



300 EAST ROOSEVELT ROAD WHEATON, IL

22,000 SF Three-Story Building
For Lease



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Property Highlights



22,000 SF 3-Story Building
Suite 120 (3,460 SF) For Lease
Suite 300 (4,006 SF) For Lease
Lease Rate: \$26.00/SF Modified Gross



Excellent Exposure on Roosevelt Road & Naperville Road



Conceptual Office Plans Available



On-Site Ownership/Management



Abundant Parking Available



Close Proximity to I-355 & I-88

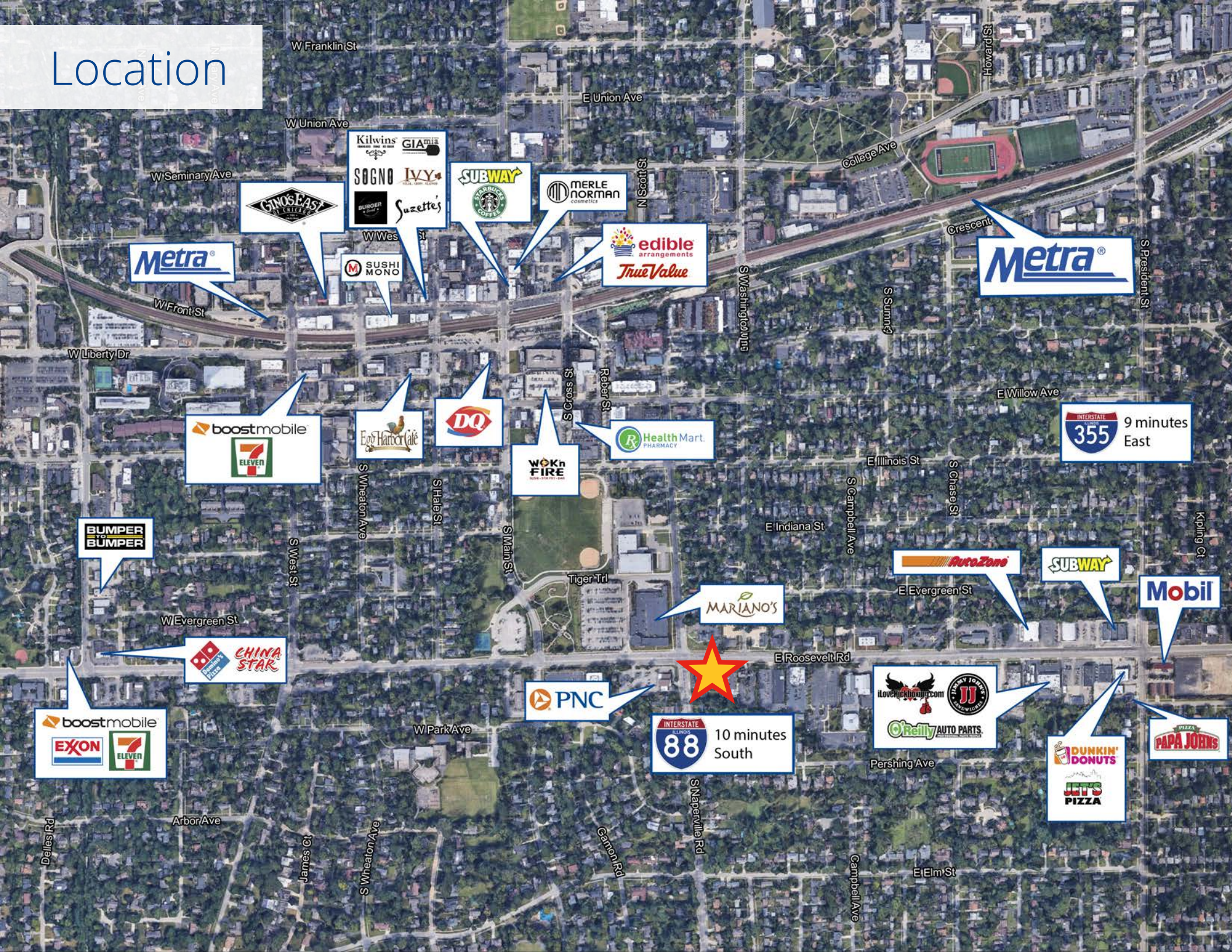


Monument Signage Opportunity



1 Mile from Downtown Wheaton

Location



