



LEASE

Downtown Wheaton Office Suites For Lease Full Service | BTS

330 S. NAPERVILLE ROAD

Wheaton, IL 60187

PRESENTED BY:

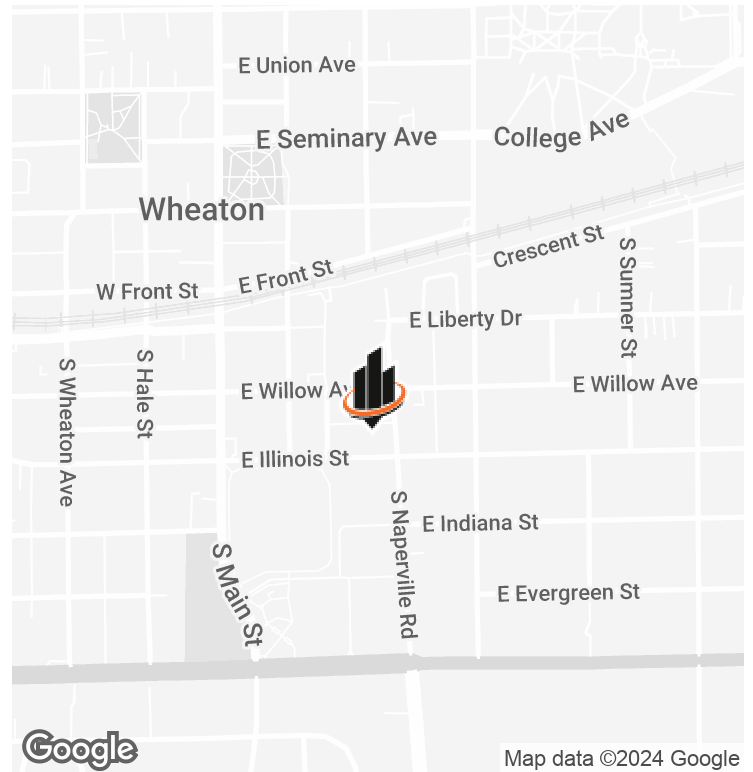
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IL #471020279

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 SF/yr (Full Service)
BUILDING SIZE:	35,400 SF
AVAILABLE SF:	741 - 2,678 SF
LOT SIZE:	0.8 Acres
YEAR BUILT:	1974
RENOVATED:	2007
SUBMARKET:	East/West Corridor
APN:	05-16-325-012; 05-16-330-016

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present 330 S. Naperville Road the CIBM Bank Building located in the heart of downtown Wheaton, Illinois. This four-story free-standing executive office building with lower level, 23 executive suites, a common break room with vending, high-quality finishes throughout, a variety of professional tenant mix, floor-to-ceiling windows in each unit, ample parking with additional overflow parking lot, and highly visible. Full-service Lease with Tenant Incentives. Walk to Wheaton West Line (Metra) train station or downtown restaurants and retail shops. Seven (7) Units available from 247 SF to 2,678 SF with various configurations.

PROPERTY HIGHLIGHTS

- ±247 SF to 2,678 SF Private Executive Suites
- Variety of Floor Plan Options | Windows Throughout
- Gathering Room | Breakroom with vending
- Ample parking spaces plus an overflow lot
- Full-Service Lease | Tenant Incentives
- BTS or Move in Ready
- Steps to Metra Train Station and Downtown Area

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	741 - 2,678 SF	LEASE RATE:	\$20.00 SF/yr

AVAILABLE SPACES

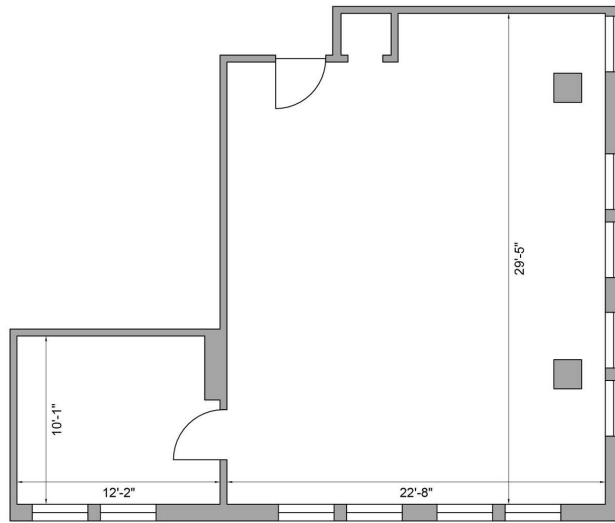
SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

