

550  650
WARRENVILLE



Office space with excellent
accessibility and amenities!



FOR LEASE

550-650 Warrenville Road | Lisle, IL



Property Overview

DISCOVER THE DETAILS

550/650 Warrenville, part of the master-planned Corporetum Office Campus, offers premier Class A amenities, including a conference center, fitness center, on-site café, and outdoor tenant balconies. Constructed in 1987, this highly visible and accessible property is surrounded by a wide array of retail, dining, and hospitality options, making it ideal for businesses seeking convenience and prestige.

Located just 25 miles from downtown Chicago and both O'Hare and Midway Airports, and with easy access to I-88 and I-355, Corporetum VI is one of the most accessible office locations in Chicago's western suburbs.



DESIGNED FOR THOSE WHO
DEMAND CONVENIENCE AND
STYLE—DISCOVER AN OFFICE
SPACE THAT ELEVATES BOTH
WORK AND LIFE.



EXPLORE OUR REFRESHED AMENITIES



550/650 Warrenville boasts newly refreshed amenities, including a modern conference and training facility, a vibrant deli, a fully equipped fitness center, and outdoor tenant balconies with scenic views. The lush outdoor green space, complete with seating and a serene pond, offers an inviting setting to relax or collaborate beyond the office walls.



SURROUNDING SCENE

Surrounded by a wealth of retail and hospitality options, 550/650 Warrenville offers convenient access to year-round dining, shopping, and service opportunities just minutes away. Adjacent to the property is the internationally acclaimed Morton Arboretum, a 1,700-acre tree-focused botanical garden and research center.

LOCAL PERKS & CONVENIENCES

◆ FREEDOM COMMONS

Cooper's Hawk Winery	Naf Naf Grill
Granite City Brewery	Jason's Deli
Maggiano's Little Italy	Einstein-Bros. Bagels
Morton's The Steakhouse	Bricks Wood Fired Pizza
White Chocolate Grill	Old Town Pour House
Uncle Julio's	iFly Indoor Skydiving
Zapatista	LA Fitness
Subway	

