

WELCOME TO  
**BARRY'S**

**104 MAIN ST.  
NAPERVILLE**

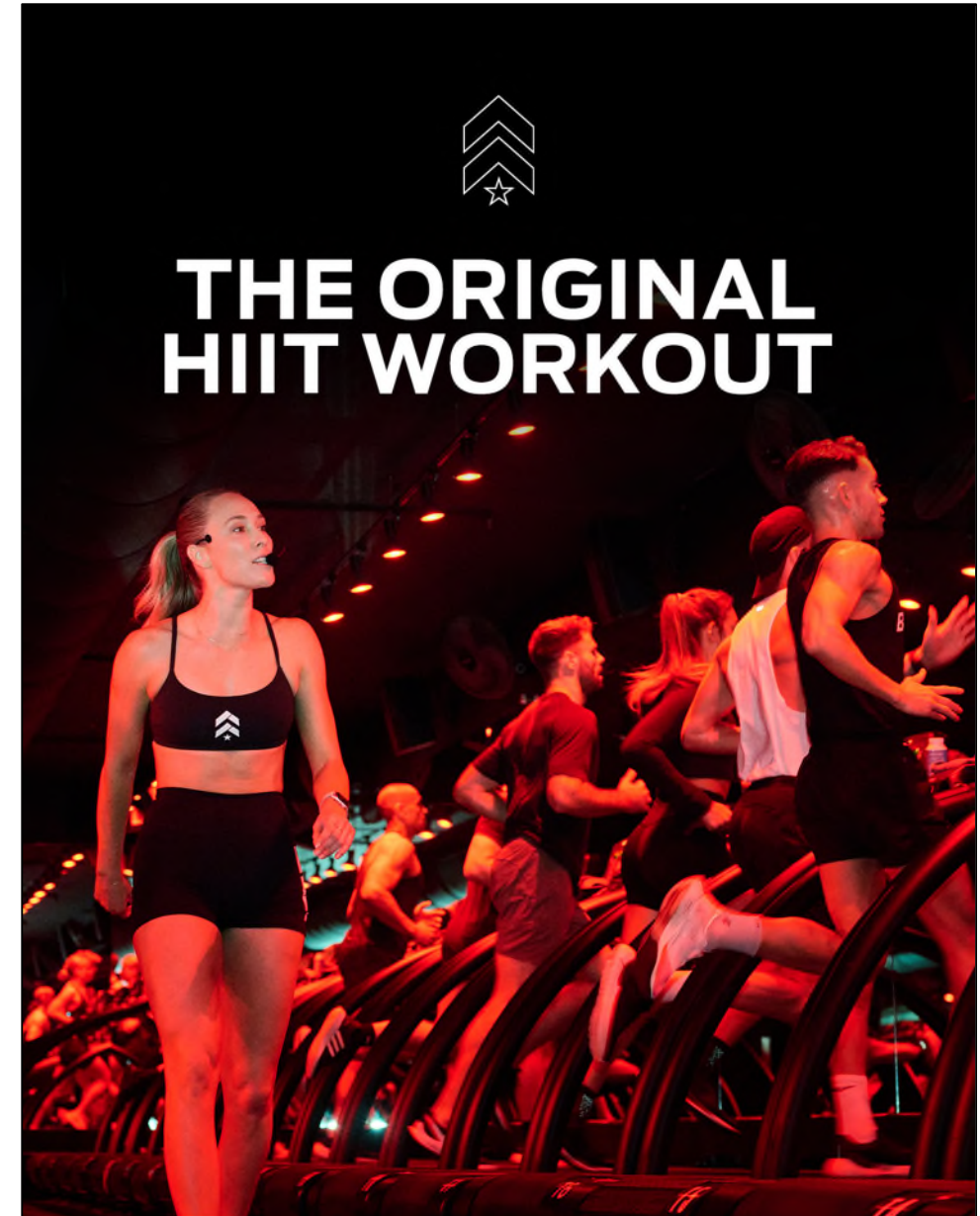
RYAN VANDE BOSCHE – KITE REALTY GROUP  
GENE BEIERMANN – KITE REALTY GROUP  
KAREN WEBER VINCE ROSANOVA – ROSANOVA & WHITAKER, LTD

# ABOUT BARRY'S



**RUN.**  
**LIFT.**  
**FUEL.**  
**SHOP.**

A boutique fitness studio globally renowned for its signature HIIT-powered Red Room experience, high-end amenities, Fuel Bar, and retail shop.



