

MOSER PLAZA

401 S. MAIN STREET
NAPERVILLE, ILLINOIS



SIGNAGE AVAILABLE

***“A trophy banking opportunity in
downtown Naperville”***

PROPERTY HIGHLIGHTS

PROVEN BANKING FACILITY

Financial institutions are extended the opportunity to anchor the premier banking position in downtown Naperville. Moser Plaza has always been identified as a banking location. Now, after 12 years at this location, a prominent financial institution will be consolidating their Naperville location into a regional hub, opening an opportunity for another financial institution to take over this prestigious space and to benefit from well-appointed in place banking improvements. This means significant savings, as a new financial entity can benefit from close to turn key financial delivery.

IRREPLACEABLE LOCATION

Moser Plaza occupies one of the most prominent positions of suburban Chicago’s most desirable downtown. The property is highly visible from many points of downtown Naperville, extending from the northern and southern points of the city. The downtown district is situated on the banks of the DuPage River and Naperville’s Riverwalk, which is located across Water Street from Moser Plaza. The area is known from the entire Chicago MSA for its charming shops and distinctive restaurants along tree-lined streets.

ABUNDANT PARKING

Currently, over 4,000 spaces of free public parking serve downtown. All parking provided by the municipal parking structures, surface lots and along the streets is free of charge. One of the downtown’s three multi-level municipal parking structures abuts Moser Plaza and provides parking for 520 vehicles.

HIGH EXPOSURE

Moser Plaza is visible from a number of highly trafficked intersections in downtown Naperville. Main Street, which borders the eastern side of the building, is a prominent local thoroughfare running north-south through the core of downtown Naperville.

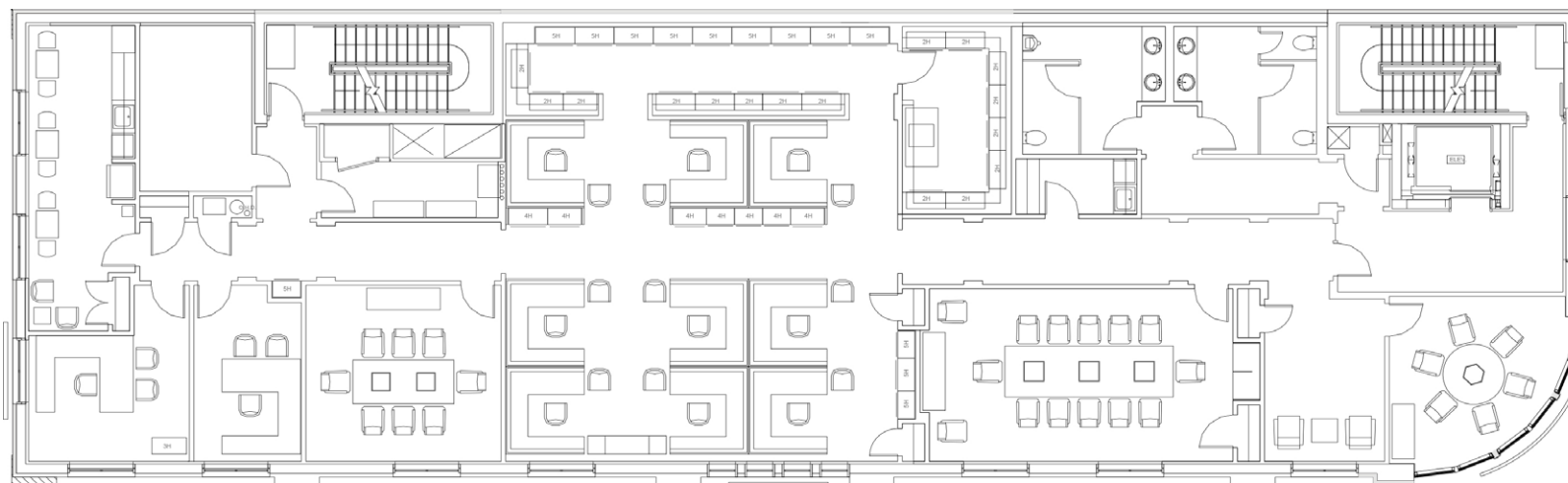
CBRE

FLOOR PLANS

First Floor $\pm 4,011$ SF



Second Floor $\pm 5,165$ SF



Disclaimer: The interior improvements shown in the space plans above reflect the original improvements from the start of the current tenant's lease term. Changes may have been made to the interior improvements.



KEY METRICS



14,240 SF
BUILDING SIZE



9,176 SF
BANKING SQUARE FEET



IRREPLACEABLE LOCATION IN
**DOWNTOWN
NAPERVILLE**



\$126,950
AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNT:
**OVER 19,000
VEHICLES**
PER DAY DRIVE BY THE SITE



CONTACTS

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