

Office Spaces For Lease



WHEATON OAKS PROFESSIONAL BUILDING

416 E ROOSEVELT RD, WHEATON, IL 60187



OFFERING SUMMARY

Unit #105:	840 - 2,540 SF (Landlord willing to divide)
Unit #111:	1,080 SF
Lease Rate:	\$19.00 SF/yr (MG)
Visibility:	33,500 VPD on E Roosevelt Rd 17,100 VPD on Naperville Rd
Building Size:	19,000 SF
Zoning:	OR

PROPERTY HIGHLIGHTS

- Suite 105 -14 private office spaces, welcoming reception area, spacious conference room, and convenient kitchenette
- Suite 111 - 2 Private offices, conference room, lobby and open area
- Shared, newly renovated restrooms and modernized common areas
- Ample on-site parking for tenants and guests
- Professional tenant mix includes an Endodontist, Chiropractor, CPA, Illinois State Representative, Healthcare center
- Situated along the high-traffic Roosevelt Road corridor
- Newly lit monument signage

LOCATION OVERVIEW

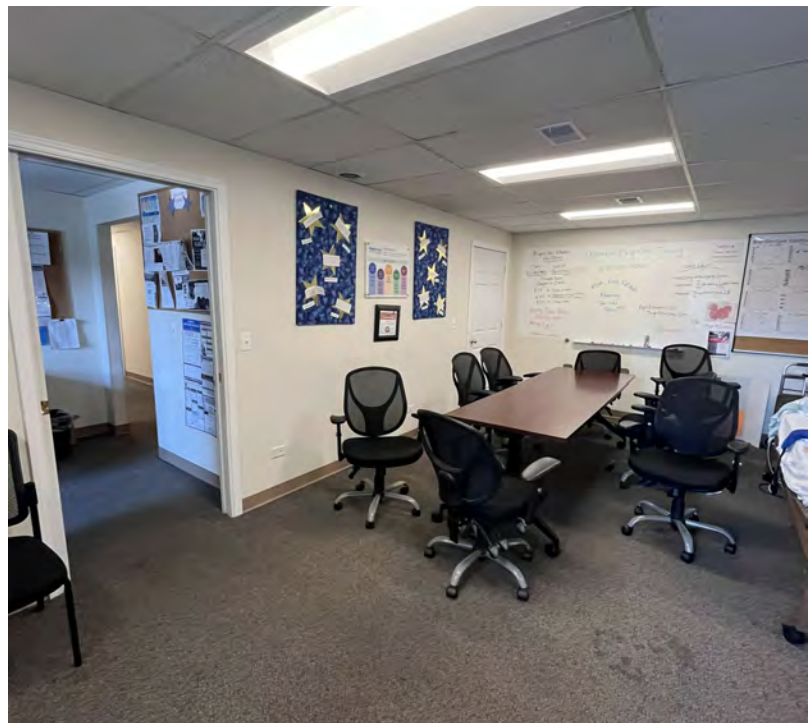
Located on heavily traveled Roosevelt Rd., east of Naperville Rd. Less than a mile from Downtown Wheaton, Mariano's, Metra Train Stations and Wheaton College. Approximately 2 miles from Cosley Zoo, Wheaton Sport Center, DuPage County Courthouse and Government Complex, and the DuPage Fairgrounds.