# MAIN STREET PROMENADE AERIALS



# SUBJECT PROPERTY



# TENANT LAYOUT

BENTON AVENUE

**MICHAEL GRAHAM  
11/24 CLOSURE  
LACK OF FOOT TRAFFIC**

**BUILT +/- 2004**

**1<sup>ST</sup> FLOOR RETAIL: 42,478 SQ. FT.**

**1<sup>ST</sup> FLOOR LEASED: 30,594 SQ. FT.**

**VACANCY = 28%**

WEBSTER STREET



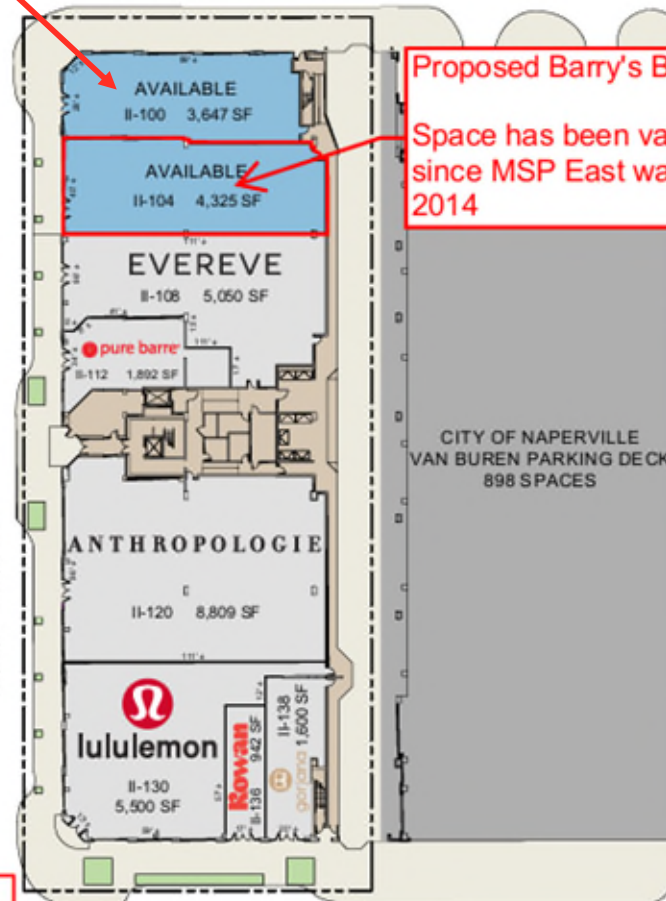
**SOFT SURROUNDINGS  
ARHAUS  
CHASE  
23/24/25 CLOSURES**