202	Available	1,070 SF	Full Service	\$20.00 SF/yr	+/- 1,070 SF Second Floor Executive Unit Open Concept 1 Private Office Surrounded with windows Storage
240	Available	741 SF	Full Service	\$20.00 SF/yr	+/- 247 to 741 SF Second Floor Executive Unit 3 Private Offices Open Concept Lobby Surrounded with windows Full Service Flexible Term Length
306-308	Available	2,678 SF	Full Service	\$20.00 SF/yr	+/- 2,678 SF Third Floor Executive Unit Divisible 6 Private Offices Open Concept Lobby Conference Room Kitchenette
400-401	Available	2,557 SF	Full Service	\$20.00 SF/yr	+/- 2,557 SF Forth Floor Executive Unit Divisible 7 Private Offices Open Concept Lobby Conference Room Reception Area Storage Windows Throughout
402	Available	930 SF	Full Service	\$20.00 SF/yr	+/- 930 SF Forth Floor Executive Unit 3 Private Offices Open Concept Lobby Storage Reception Area
408	Available	1,045 SF	Full Service	\$20.00 SF/yr	+/- 1,045 SF Forth Floor Executive Unit 1 Private Office Open Concept Lobby Storage Reception Area
304	Available	772 SF	Full Service	\$20.00 SF/yr	+/- 772 SF Office Private offices Lobby

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SUITE 202 +/- 1,070 SF



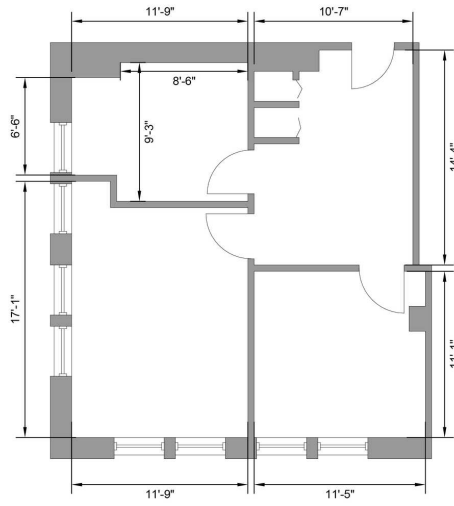
SUITE 202
1,070 RSF



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SUITE 240 +/- 741 SF



SUITE 240
741 RSF



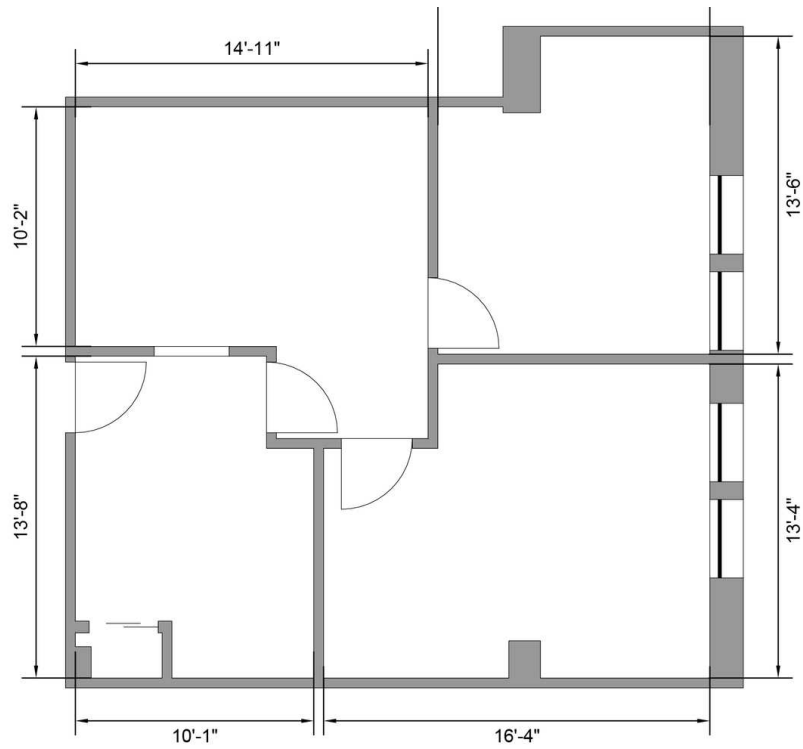
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SUITE 304 +/- 772 SF



