

1415 W DIEHL ROAD NAPERVILLE ILLINOIS

**HUB**  
1415

**THIS IS BIG.**





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**BIG.**

## NOTHING IN MODERATION

There's an undeniable scale to Hub 1415's sprawling 75-acre campus, and a world of possibility in its voluminous floorplates and extensive common areas. From its spacious lobby to its eclectic indoor and outdoor gathering spaces, there are endless possibilities at the Hub.

So, no, it's not necessarily the boutique office option. And that's okay. Because Hub 1415 is something you can't find anywhere else in Chicago. **This is big.**



## SPACE IS A LUXURY

Space to think, plan and collaborate. Space to work, to work out, to reflect and relax. Space to spread out, to focus, to discuss or to socialize. Space to breathe.

Expansive floorplates can accommodate your business, client and employee needs, with an abundant amenity suite that complements everything you do.

Inside, there are meeting areas, work stations, lounge seating. Outside, there are walking paths, green space, water features, seating areas.

Everywhere, there's space to experiment, collaborate, decompress and impress.



# THIS IS 1415

## NO LIMITS

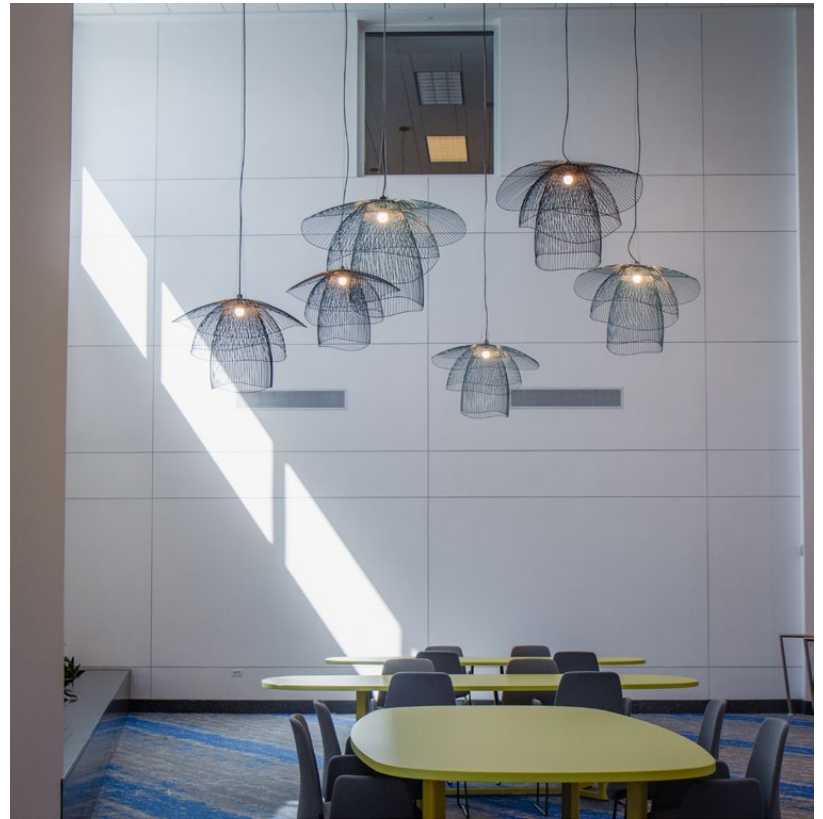
Hub 1415: two five-story towers connected by a central skyway, with a soaring common atrium, situated on an expansive campus. Two covered parking decks with an additional landscape of tree-lined surface parking.

There is no better workforce market than Naperville and the western suburbs. A talented, diverse employee base, and a building campus situated exactly where people want to be.

## KEY FEATURES

- Premier Naperville corporate address.
- Class A quality, unmatched scale.
- 721,936 SF office building with 163,000 average floorplates.
- Highway identity within a one-minute drive to I-88.
- Low DuPage County tax rate.
- Enormous infrastructure capacity: electrical, HVAC and voice/data capabilities.
- On-site security, property management and engineering staff.
- Well-equipped fitness center with a full complement of equipment, a private yoga/spin room and locker room.
- Event center and conference room facilities.
- Extensive covered parking and tree-lined surface parking.
- Convenience market.
- Full on-site food service and coffee shop.





# THIS IS EVERY THING

## ALL INCLUSIVE OR NOTHING

The best way employers can compete in an unprecedented job market is to offer something undeniably elite, a location that offers flexibility, security, and a healthy environment - and meets the daily needs and wants of employees. Complement flex schedules with an innovative, comprehensive, alluring and comfortable hub for work.