**At lease with  
new to market  
retailer**

VAN BUREN AVENUE

CITY OF NAPERVILLE  
PAW PAW PARKING LOT  
119 SPACES

MAIN STREET



**Proposed Barry's Bootcamp**

**Space has been vacant  
since MSP East was built in  
2014**

**BUILT +/- 2014**

**1<sup>ST</sup> FLOOR RETAIL: 31,765 SQ. FT.**

**1<sup>ST</sup> FLOOR LEASED: 23,793 SQ. FT.**

**VACANCY = 25%**

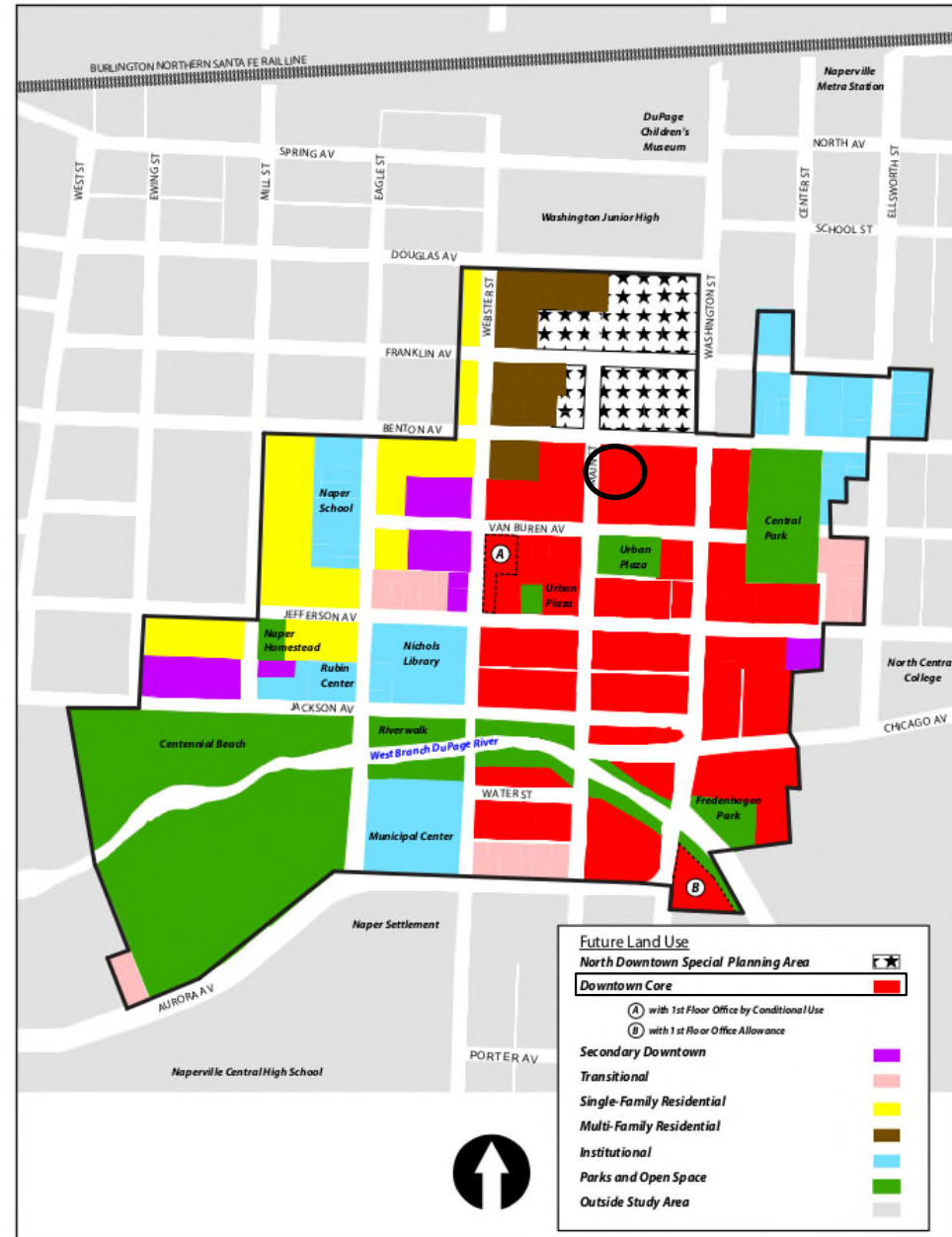
CITY OF NAPERVILLE  
VAN BUREN PARKING DECK  
898 SPACES

CITY OF NAPERVILLE  
VAN BUREN PARKING LOT  
93 SPACES

# NEIGHBORHOOD/SECONDARY DOWNTOWN BORDER



# OVERALL FUTURE LAND USE MAP



# HOURS OF OPERATION

**MONDAY – FRIDAY**  
**6AM – 7PM**

**SATURDAY – SUNDAY**  
**7AM – 1PM**

<b>Monday</b>	Arms & Abs
<b>Tuesday</b>	Full Body (Lower Focus)
<b>Wednesday</b>	Chest, Back & Abs
<b>Thursday</b>	Abs & Ass
<b>Friday</b>	Total Body
<b>Saturday</b>	Full Body (Upper Focus)
<b>Sunday</b>	Total Body

Our schedule focuses on a different muscle group each day to ensure consistent and safe training.



# BARRY'S FUEL BAR

## WHY THE FUEL BAR?

## FUEL BETTER. FEEL BETTER.

The Fuel Bar has everything from performance enhancers to muscle recovery. Refresh and rebuild with customized shakes and grab and go goodies.

### MUSCLE REPAIR

Not only does Protein play a role in your body's ability to grow muscle mass (i.e. TONE), but protein intake contributes to DNA repair. We offer whey isolate, vegan, or egg white protein at all of our Fuel Bars.

### DECREASE SORENESS

Protein consumption and supplementation is one way to decrease delayed onset muscle soreness. (a potential result of your hard work in the Red Room). Each shake on our menu couples a protein and carbohydrate source to promote speedy exercise recovery.

### STAY ON TRACK

Our menu offers alternative options for sources of protein, dairy and healthy fats. Don't forget to check out the add-ons— Your shake can be as basic or complex as you make it.

### FEELIN' LIKE A SNACK

Our shakes vary from a post-workout snack, to a meal replacement you can down on the go. Customize based on your personal goals and order according to your needs. Pre-order before class, so your fuel is ready when you are.