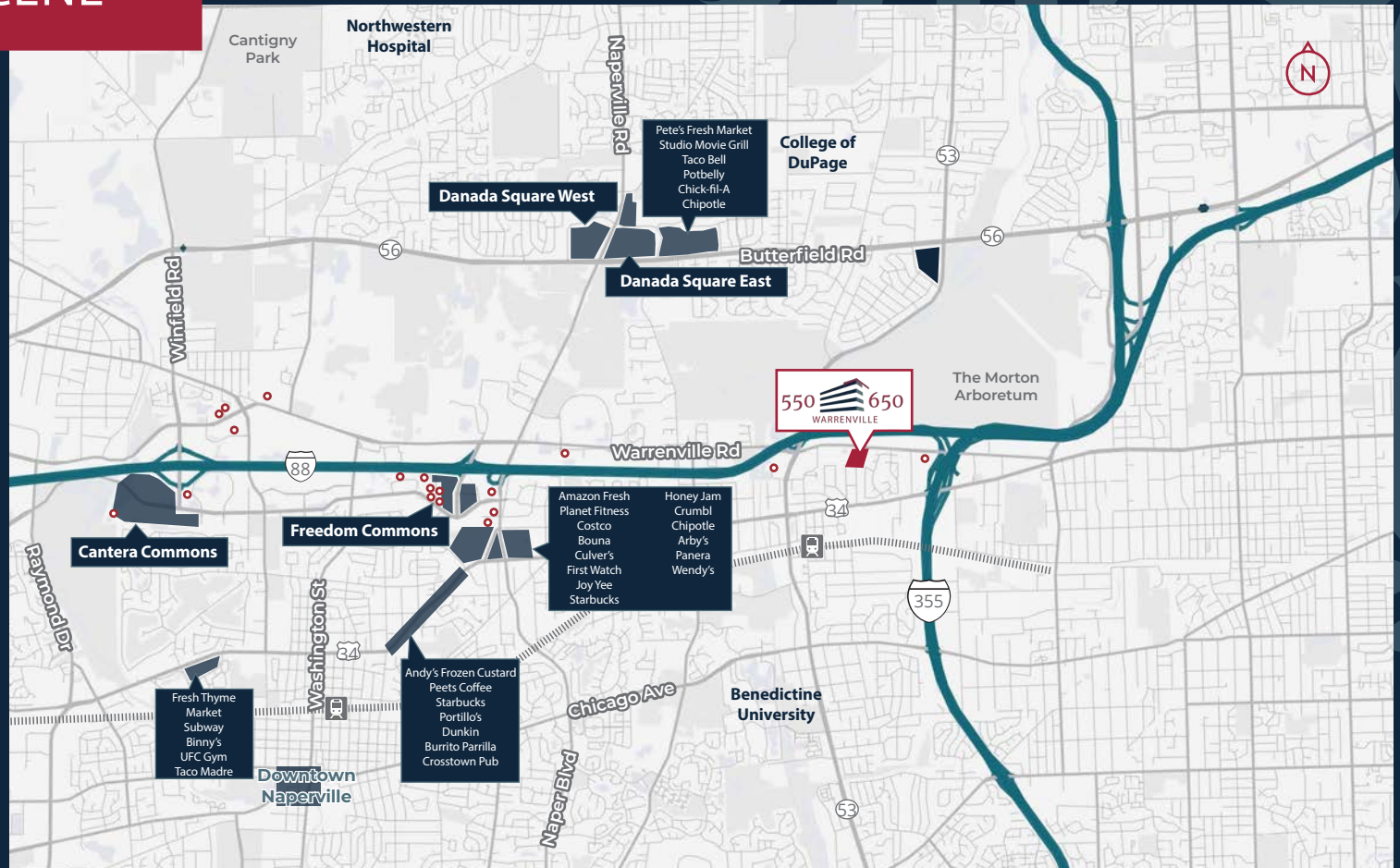
◆ CANTERA COMMONS

Eddie Merlot's	Chipotle
Twin Peaks	Starbucks
Corner Bakery	Regal Theatre
Red Robin	Main Event
Buffalo Wild Wings	Life Time Fitness

◆ DANADA SQUARE EAST-WEST

Starbucks	Chili's
Cousins Subs	Jamba
Dunkin Donuts	Panda Express
Panera	Five Guys

● HOTELS



SEAMLESSLY CONNECTED

550/650 Warrenville boasts one of the most accessible office locations in Chicago's western suburbs, with direct access to Warrenville Road and proximity to I-88, I-355, and the Metra line. Just 25 miles from downtown Chicago and both O'Hare and Midway Airports, this prime location offers seamless connectivity for commuters and travelers alike.

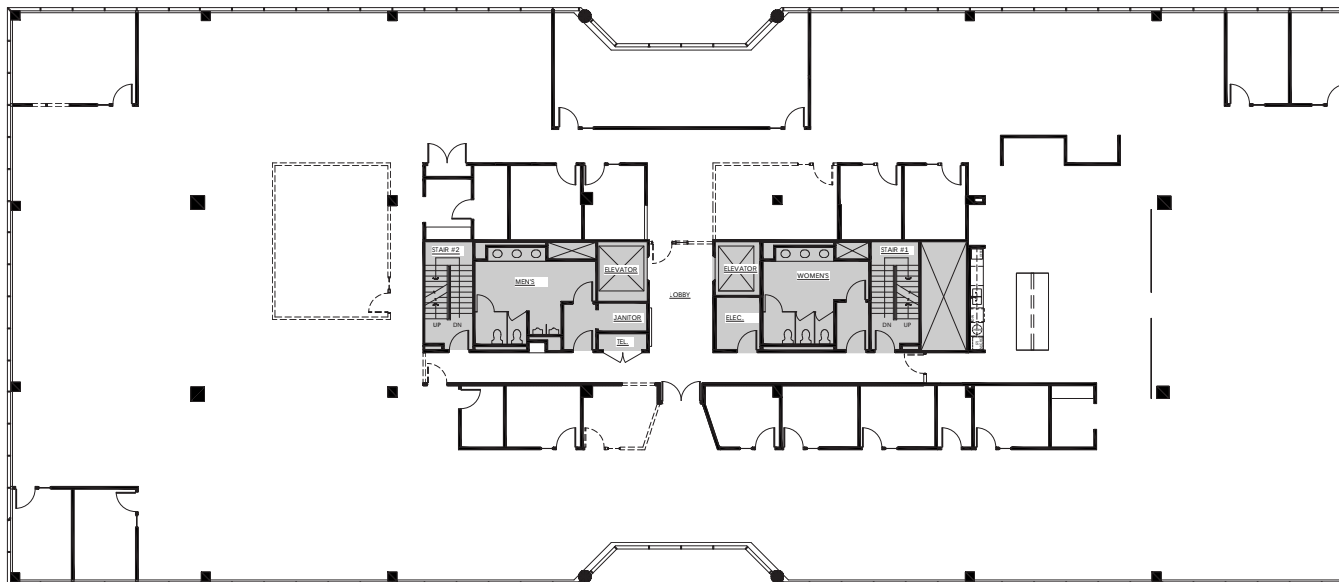
1/2 Mile to I-88/I-53 Interchange
1 Mile to I-355 Interchange



