

J.R. WALKER, Inc.

REAL ESTATE BROKERAGE & DEVELOPMENT

1776 S. NAPERVILLE ROAD, SUITE 202-A
WHEATON, ILLINOIS 60189

PH: (630) 462-0075 FAX: (630) 462-5686

PRIME WHEATON OFFICE CONDOMINIUM

FOR SALE OR LEASE

UNIT 103-A – 1,282 Sq. Ft.



1776 S. NAPERVILLE ROAD, WHEATON, IL 60189

(Located on the west side of Naperville Road midway between Roosevelt & Butterfield Roads)

BUILDING: Building "A" (28,000 Sq. Ft.)
Danada West Professional Center Office Condominium

UNIT / SIZE: Unit 103-A – 1,282 Sq. Ft.

PURCHASE PRICE: \$211,530.00

LEASE RATE: \$ 19.50 / Sq. Ft. Modified Gross

INTERIOR: Reception Room, (2) Private Offices
General Office Area, Conference Room, Work Room

FIRST FLOOR UNIT

GLASS ENTRANCE LOBBY • ELEVATOR • ADA COMPLIANT
CAMERA SECURITY • TIME LOCK BUILDING ENTRANCE
INDIVIDUAL HEAT & AIR CONDITIONING • BASEMENT STORAGE
GENEROUS PARKING AND RESERVED PARKING

FOR MORE INFORMATION PLEASE CALL OR EMAIL:

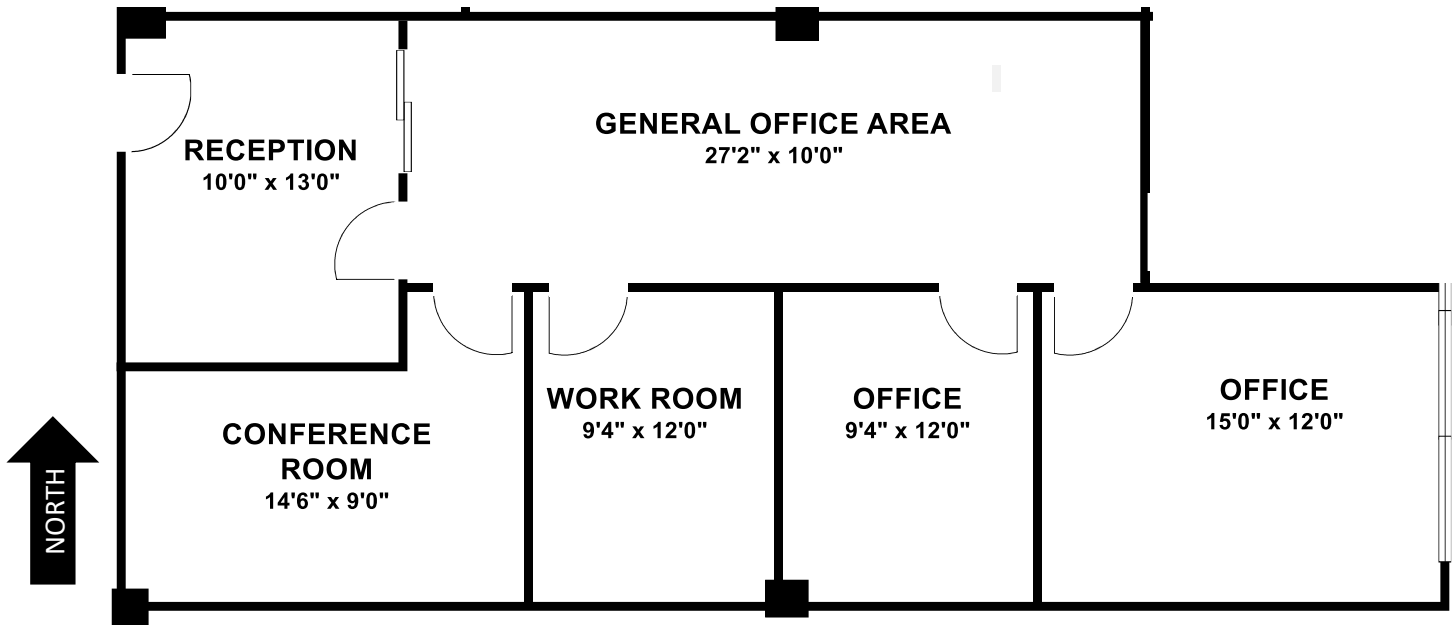
JEFF WALKER: (630) 462-0075

Email: jrw@jrwalker.com

FLOOR PLAN

**DANADA WEST PROFESSIONAL CENTER
1776 S. NAPERVILLE RD., WHEATON, IL 60189**

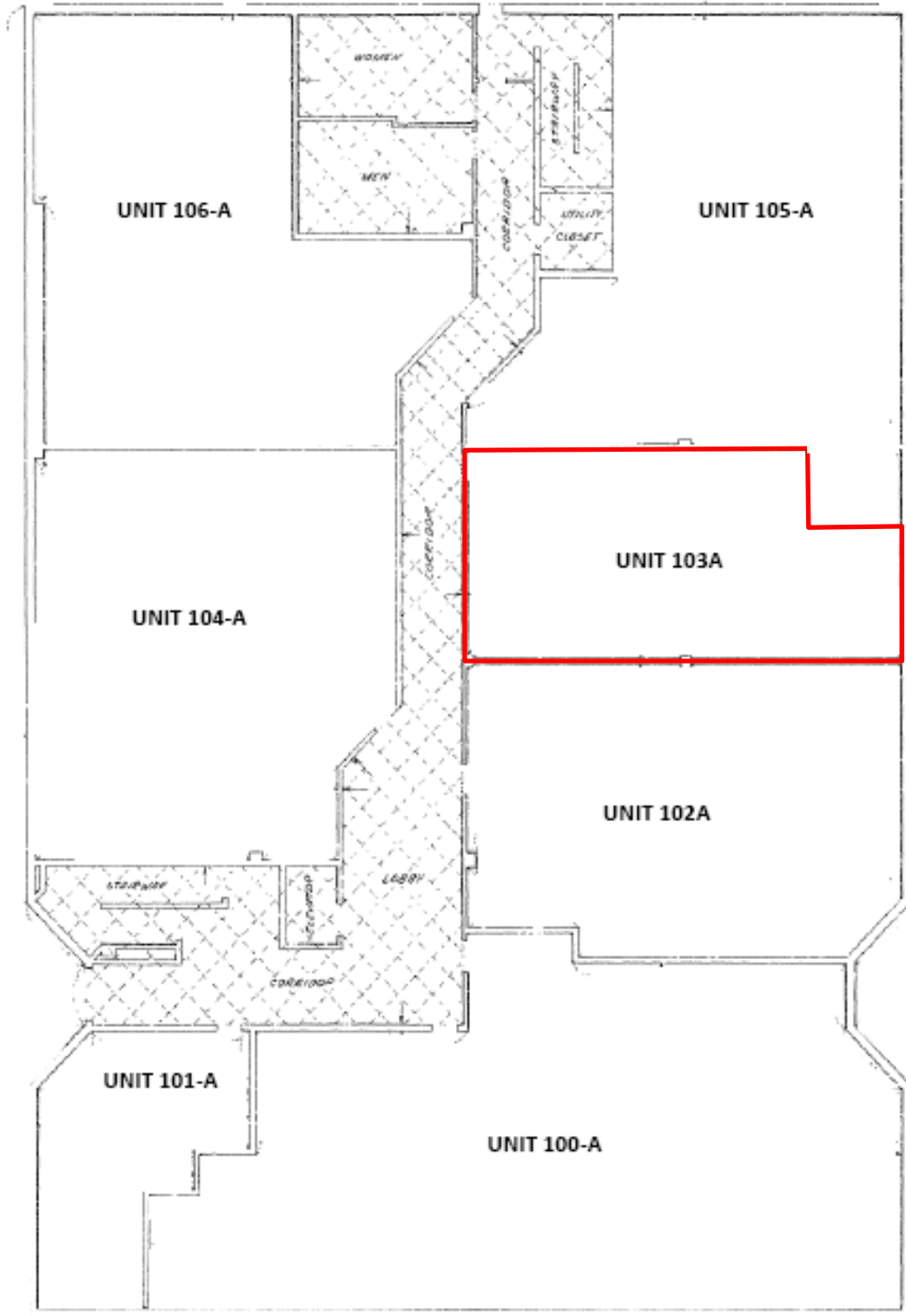
UNIT 103-A --1,282 SQ. FT.



