



Access.
Amenities.
A New Chapter.



55 Shuman Boulevard, Naperville,

MetroWest – Naperville’s most recognized office building – is now better than ever. The dedicated ownership team has significantly invested in the property to make it one of Naperville’s finest places to do business.

The most discerning of tenants will be impressed by the newest chapter of MetroWest – an amenity rich office building with a complete renovation and modernization of the building’s common areas and amenity zones. With unparalleled access and rich amenities, are you ready to see what awaits?





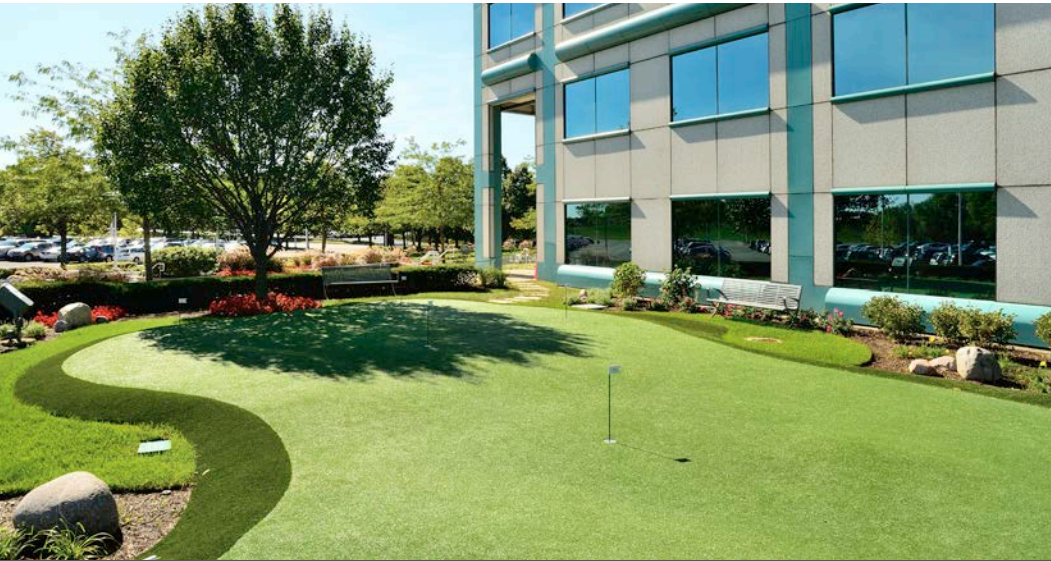
Renovated Lobby to Promote Positive Impressions.



First impressions are lasting impressions.

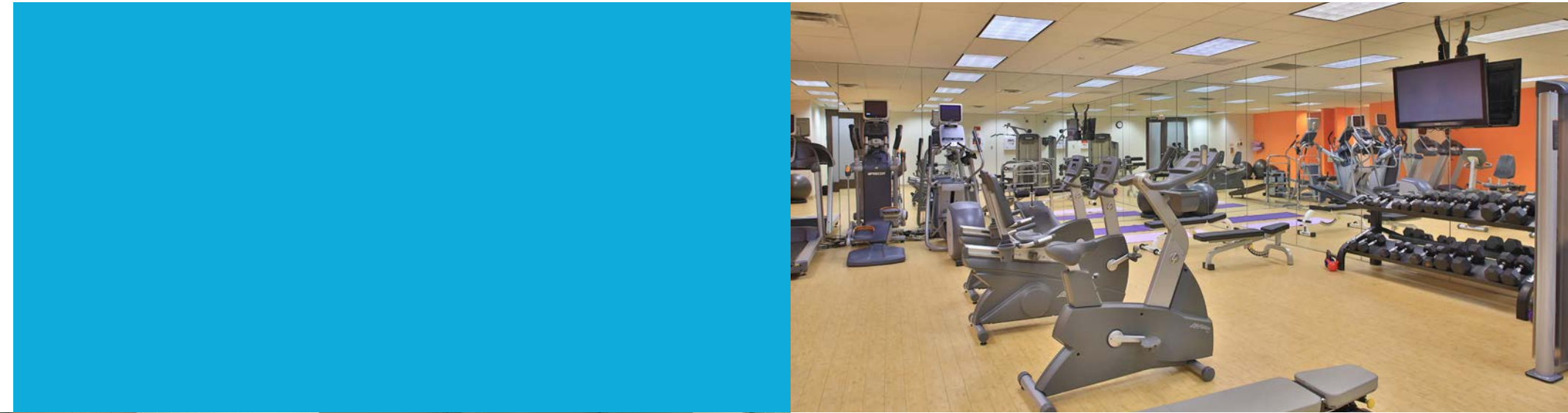
As visitors and employees enter the building, it is important to be met with positive feelings and impressions. The beautifully renovated lobby at MetroWest warmly greets visitors with abundant natural light and a cutting-edge design. Comfortable seating is accompanied by a fireplace and television. An electronic directory and updated elevators also quickly and easily direct visitors to their destination.