SUITE 200 19,101 RSF

650 Warrenville Road

*Available 4/2026



David Florent

Principal

+1 847 698 8258

david.florent@colliers.com

Brent Jacob

Senior Vice President

+1 847 698 8215

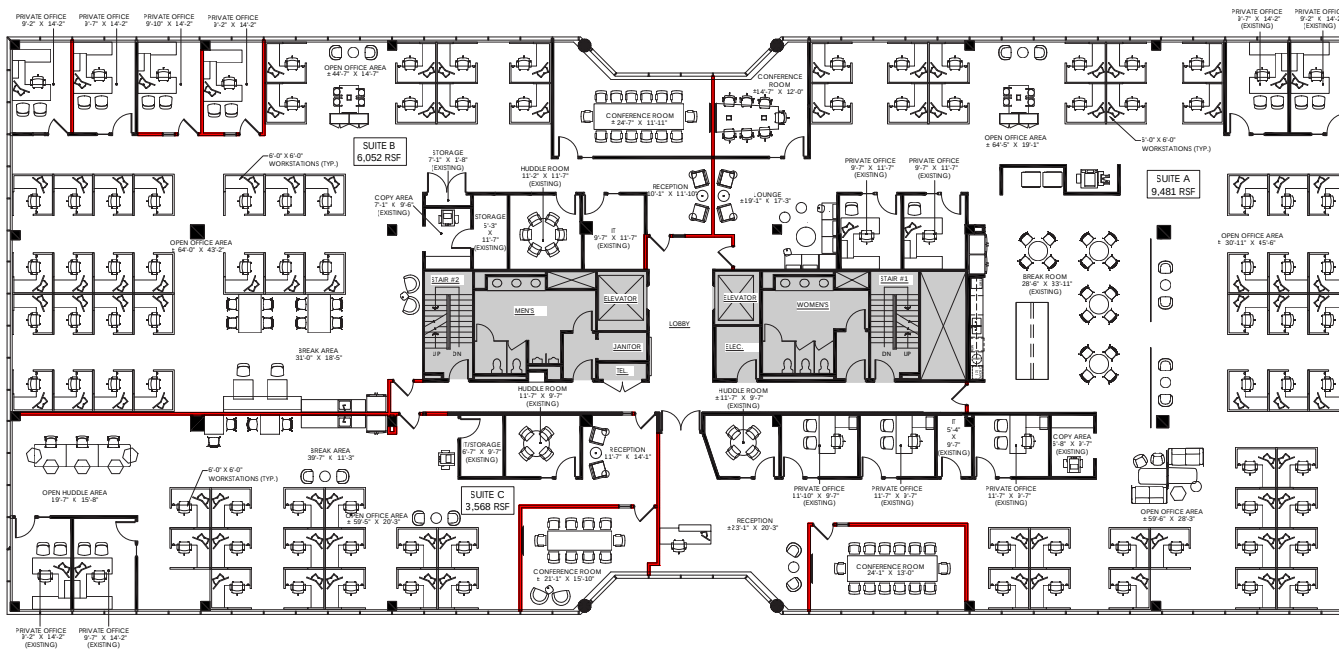
brent.jacob@colliers.com



SUITE 200

19,101 RSF

650 Warrenville Road
*Available 4/2026



David Florent
Principal
+1 847 698 8258
david.florent@colliers.com

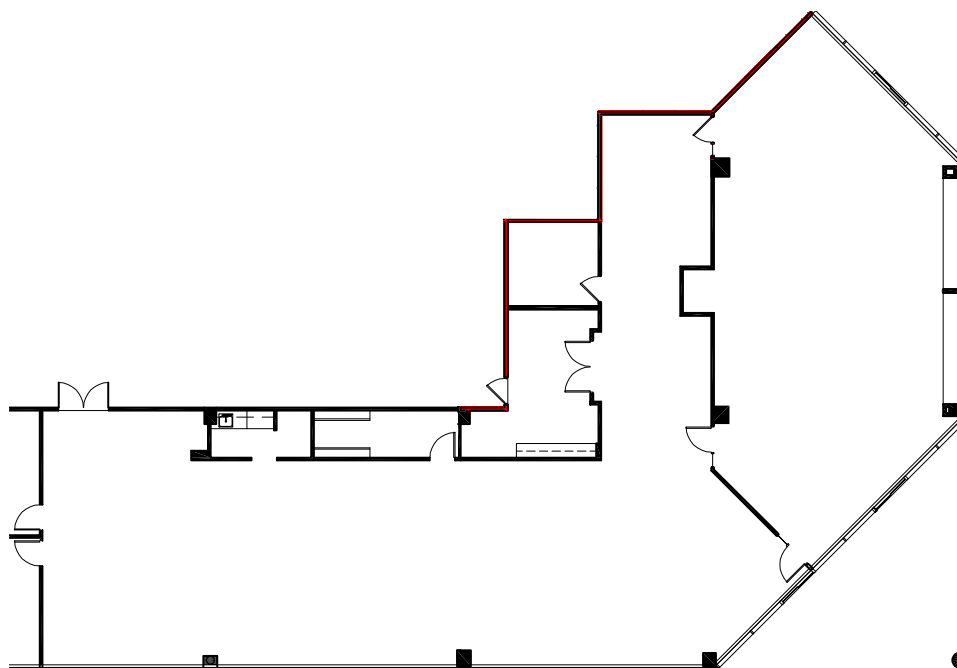
Brent Jacob
Senior Vice President
+1 847 698 8215
brent.jacob@colliers.com



SUITE 301
6,099 RSF

*Available 4/2026

550  650
WARRENVILLE



David Florent
Principal
+1 847 698 8258
david.florent@colliers.com

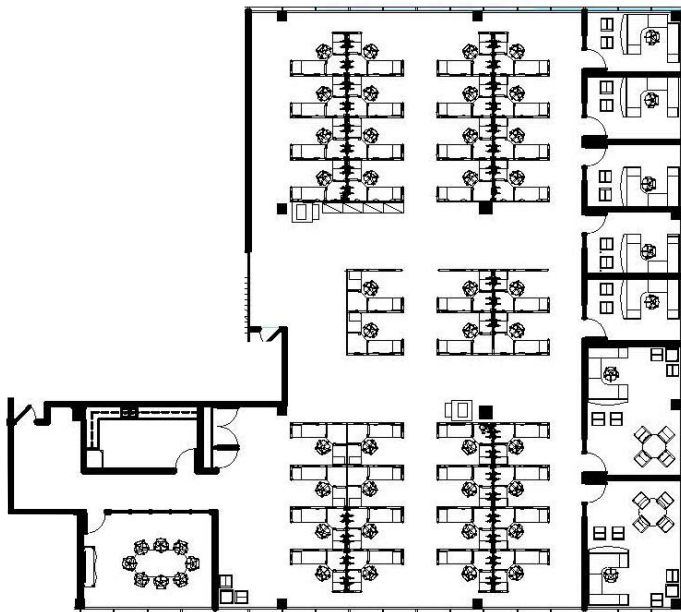
Brent Jacob
Senior Vice President
+1 847 698 8215
brent.jacob@colliers.com



