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# THE SHUMAN

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INSPIRED BY YOU, BUILT FOR YOU

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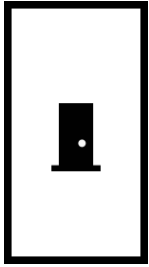
# THE SHUMAN EXPERIENCE

Urban vibe, suburban location: At The Shuman, the workplace experience you expect is closer to home than ever before. Designed to help companies recruit and retain talent, this socially-activated building in Naperville offers a carefully curated environment ready for your workforce. The experience starts when you walk through our front doors into the expansive and luminous 5-story lobby, which opens to an amenity floor below boasting community spaces for working, socializing and well-being. We've re-built this property to create something completely new; we invite you to experience it for yourself.

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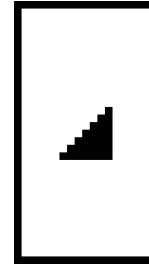
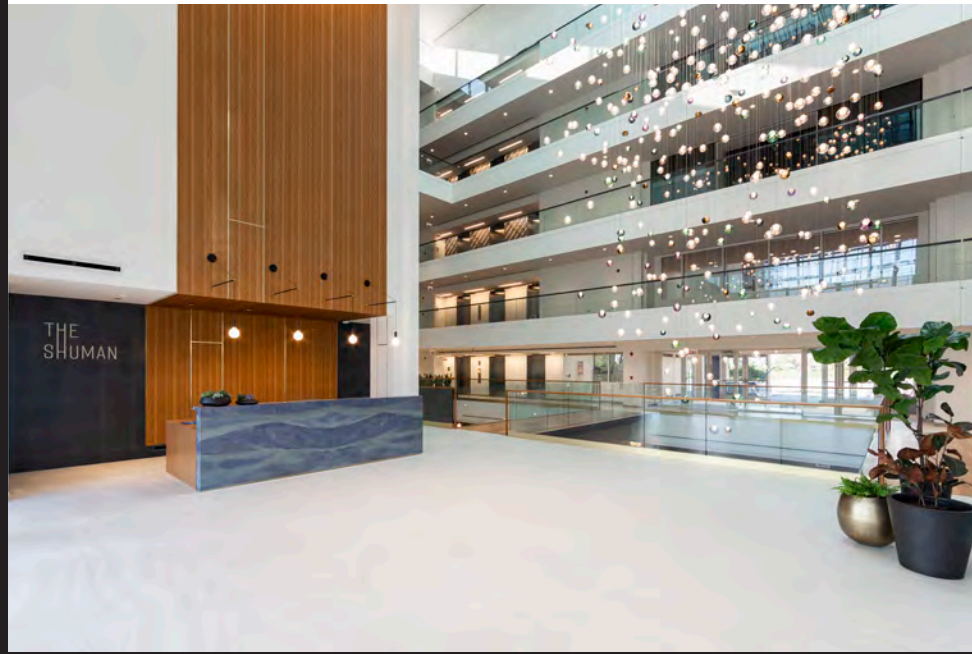
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# AMENITIES