Metra®

GINO'S EAST

Kilwins
SOGNO
Suzette's
BURGER

SUBWAY

MERLE NORMAN
cosmetics

edible
arrangements
True Value

Metra®

boostmobile
7-ELEVEN

Egg Harbor Gate

DQ

WOK FIRE

Health Mart
PHARMACY

INTERSTATE 355
9 minutes East

BUMPER TO BUMPER

CHINA STAR

MARIANO'S

AutoZone

SUBWAY

Mobil

boostmobile
EXXON
7-ELEVEN

PNC

INTERSTATE 88
10 minutes South

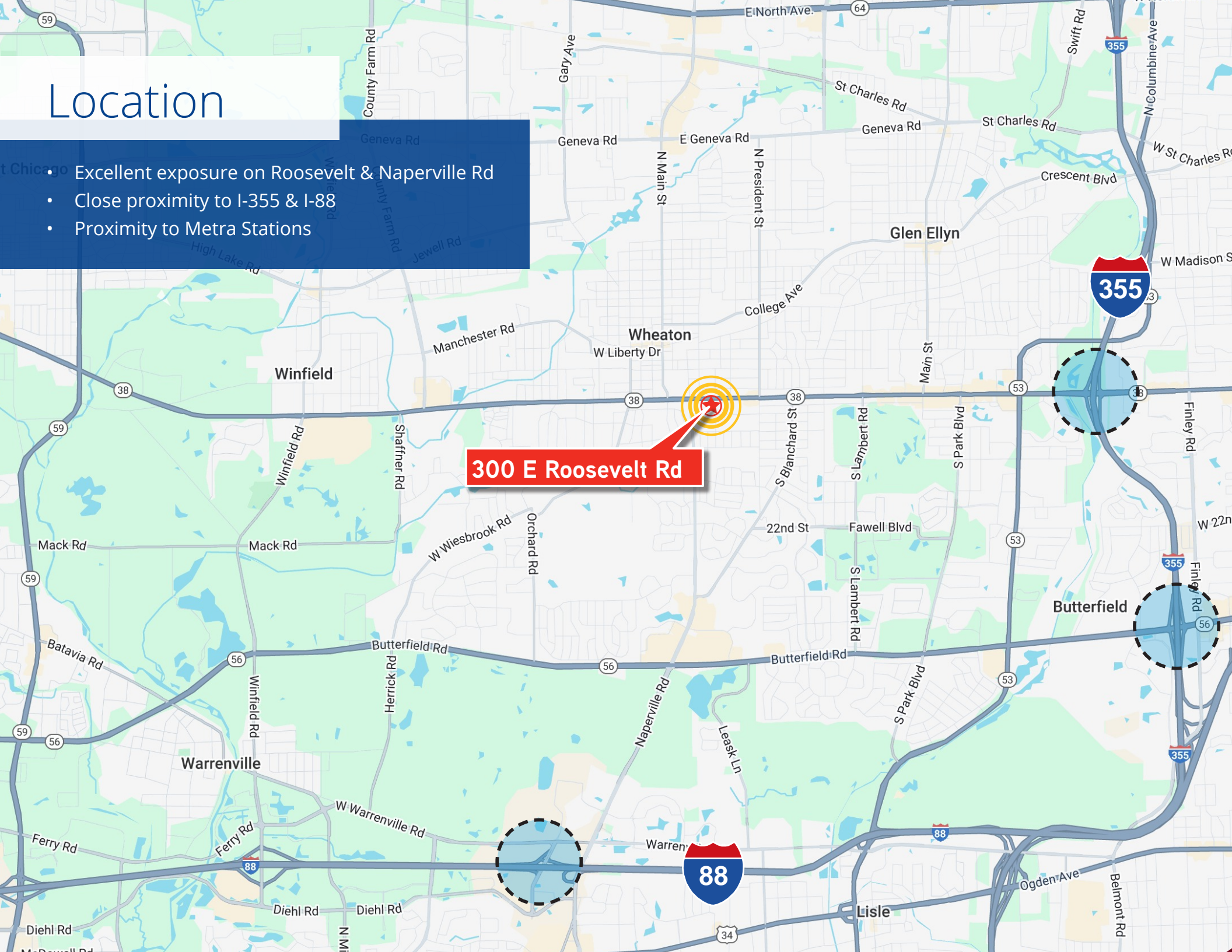
ILoveIt.com
O'Reilly AUTO PARTS

DUNKIN' DONUTS
JET'S PIZZA

PAPA JOHN'S

Location

- Excellent exposure on Roosevelt & Naperville Rd
- Close proximity to I-355 & I-88
- Proximity to Metra Stations