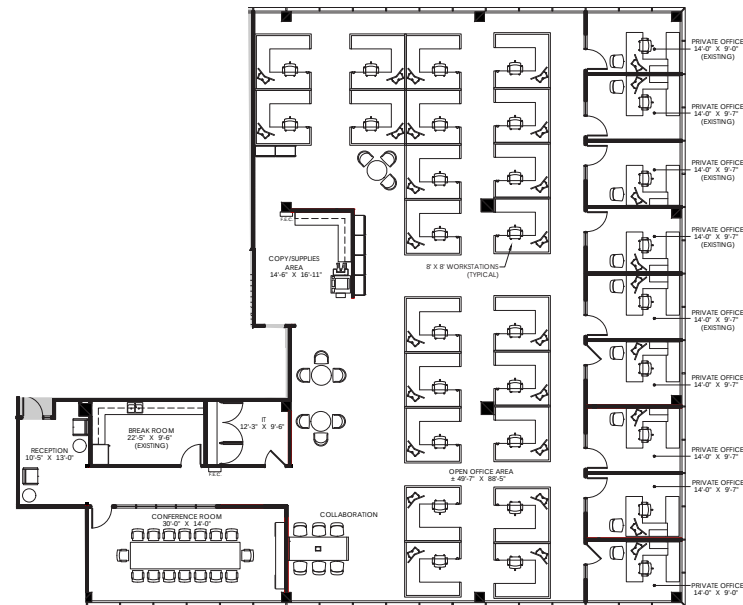
SUITE 350 7,717 RSF

*Furnished/Available Immediately

Existing Conditions



Test Fit Option



Notes:

- Move-in ready Spec Suite in great condition with existing workstations, can be delivered fully-furnished
- Expansive window line features sweeping views of the Morton Arboretum to the north; total of 245 lineal feet with north, east, and south exposures
- Built out with 2 large executive offices, 5 private offices, 1 conference room, and break room
- New LED lighting and ceiling tiles