**Barry's Fuel Bar**  
**and original recipe**  
**shakes are available to**  
**both walk-in customers**  
**and clients wanting to fuel**  
**up or recover after a**  
**session in the Red Rooms.**

# BARRY'S SHOP

## Barry's-Branded Apparel

tanks, tees, leggings, sweaters, & more

## Co-Branded Apparel

Barry's line x Lululemon, Nike, & more

## Accessories & Lifestyle

hats, gym bags, drinkware, & more

## Equipment

weights, mats, benches, wipes & more

## Barry's x Promix Supplements

powders, drink mix, protein bars, & more

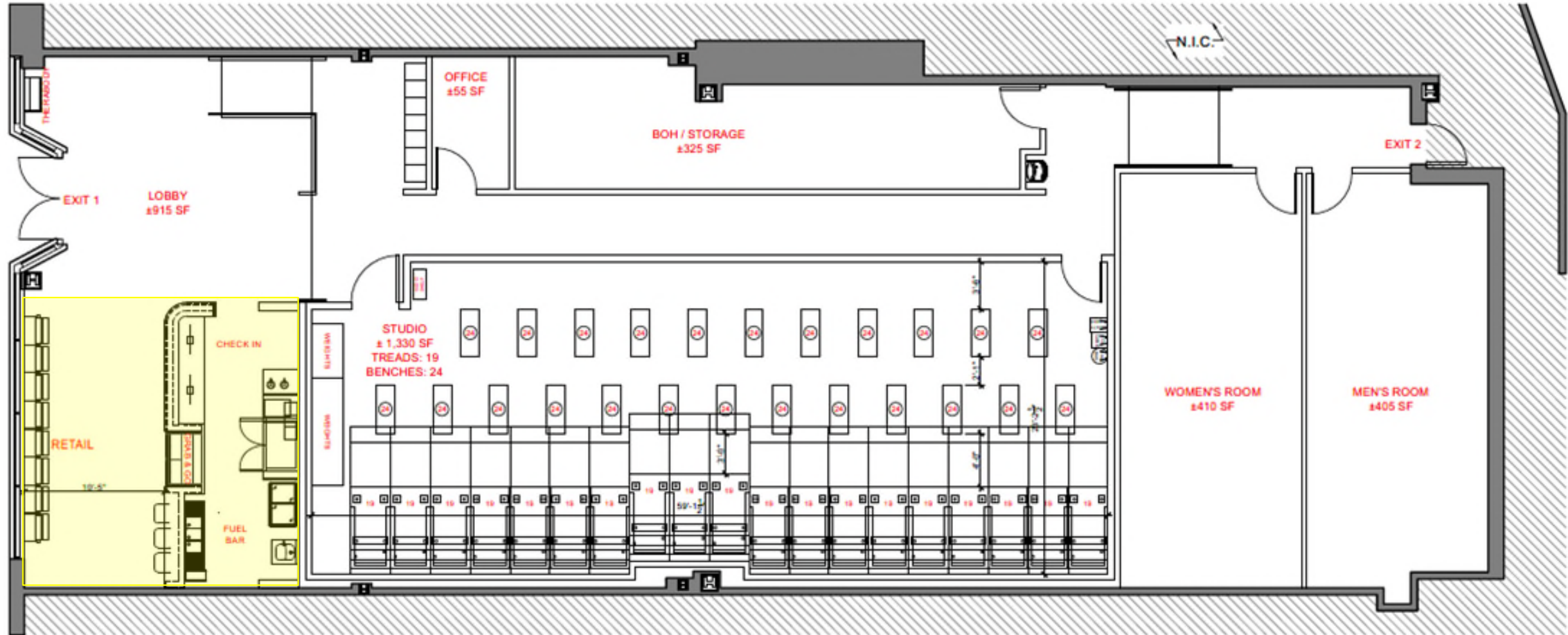
## Barry's x Therabody

theragun, theracup, sleepmask & more



# FLOORPLAN

MAIN ST.



TOTAL LEASABLE:	+/- 4,266 SF	BOH/STOR:	+/-325 SF
STUDIO:	+/-1,330 SF	MEN'S:	+/-405 SF
TREADS:	19	WOMEN'S:	+/-410 SF
BENCHES:	24	LOBBY:	+/-915 SF
WEIGHTS:	( 1 ) 4FT	OFFICE:	+/-55 SF
	( 1 ) 8FT		