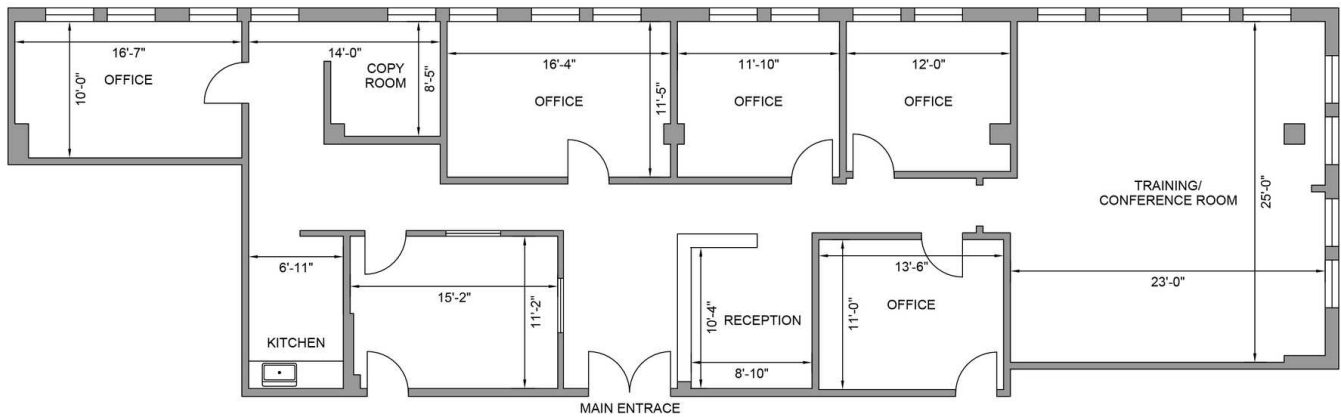
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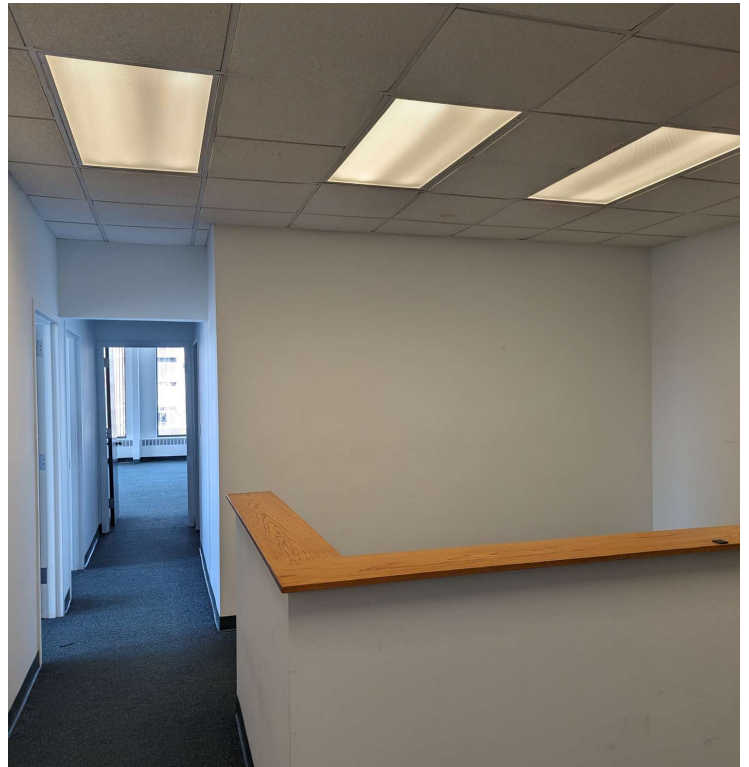
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SUITE 306-308 +/- 2,678 SF DIVISIBLE