David Florent

Principal

+1 847 698 8258

david.florent@colliers.com

Brent Jacob

Senior Vice President

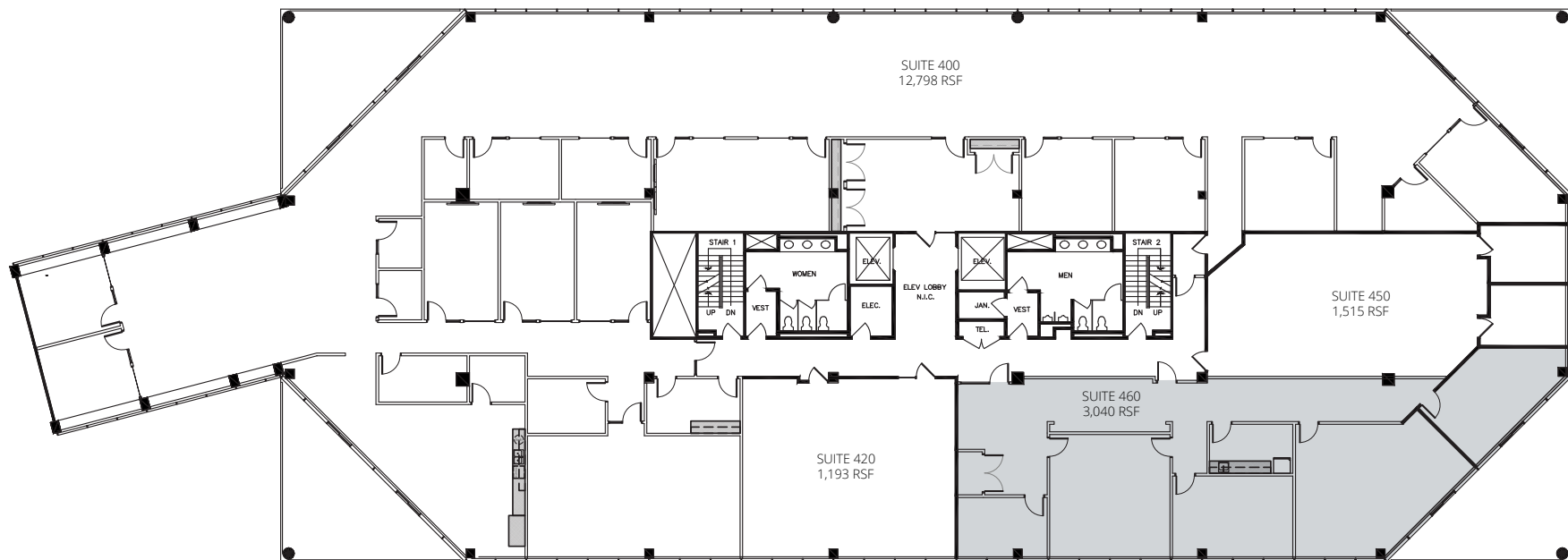
+1 847 698 8215

brent.jacob@colliers.com

SUITE 400 12,798 RSF

*Available 4/2026

*Contiguous with 420 & 450



David Florent

Principal

+1 847 698 8258

david.florent@colliers.com

Brent Jacob

Senior Vice President

+1 847 698 8215

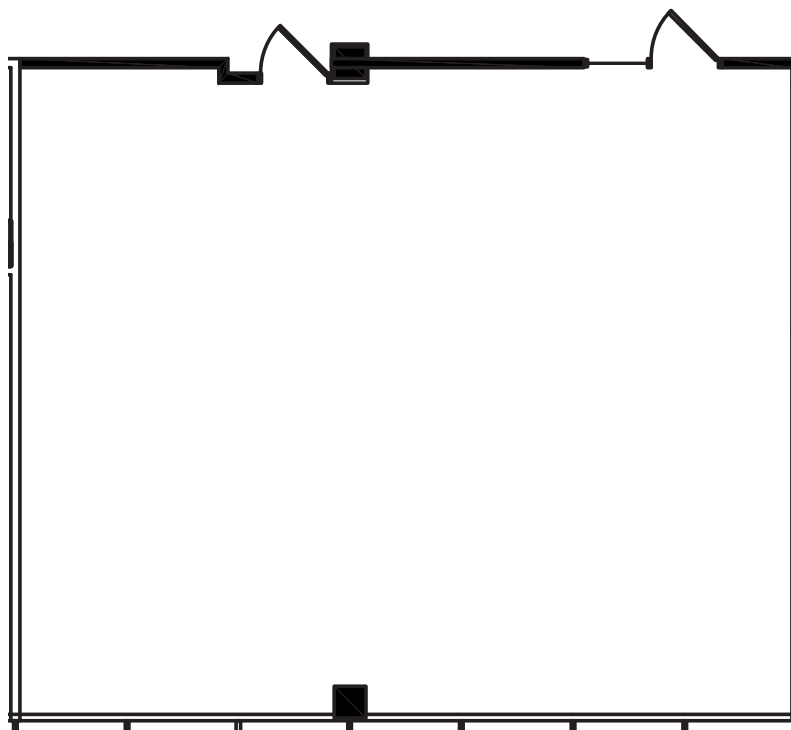