300 E Roosevelt Rd

Floor Plan

Unit 120

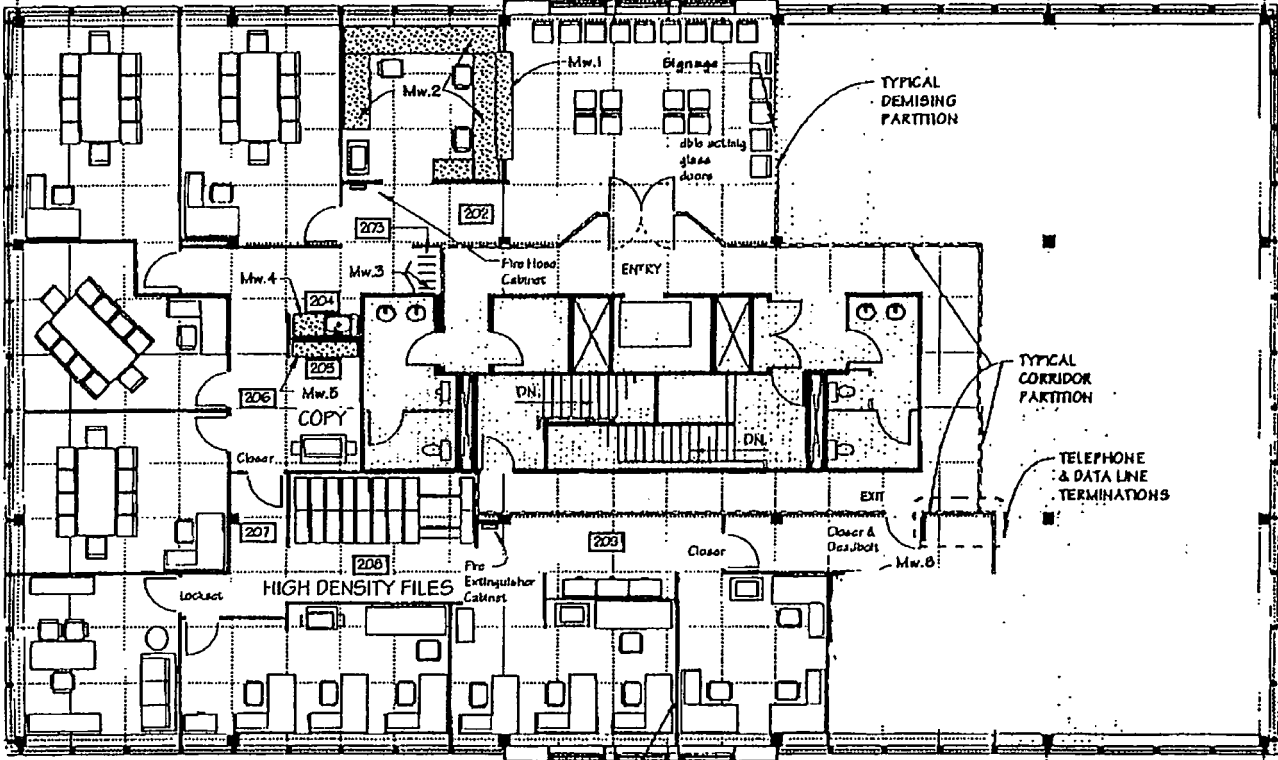
3,460 SF

*Potentially divisible to 2,000 SF



Floor Plan

Unit 200
4,006 SF



The Colliers logo consists of the word "Colliers" in a white serif font, centered within a white rectangular border. Below the text is a horizontal bar with a rainbow gradient from red to blue.

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