SUITE 306-308 2,678 RSF



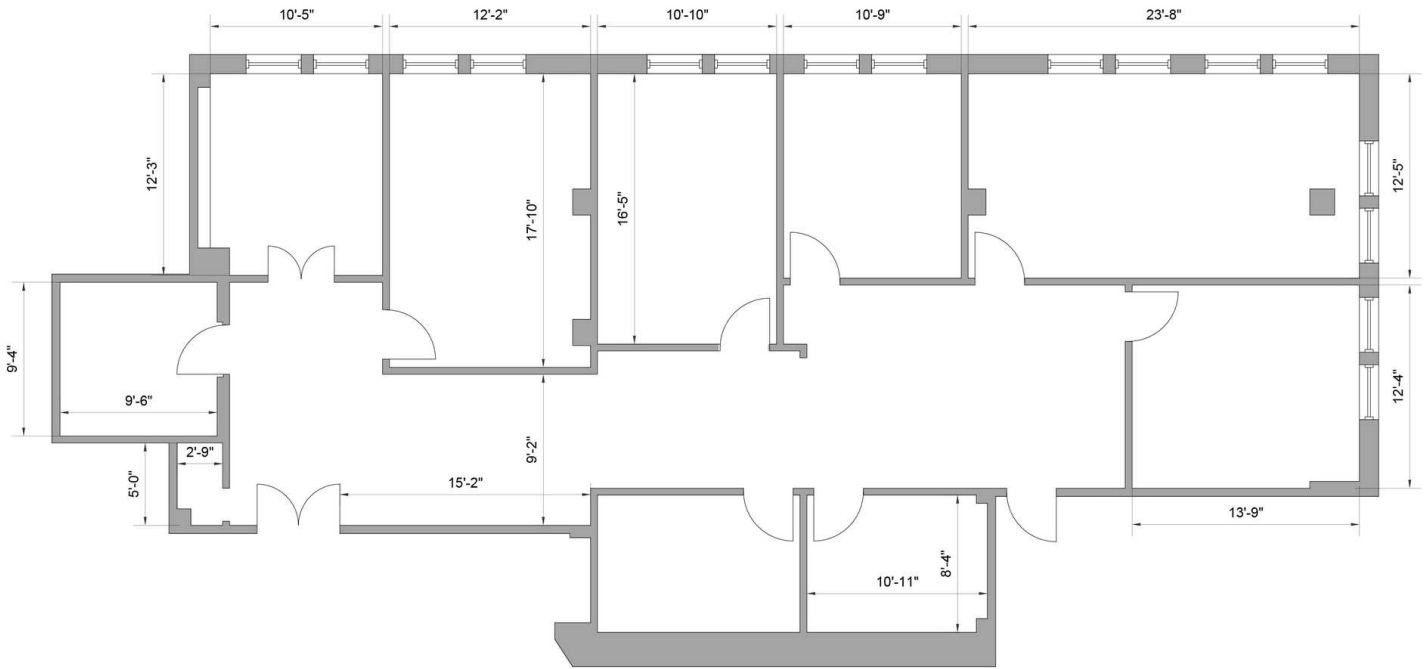
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SUITE 400-401 +/- 2,557 SF DIVISIBLE



SUITE 401



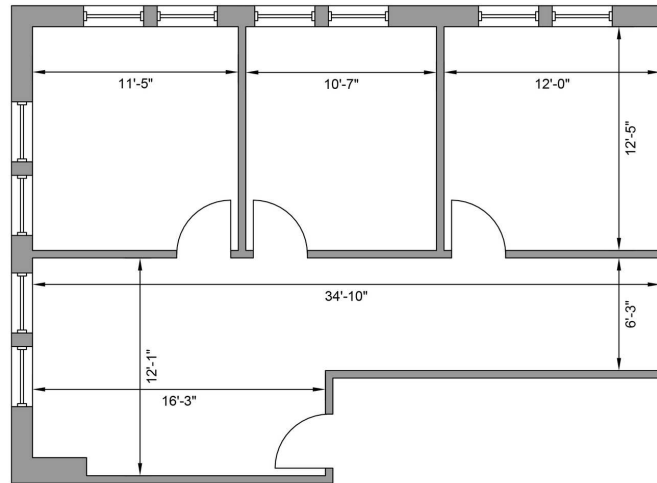
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SUITE 402 +/- 931 SF