# NATIONAL FOOTPRINT



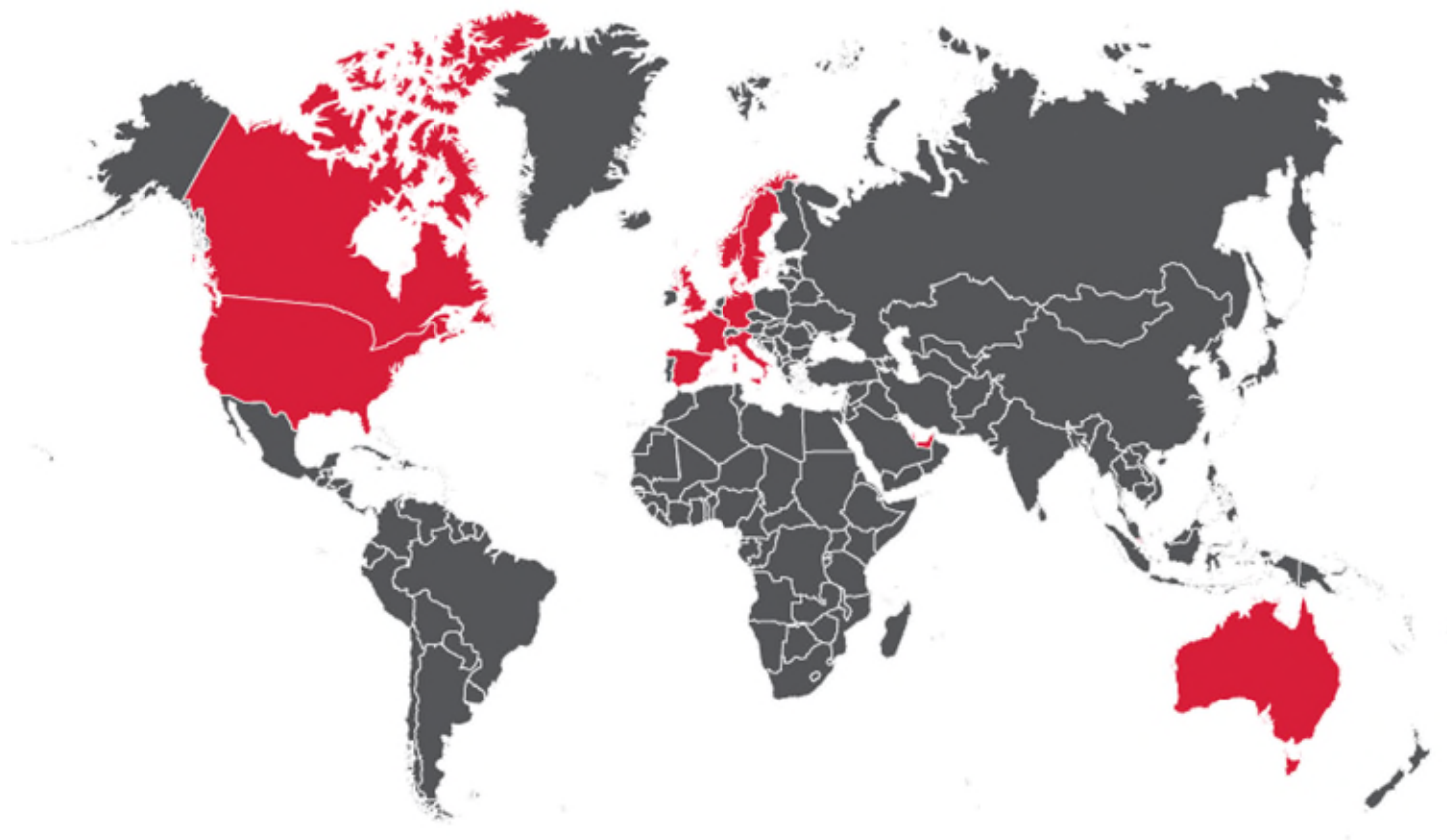
# GLOBAL FOOTPRINT

# 36

INTERNATIONAL STUDIOS

# 90

STUDIOS GLOBALLY



## AUSTRALIA

Martin Place  
King's Cross  
Surry Hills  
South Yarra

## BAHRAIN

Bahrain

## CANADA

Richmond  
Yorkville  
Calgary  
Vancouver

## DENMARK

Copenhagen

## FRANCE

Paris

## GERMANY

Frankfurt  
Berlin

## ITALY

Milan

## NORWAY

Bergen  
Fana  
Oslo  
Barcode

## QATAR

Doha

## SINGAPORE

Raffles Place  
Orchard

## SPAIN

Barcelona

## SWEDEN

Stockholm  
Gothenburg

## UNITED ARAB EMIRATES

DIFC  
Dubai Marina  
Abu Dhabi

## UNITED KINGDOM

London Central  
London East  
London West  
London SW1  
Manchester MCR  
Canary Wharf  
St Paul's  
Soho  
Liverpool

THE BEST WORKOUT IN THE WORLD.

BARRYS



**THANK YOU**

CBRE