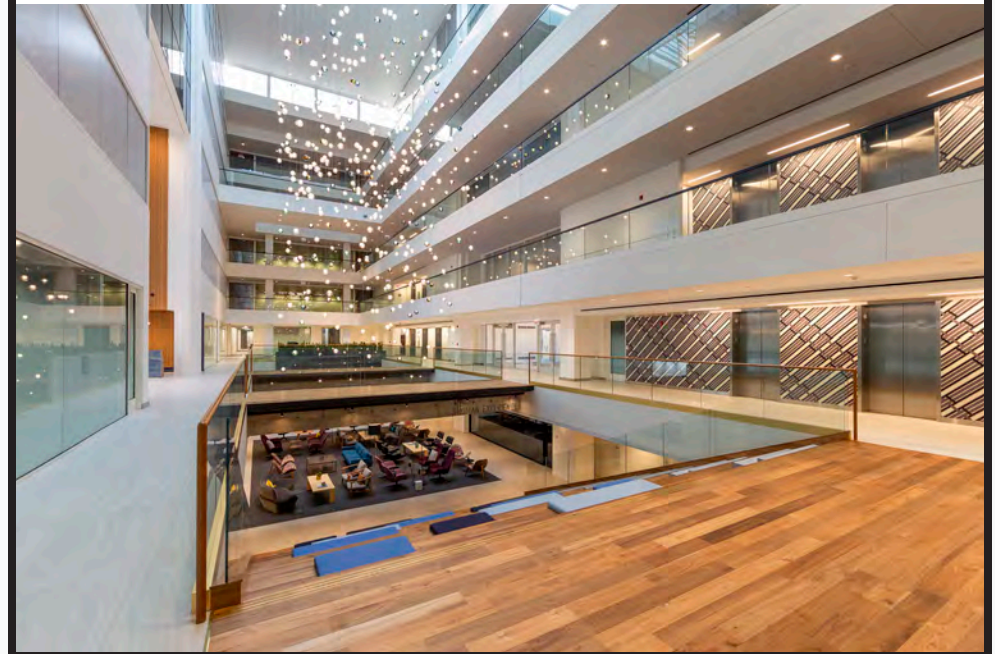
## ARRIVE

The Shuman Experience is one of a kind. You'll feel it immediately upon arriving at the building and walking inside our five-story light-filled atrium, highlighted by an inspirational light feature.



## CONNECT

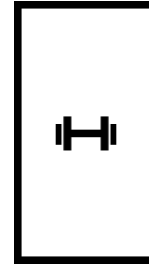
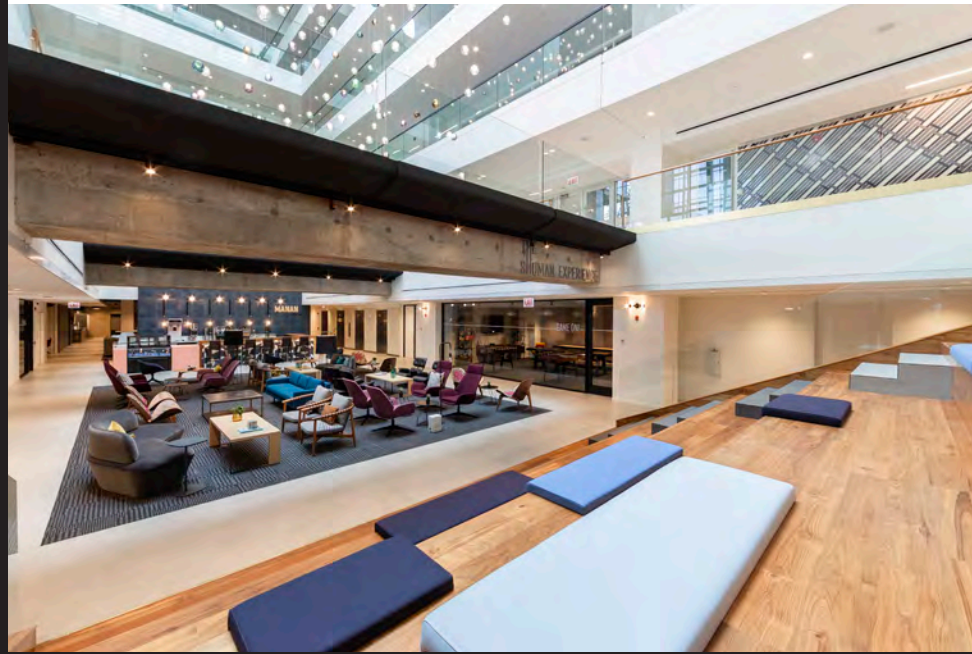
A grand staircase that doubles as relaxed open seating, leads down to and overlooks the entire floor of amenities.





## LOUNGE

At the heart of our amenity floor is an open collaboration area for building employees to gather. A wide variety of seating and gathering spaces lie throughout this central square.



## ELEVATE

This is not your ordinary check-the-box fitness center. Get your heart rate up with our state-of-the-art equipment, training rooms, locker rooms and showers—all expertly operated by Lifestart.







## FIONA'S FARE

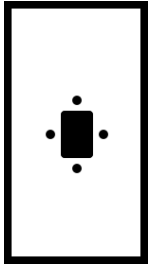
This is the furthest thing from a brown bag lunch. The Shuman delivers a unique dining experience featuring both hot and cold options, a grill station, 24-hour cashless grab'n'go and Food Work. Food Work offers a rotating scene of Chicagoland restaurants, providing tenants endless variety throughout the work week.



## MANAN

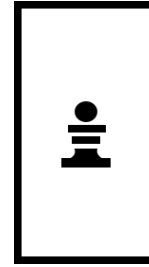
Stay energized all day long. Our in-house barista bar offers a wide variety of traditional coffee and crafted drinks. Grab a smoothie after your morning workout or a happy hour cocktail; The Shuman will keep you hydrated throughout the day.