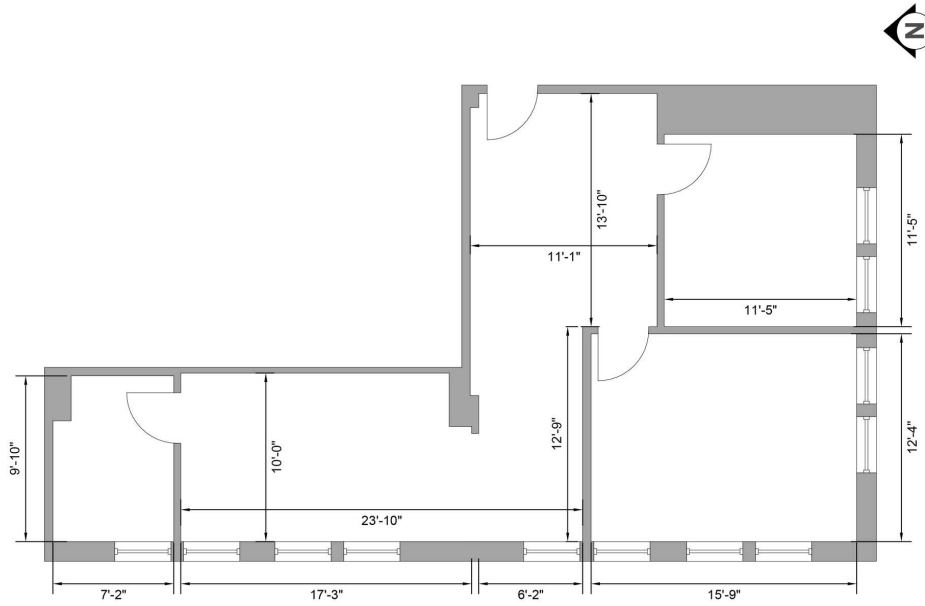
**SUITE 402
931 RSF**



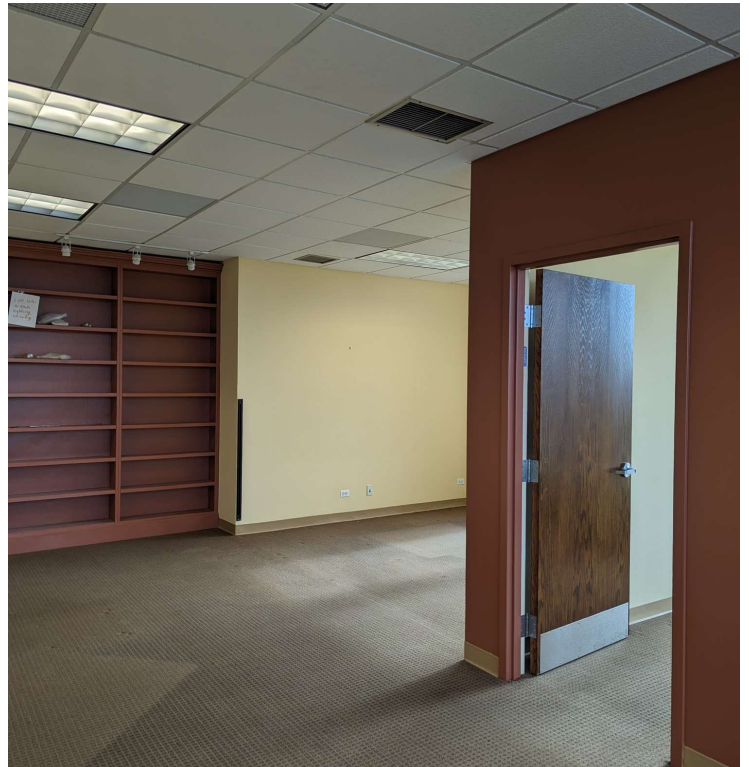
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SUITE 408 +/- 1,045 SF