Note: Floor Plan layout and dimensions are approximate and subject to verification.

**DANADA WEST PROFESSIONAL CENTER
1776 S. NAPERVILLE ROAD, WHEATON, IL 60189**

**BUILDING "A"
FIRST FLOOR PLAN**



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SITE PLAN
DANADA WEST PROFESSIONAL CENTER
1776 S. NAPERVILLE ROAD, WHEATON, IL 60189

SITE AND BUILDING CALCULATIONS

PROPOSED NEW BUILDING TYPE: OFFICE BUILDING
 EXISTING BUILDING TYPE: OFFICE BUILDING

MIN. REGULATIONS FOR OFFICE AND RESEARCH DISTRICT

REGULATION	AREA CALCULATED	PERCENTAGE
1. MAXIMUM BUILDING FOOTPRINT	17,500 SQ. FT.	11.5%
2. FIRST FLOOR BUILDING SETBACK	10' FROM ALL SIDES	100%
3. SIDE YARD BUILDING SETBACK	5' FROM ALL SIDES	100%
4. REAR YARD BUILDING SETBACK	5' FROM ALL SIDES	100%
5. MAXIMUM LOT WIDTH	120' 0" FT.	100%
6. MAXIMUM LOT DEPTH	120' 0" FT.	100%
7. MAXIMUM LOT COVERAGE	20%	100%
8. MAXIMUM LOT AREA	14,400 SQ. FT.	100%