CONCIERGE/  
SECURITY



INCREDIBLE  
GREEN SPACE



FITNESS CENTER  
& LOCKER  
ROOMS



SPIN/YOGA  
ROOM



COFFEE SHOP



GRAB N GO  
STORE



FIRST-CLASS  
CONFERENCE  
CENTER



EXTRAORDINARY  
FULL-SERVICE  
CAFETERIA



TONS & TONS OF  
COLLABORATION  
& LOUNGE SPACE



CONSIDERABLE  
AMOUNT OF  
CONVENIENT  
PARKING



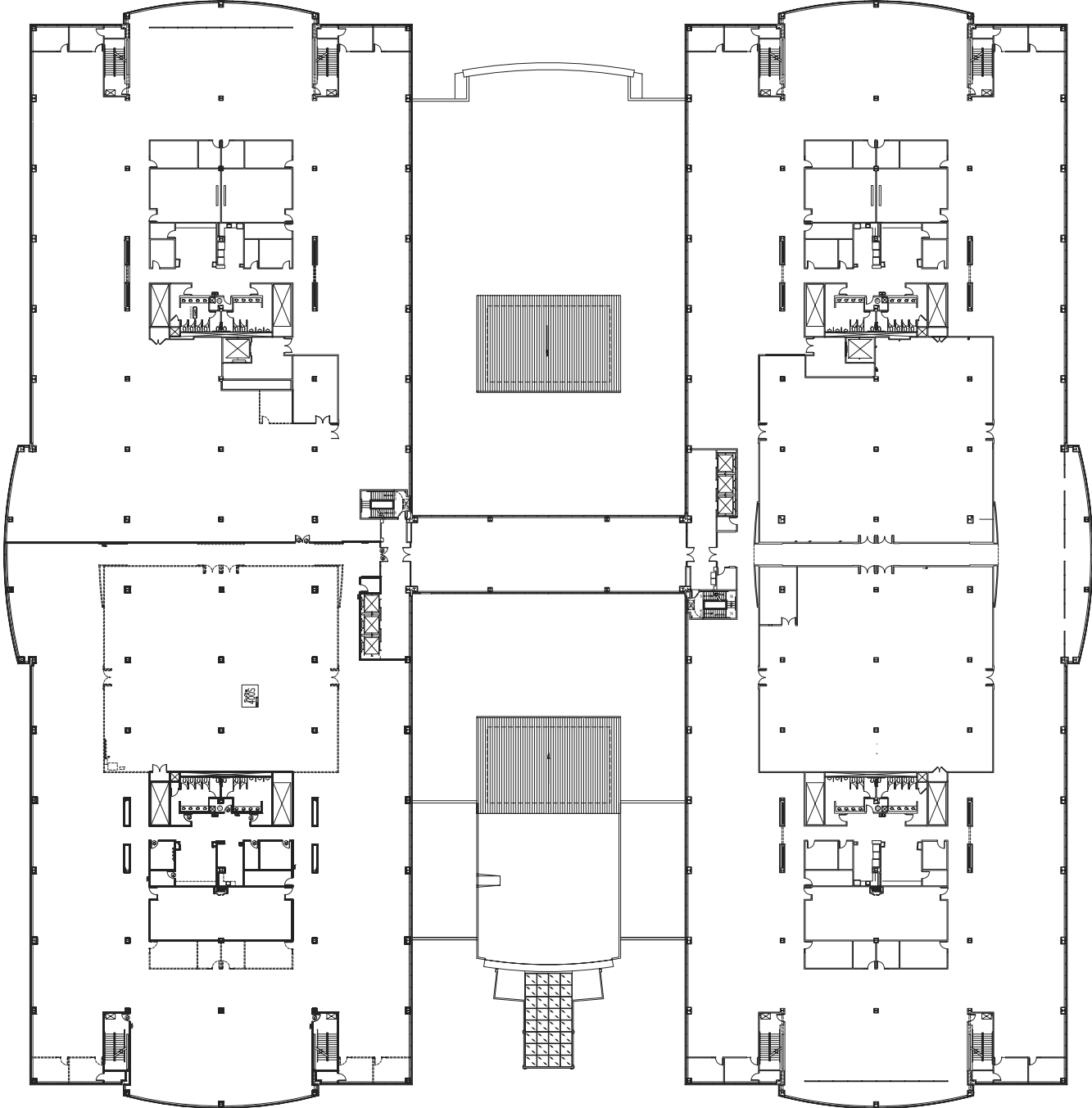




SCHOOL SPORT PHYSICAINS



Representative ginormous floorplan







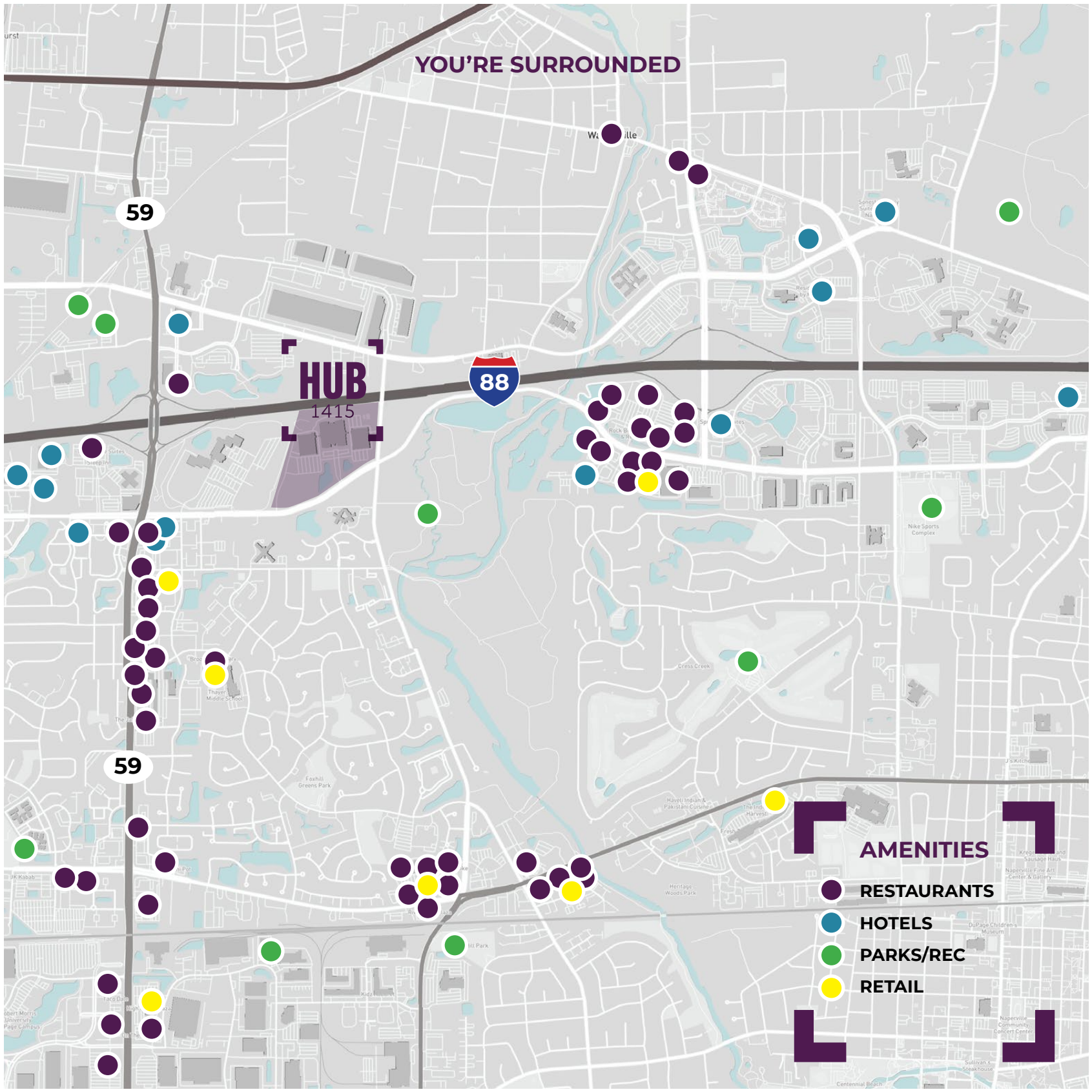
## FRANKLY INCREDIBLE TECHNICAL STATS & FACTS

- 12,000 volts on four separate feeders from two separate sub-stations.
- Tenant spaces provided with 15 watts PSF.
- Three standby emergency diesel generators. THREE! STANDBY! GENERATORS!
- Equipment for Verizon, AT&T, Comcast and Wide Open West service providers.
- Three passenger elevators and a freight elevator in each tower (not a typo).
- Five dock bays (four in-ground levelers and one at-grade) with easy access to the freight elevator.
- Fully-sprinklered, completely integrated and computerized life safety system.
- Central HVAC plant, three 1,100-ton Trane chillers, one 500-ton Trane chiller, three 1-million BTU Cleaver-Brooks hot water heaters and eight direct-drive air handling units. Holy cow.





# YOU'RE SURROUNDED



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1415

59

88

59

## AMENITIES

- RESTAURANTS
- HOTELS
- PARKS/REC
- RETAIL

Kregg and Sausage Haus  
Naperville Fine Art Center & Gallery

DePage Children's Museum

Naperville Community Center

Sullivan & Steakhouse

Centennial Beach



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