Unit #105
Total Space - 2,540 SF
Divisible to - 840 SF

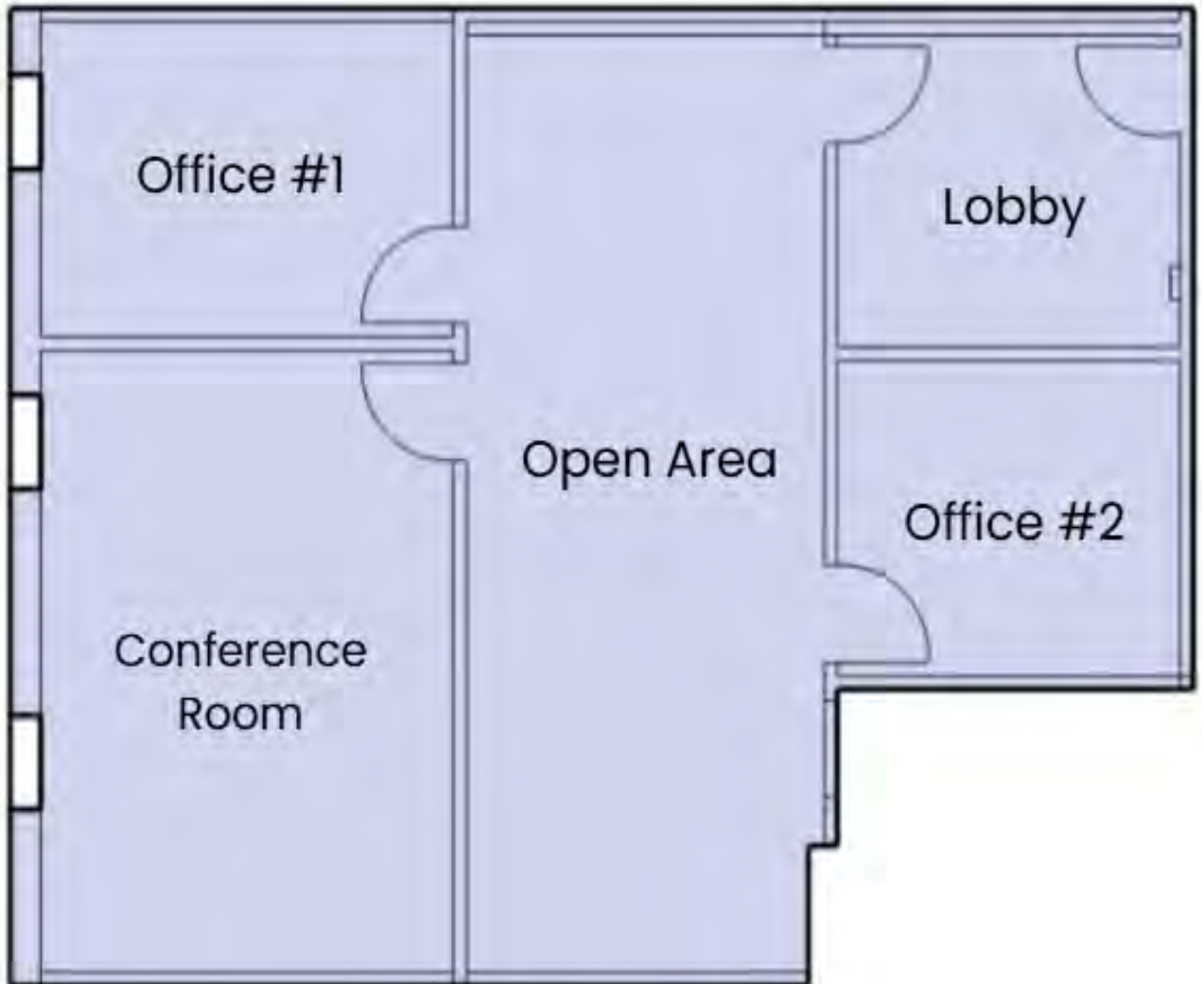
Manchester Road



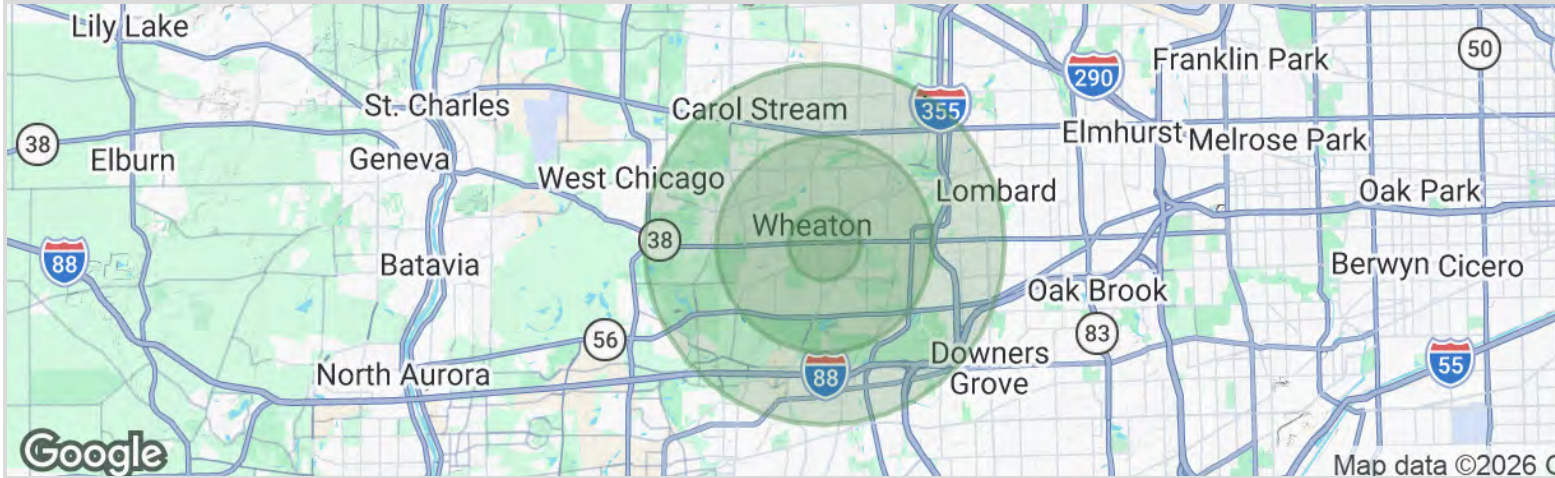
Common Area Hallway



Unit #111
Total Space - 1,080 SF







1 mile



\$119,120

Median Household Income



16,155

Population



6,690

Households



34.8

Median Age



\$97,991

Median Disposable Income

3 miles



\$122,227

Median Household Income



104,153

Population



39,970

Households



38.5

Median Age



\$99,406

Median Disposable Income

5 miles



\$112,256

Median Household Income



229,295

Population



88,873

Households



37.9

Median Age



\$90,110

Median Disposable Income