SUITE 408
1,045 RSF



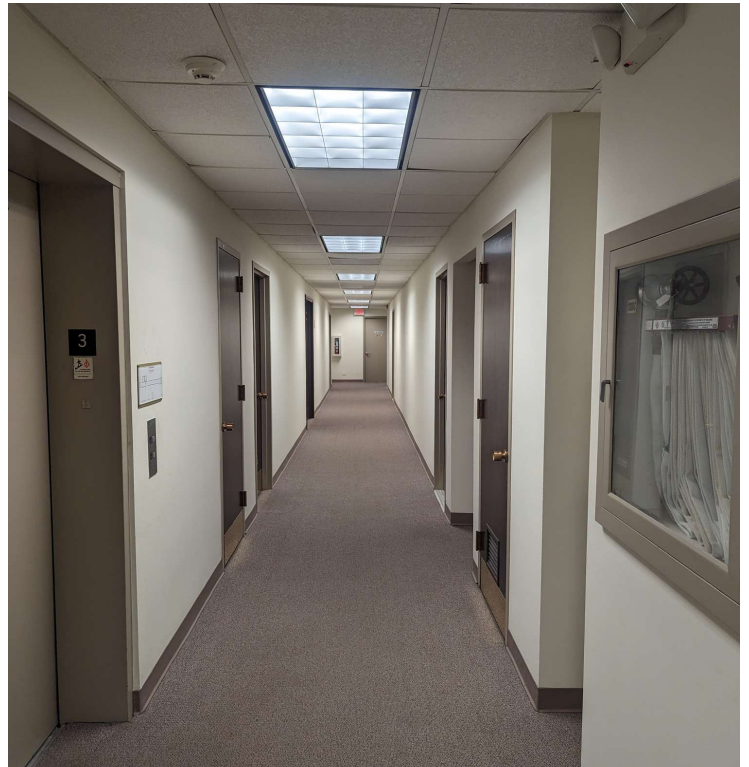
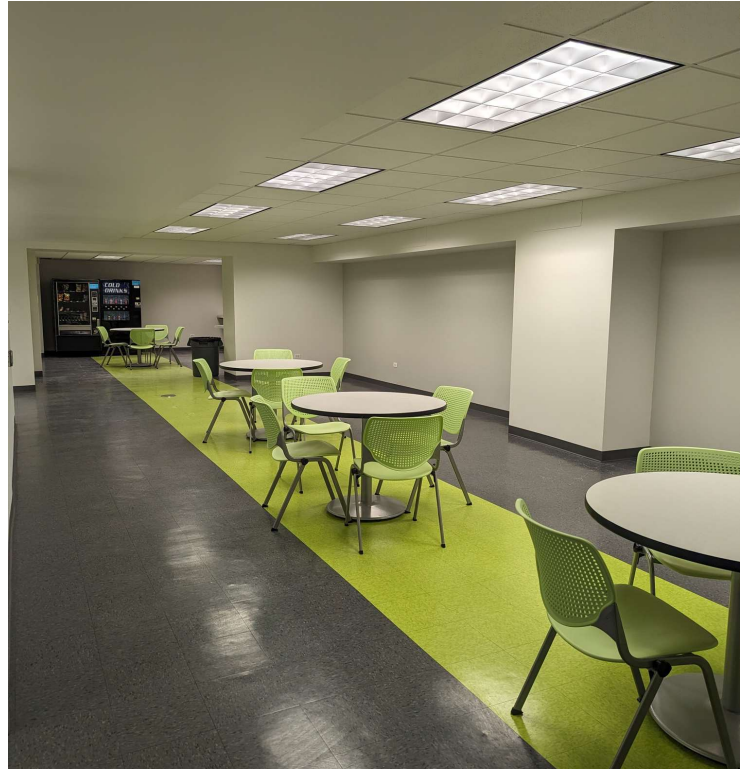
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ADDITIONAL PHOTOS - COMMON AREAS



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RETAIL AREA AND TRAFFIC COUNT