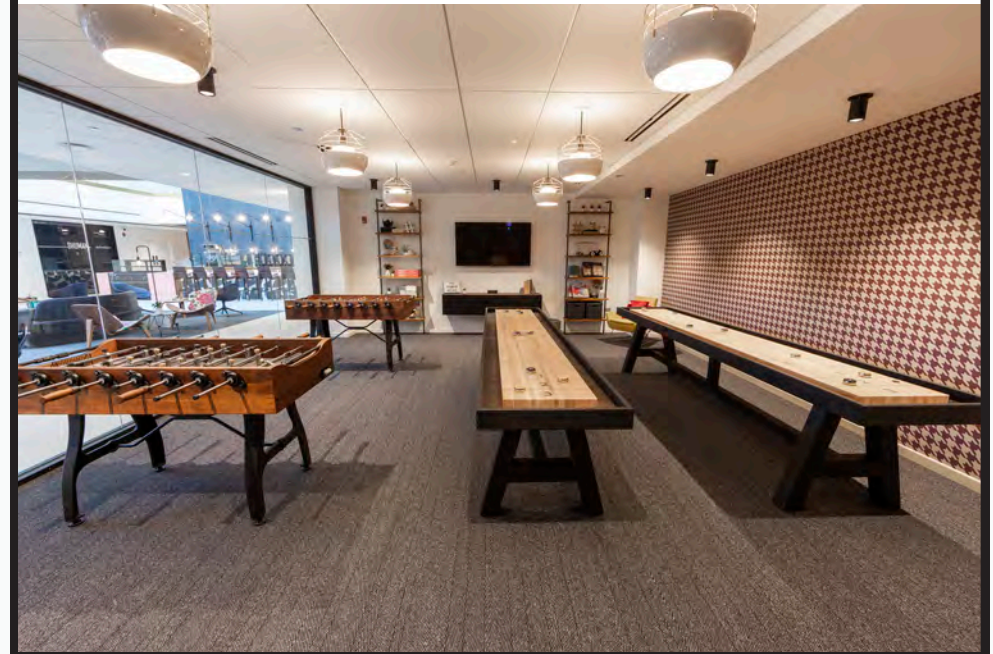
## MEET

The Shuman uniquely offers a wide variety of open meeting and collaboration areas throughout the amenity level. In addition to these areas, the building offers tenants a choice of two state-of-the-art private meeting rooms. The larger of the two spaces seats up to 100 individuals, while our casual living room seats up to 15 comfortably.



## GAME ON

Our game room provides tenants a unique escape to talk shop or chill with your colleagues while playing a little foosball or shuffleboard.

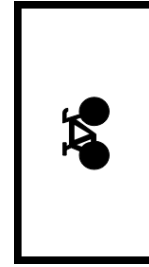






## THE SHUMAN OPEN

Regardless of the season or time of day, our golf simulator provides the perfect club like experience. No matter your skill level, this is the perfect area to relax, compete and connect with friends or colleagues.



## RIDE

With roll-in access to the building, The Shuman bike room offers a convenient, safe and secure area for cyclists and their equipment. Private lockers are available as well as a permanent repair stand.





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# BUILDING FEATURES



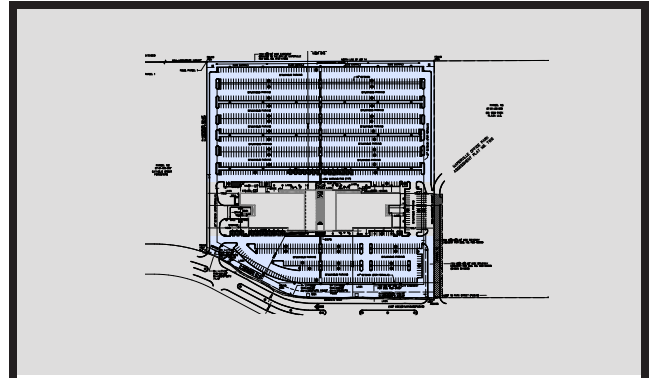
## BUILDING SIGNAGE

Prominently located on I88, The Shuman offers a high profile signage opportunity.



## MONUMENT SIGNAGE

From both I88 and along Shuman Blvd, high profile monument signage is available for select tenants.



## HIGH RATIO PARKING

At a ratio of five spaces per 1,000 SF, The Shuman offers an unmatched number of parking spaces.



## ATRIUM SKYLIGHT

A five-story central opening provides abundant natural light into the core of the building.