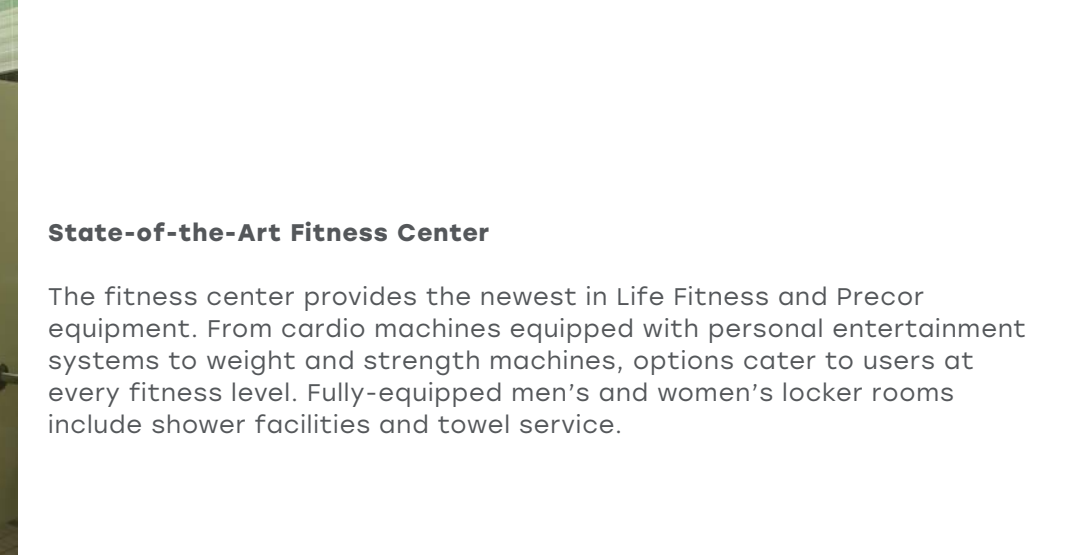
Putting Green

MetroWest's outdoor putting green can give tenants a chance to unwind after a long day or relax after a meeting. This unique building amenity will help build camaraderie and encourage friendly competition.



State-of-the-Art Fitness Center

The fitness center provides the newest in Life Fitness and Precor equipment. From cardio machines equipped with personal entertainment systems to weight and strength machines, options cater to users at every fitness level. Fully-equipped men's and women's locker rooms include shower facilities and towel service.





Café

Open daily from 7:00 a.m. to 2:00 p.m., the on-site café is an ideal place to meet and eat. The modern café offers ample seating and an expanded deli menu sure to please every palate. Catering services are available for tenant and conference room use.



Executive Parking

With underground executive parking, exposure to the harsh weather elements is minimized. Ample outdoor surface parking is also available for employees and visitors.

Conference Center

A full-service conference center offers tenants meeting space for up to 30 people. With state-of-the-art audio/visual equipment, the facilities can host hassle-free meetings, functions and celebrations on-site.



Bike Storage

The building's indoor, secured bike storage area gives tenants an additional option for commuting to work or the downtown Naperville train station. Naperville is a bike-friendly community with hundreds of miles of bike trails and designated routes.





The building's brand new and recently completed outdoor plaza offers ample tables and seating for comfortable conversation and collaboration on spring and summer days. Tenants can enjoy a breath of fresh air and rejuvenate in the welcoming outdoor plaza, which is surrounded by plush landscaping.