brent.jacob@colliers.com



SUITE 420

1,193 RSF

*Available 4/2026



David Florent

Principal

+1 847 698 8258

david.florent@colliers.com

Brent Jacob

Senior Vice President

+1 847 698 8215

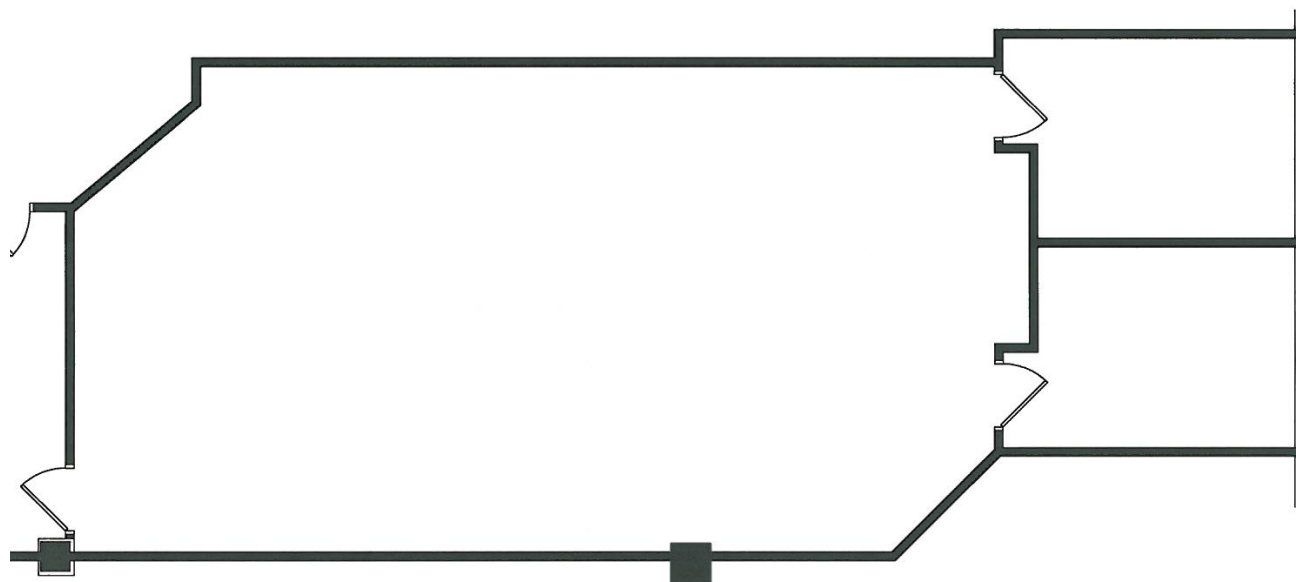
brent.jacob@colliers.com



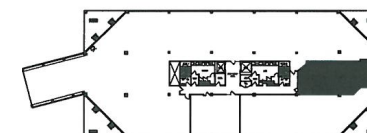
SUITE 450 1,515 RSF

*Available Immediately

550  650
WARRENVILLE



KEY PLAN:



