
- 6 Main Event
- 7 Nike Sports Complex
- 8 iFly Skydiving
- 9 McDowell Grove Preserve
- 10 Cress Creek Golf Club

Fitness

- 1 Naperville Athletic Center
- 2 Life Time
- 3 LA Fitness
- 4 Anytime Fitness
- 5 Planet Fitness

Hotels

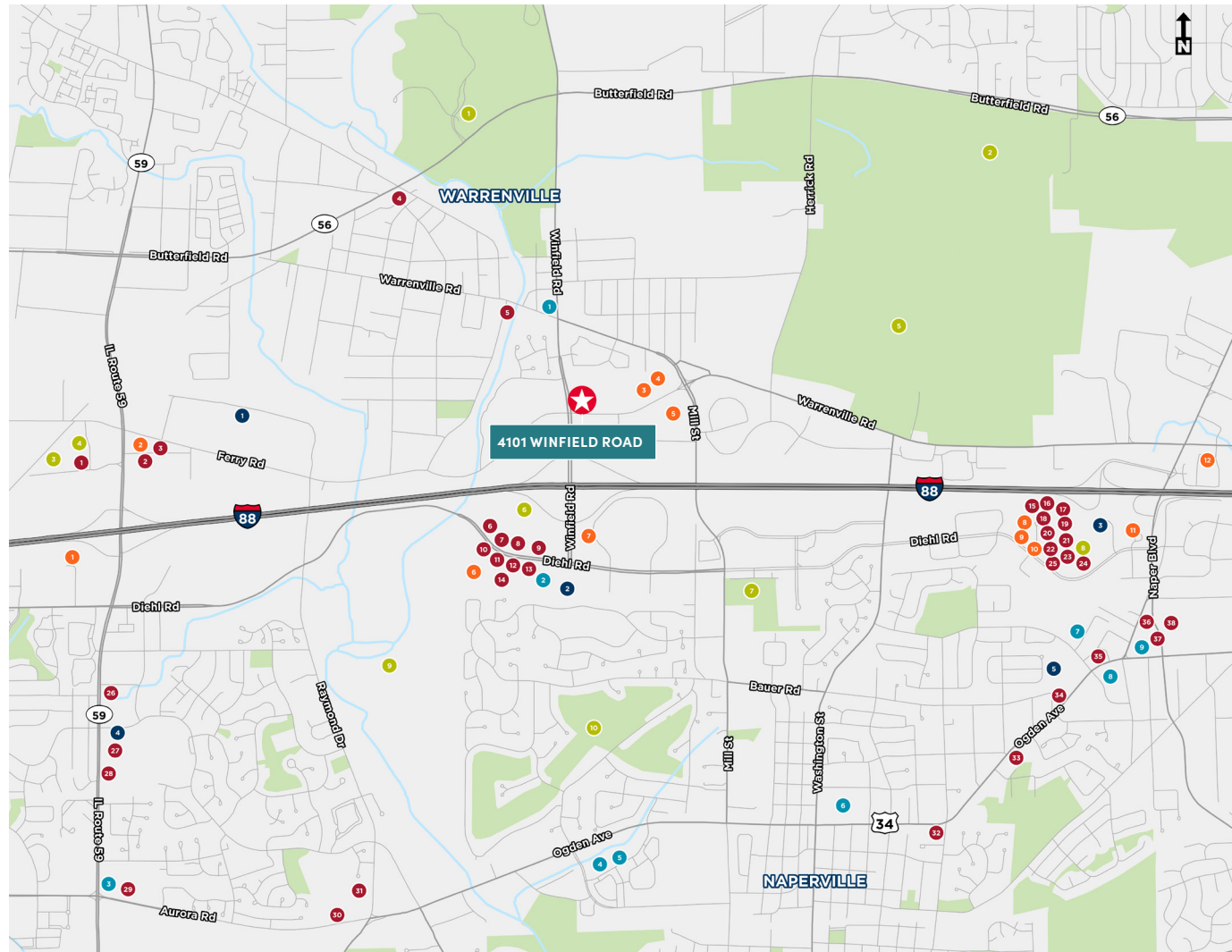
- 1 TownePlace Suites
- 2 Hotel Arista
- 3 Hyatt Place
- 4 Hyatt House
- 5 Residence Inn by Marriott
- 6 Hilton Garden Inn
- 7 SpringHill Suites
- 8 Embassy Suites
- 9 Fairfield by Marriott
- 10 Courtyard by Marriott
- 11 Marriott Naperville
- 12 DoubleTree by Hilton

Shopping

- 1 Walgreens
- 2 SuperTarget
- 3 CVS Pharmacy
- 4 Binny's Beverage Depot
- 5 Fresh Thyme Market
- 6 Jewel-Osco
- 7 Costco
- 8 ALDI
- 9 Amazon Fresh

Restaurants

- 1 The Pivot Room
- 2 Che Figata
- 3 Tap in Pub
- 4 Evolet Eve
- 5 Al's Pizza
- 6 Red Robin
- 7 Corner Bakery
- 8 Rock Bottom
- 9 Eddie Merlot's
- 10 Potbelly
- 11 Starbucks Coffee
- 12 Chipotle
- 13 McDonald's
- 14 Buffalo Wild Wings
- 15 Uncle Julio's
- 16 Granite City
- 17 White Chocolate Grill
- 18 Fogo de Chao
- 19 Morton's The Steakhouse
- 20 Bricks Wood Fired Pizza
- 21 Invicto
- 22 Jason's Deli
- 23 Old Town Pour House
- 24 Cooper's Hawk
- 25 Buttermilk
- 26 Wendy's
- 27 Sushi Naper
- 28 Jimmy John's
- 29 Texas Roadhouse
- 30 Up North Ale House
- 31 Fire it Up
- 32 Peet's Coffee
- 33 Portillo's
- 34 Panda Express
- 35 Panera Bread
- 36 Guzman y Gomez
- 37 Culver's
- 38 Buona Beef





CONTACT INFO

Josh Feldman
Managing Director
+1 312 424 8091
josh.feldman@cushwake.com