## DEDICATED AMENITY FLOOR

Totaling approximately 30,000 SF, The Shuman's amenity base is unmatched in suburban Chicago.



## SOCIAL GATHERING AREAS

The Shuman provides numerous open collaborative gathering areas.

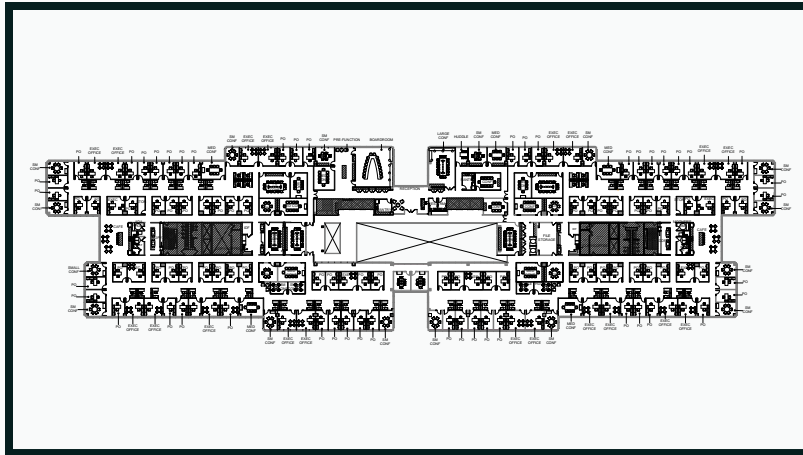
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## PROFESSIONAL SERVICES FIRM LAYOUT

APPROX. SF: 60,000SF OF OPEN OFFICE LAYOUT

TOT. HEADCOUNT: 175

CONF. SEAT TOTAL: 384



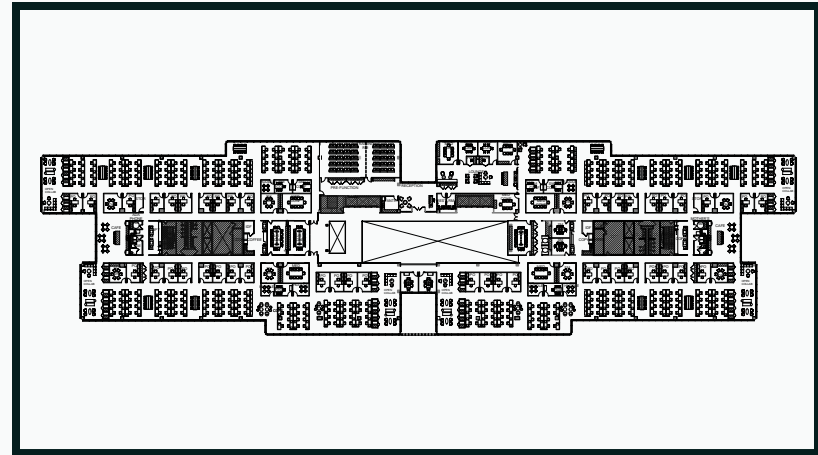
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## TECHNOLOGY COMPANY LAYOUT

APPROX. SF: 60,000SF OF OPEN OFFICE LAYOUT

TOT. HEADCOUNT: 406

CONF. SEAT TOTAL: 533



## ELECTRICITY

Electricity is submetered and provided to The Shuman by Naperville Electric. The building is unique in that it is fed from two different substations and from two different points of entry. The Shuman provides on average 7 watts per RSF for overhead lights and outlets.



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# LOCATION

The Shuman, conveniently located off I-88 and just 5 minutes from downtown Naperville, offers an amenity-rich workplace that rivals downtown office buildings. The 350,000-square-foot building offers a range of workspace options for those craving large floorplates, as well as those simply in search of a suburban environment that doesn't feel suburban.

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## DRIVING

2.0 miles to I88 on-ramp to and from Chicago

2.5 miles to Downtown Naperville (Main & Van Buren)

2.6 miles to Naperville Metra Stop

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## PUBLIC TRANSPORTATION

12 min walk from The Shuman to Pace Bus  
(Washington/Shuman)

2.3 miles to Naperville Metra Stop

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## BICYCLE

14 min from The Shuman to Naperville Metra

13 min from The Shuman to Downtown Naperville  
(Riverwalk)

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## DOWNTOWN NAPERVILLE

Shopping at over 100 stores

World Class Dining at over 40 restaurants

Over 300 businesses

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# LEASING

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