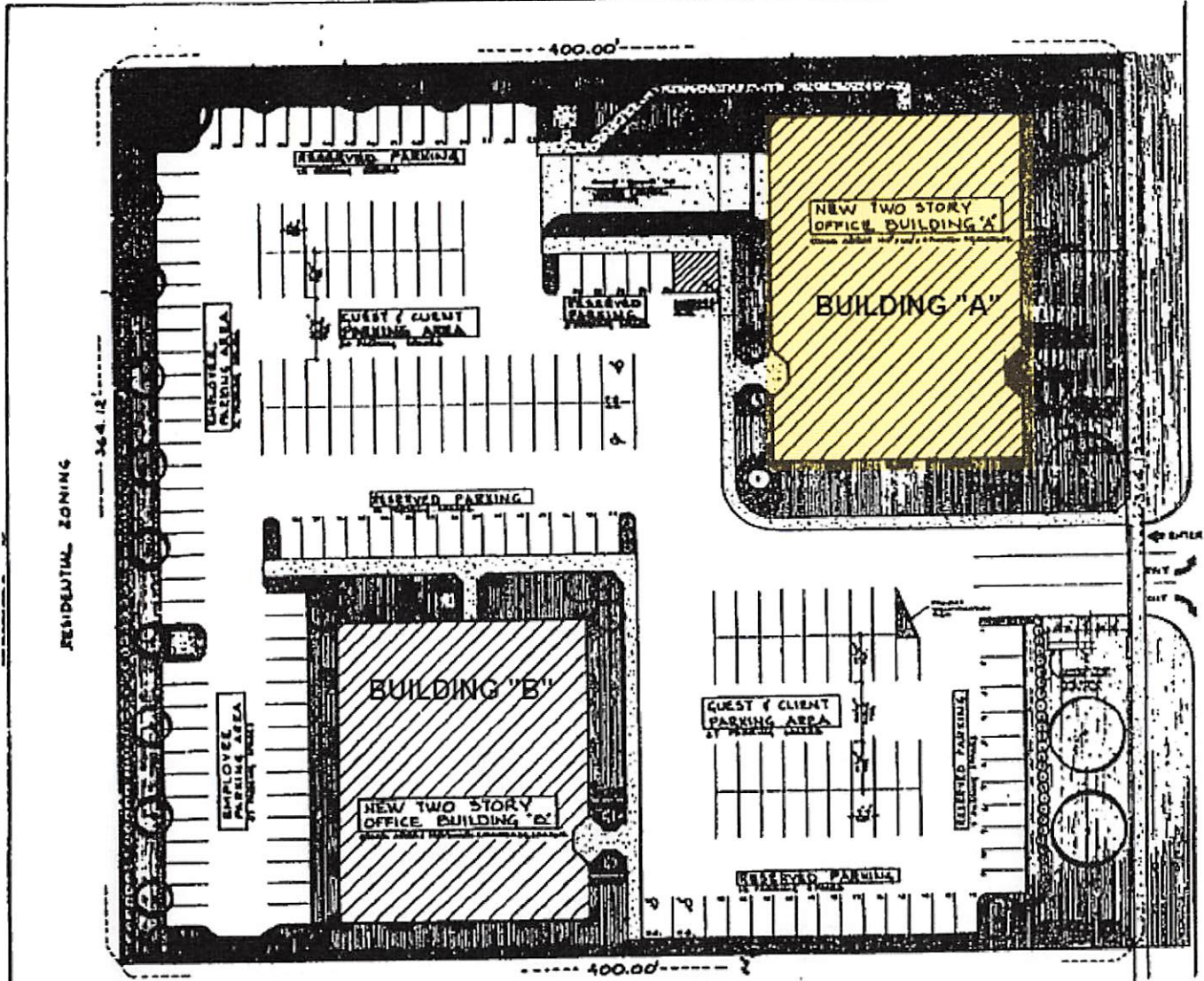
AREA CALCULATIONS

DESCRIPTION	AREA	PERCENTAGE
BUILDING COVERAGE	17,500 SQ. FT.	11.5%
PARKING AREAS AND DRIVEWAYS	11,100 SQ. FT.	7.1%
LANDSCAPE AREA	11,100 SQ. FT.	7.1%
TOTAL SITE AREA	151,200 SQ. FT.	100%

TOTAL GROSS BUILDING AREA 17,500 SQ. FT.
NET BUILDING FLOOR AREA 17,500 SQ. FT.

OFF-STREET PARKING REQUIREMENTS

- 1. MINIMUM SIZE OF PARKING SPACES: 8'0" x 18'0" (SEE PLAN WITH 2'0" CLEARANCE ON ALL SIDES)
- 2. MAXIMUM CLEARANCE OVER PARKING SPACES: 14'0" (SEE PLAN WITH 2'0" CLEARANCE ON ALL SIDES)
- 3. MAXIMUM CLEARANCE OVER PARKING SPACES: 14'0" (SEE PLAN WITH 2'0" CLEARANCE ON ALL SIDES)
- 4. MAXIMUM CLEARANCE OVER PARKING SPACES: 14'0" (SEE PLAN WITH 2'0" CLEARANCE ON ALL SIDES)
- 5. MAXIMUM CLEARANCE OVER PARKING SPACES: 14'0" (SEE PLAN WITH 2'0" CLEARANCE ON ALL SIDES)



OFFICE AND RESEARCH DISTRICT

SITE PLAN
 SCALE: 1" = 40' 0"

A'A ROSE CONSTRUCTION COMPANY

DANADA WEST PROFESSIONAL CENTER		NO. 00001
1776 S. NAPERVILLE ROAD WHEATON, ILLINOIS		NO. 00001
DATE: 11/10/00		NO. 00001

**DANADA WEST PROFESSIONAL CENTER
1776 S. NAPERVILLE ROAD
WHEATON, ILLINOIS 60189**



AERIAL VIEW

LOCATION MAP

**DANADA WEST PROFESSIONAL CENTER
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