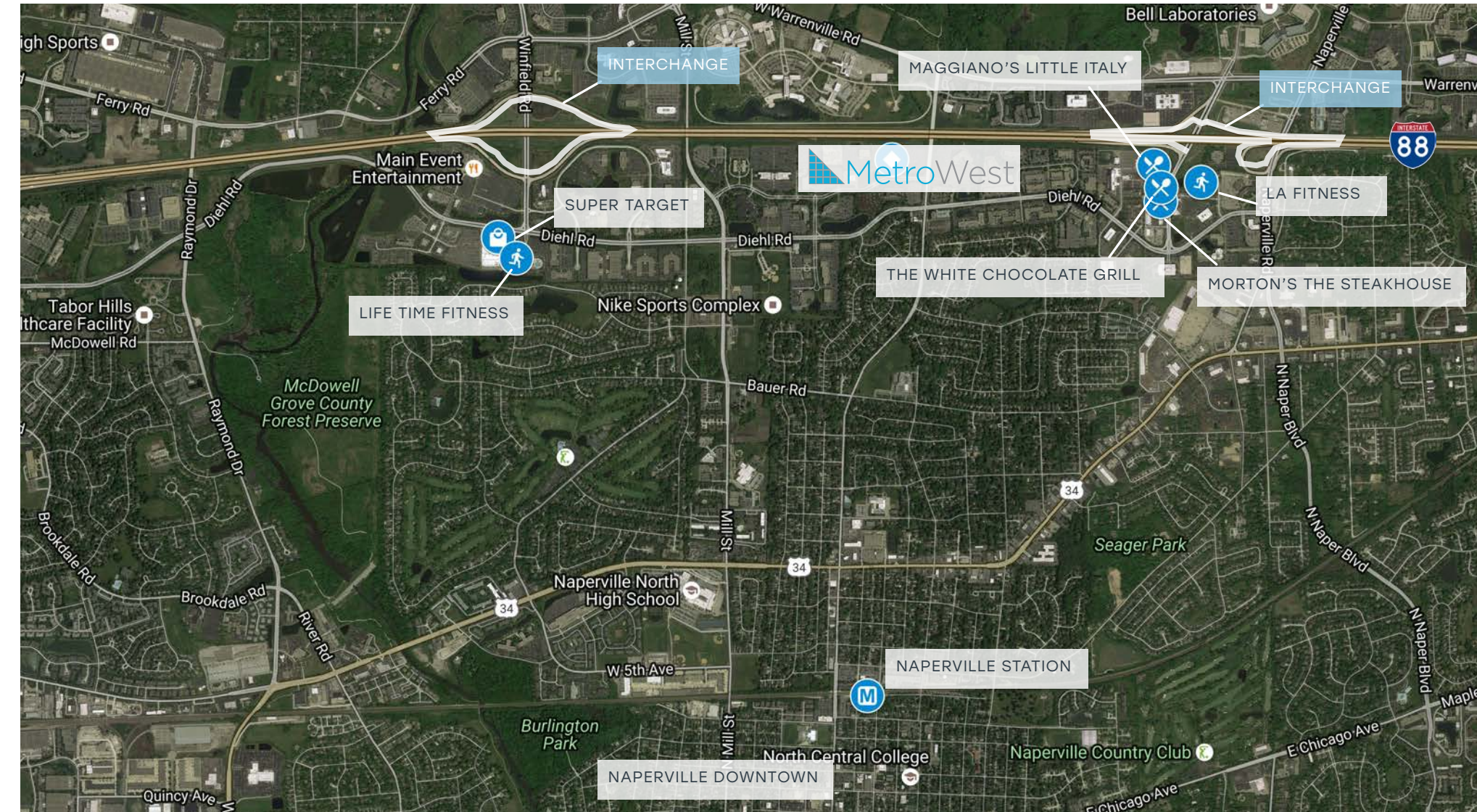


Brand-New Outdoor Plaza

Unparalleled Access.

MetroWest has long served as an icon along the Reagan Memorial Tollway (Interstate 88). The building is nestled between two interchanges located at Naperville Road and Winfield Road, providing unparalleled access to the building, as well as downtown Chicago and the surrounding suburbs.

MetroWest is also located along Washington Street—an arterial road leading to Naperville's acclaimed downtown. Three miles from the office sits world-class restaurants, retail and the tranquil 1.75-mile Riverwalk. Every imaginable area amenity is available near the door of the property. From fine and casual dining, to hotels and banking, tenants will love the convenient location near Naperville's famed downtown.



Accolades.

Naperville, one of Illinois' routinely touted top communities, is ideal for both work and play. The city of nearly 150,000 people offers easy access to every amenity imaginable, as well as airports and downtown Chicago.

City of Naperville accolades include:

- “Best Places to Live,” seven times since 2004, Money magazine
- Top 100 Best Places to Live (2017), Livability.com
- Safest City in America (2017), Niche.com and Homes.com
- #14 on Top 100 Best Cities to Raise Kids in the U.S (2017), National Council for Home Safety and Security