David Florent

Principal

+1 847 698 8258

david.florent@colliers.com

Brent Jacob

Senior Vice President

+1 847 698 8215

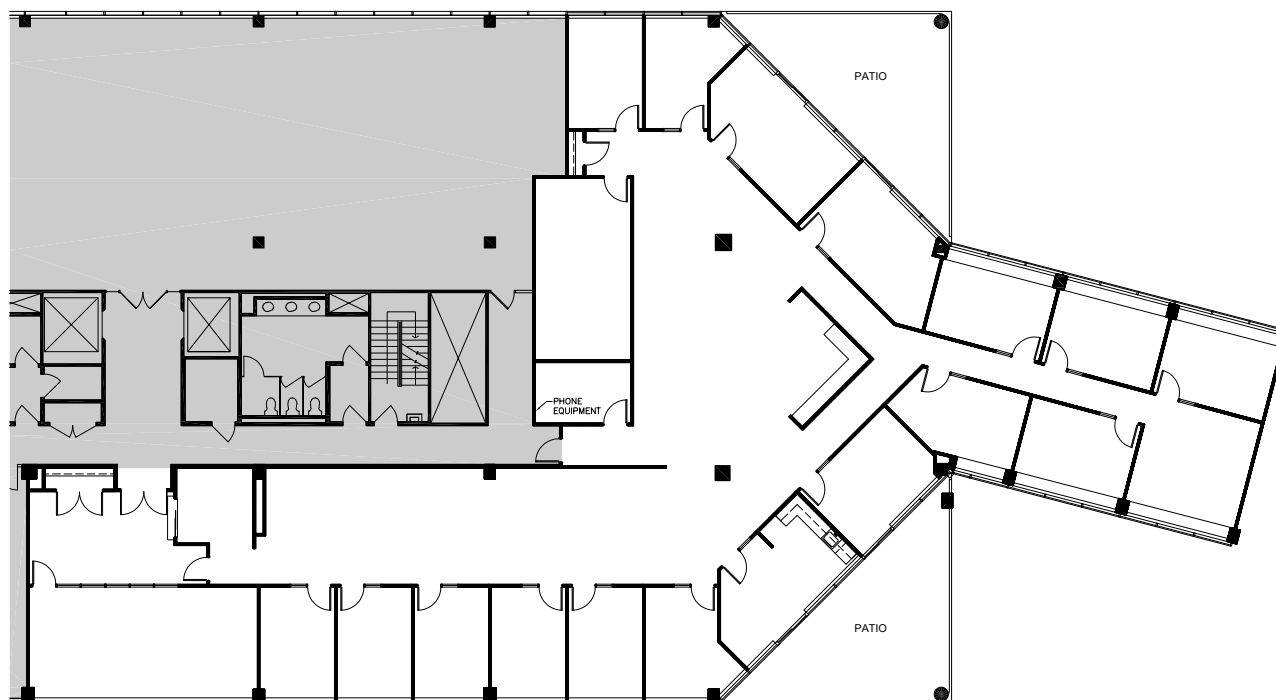
brent.jacob@colliers.com



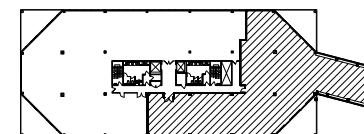
SUITE 550 8,196 RSF

*Divisible/Available Immediately

550  650
WARRENVILLE



KEY PLAN:



David Florent

Principal

+1 847 698 8258

david.florent@colliers.com

Brent Jacob

Senior Vice President

+1 847 698 8215

brent.jacob@colliers.com



Colliers

550  650
WARRENVILLE

CONTACT US:

Dave Florent

Principal

+1 847 698 8258

david.florent@colliers.com

Brent Jacob

Senior Vice President

+1 847 698 8215

brent.jacob@colliers.com

colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.