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AERIAL PHOTOS



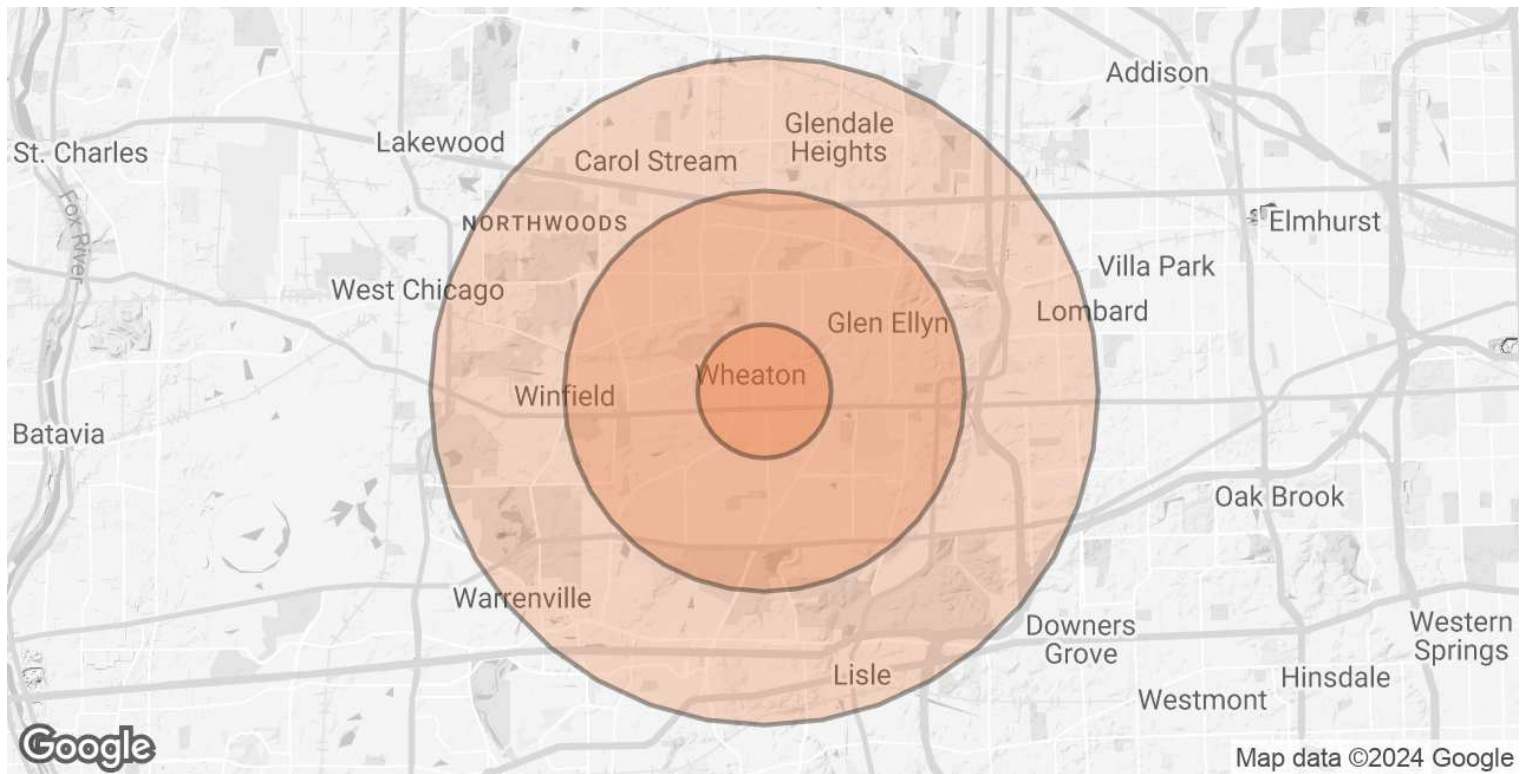
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,185	103,227	229,826
AVERAGE AGE	34.6	40.0	39.4
AVERAGE AGE (MALE)	33.6	38.5	38.5
AVERAGE AGE (FEMALE)	36.2	41.7	40.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,203	40,251	88,733
# OF PERSONS PER HH	2.8	2.6	2.6
AVERAGE HH INCOME	\$129,615	\$134,972	\$118,246
AVERAGE HOUSE VALUE	\$371,260	\$380,553	\$321,181

2020 American Community Survey (ACS)

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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