

# FOR LEASE

## MEDICAL/OFFICE SPACE

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- ✓ Monument Signage Opportunity
- ✓ Controlled Access | Building & Suite
- ✓ Spacious Parking
- ✓ Superior Visibility
- ✓ Ideal for law firm, governmental, medical, dental, chiropractic, therapists, or general office use



### WHEATON EXECUTIVE CENTER

400 S. County Farm Road | Wheaton, IL



# PROPERTY OVERVIEW

**Wheaton Executive Center** is a modern, energy-efficient, 3-story multi-tenant building strategically located on County Farm Road, just north of Route 38 (Roosevelt Road) with a combined VPD of 48,000. Situated only 2 miles from downtown Wheaton and less than 2 miles from the Metra station, this property offers unparalleled convenience.

Tenants enjoy walking distance to shopping and dining, as well as proximity to the DuPage County Government Complex, making it an ideal location for businesses seeking accessibility and amenities.

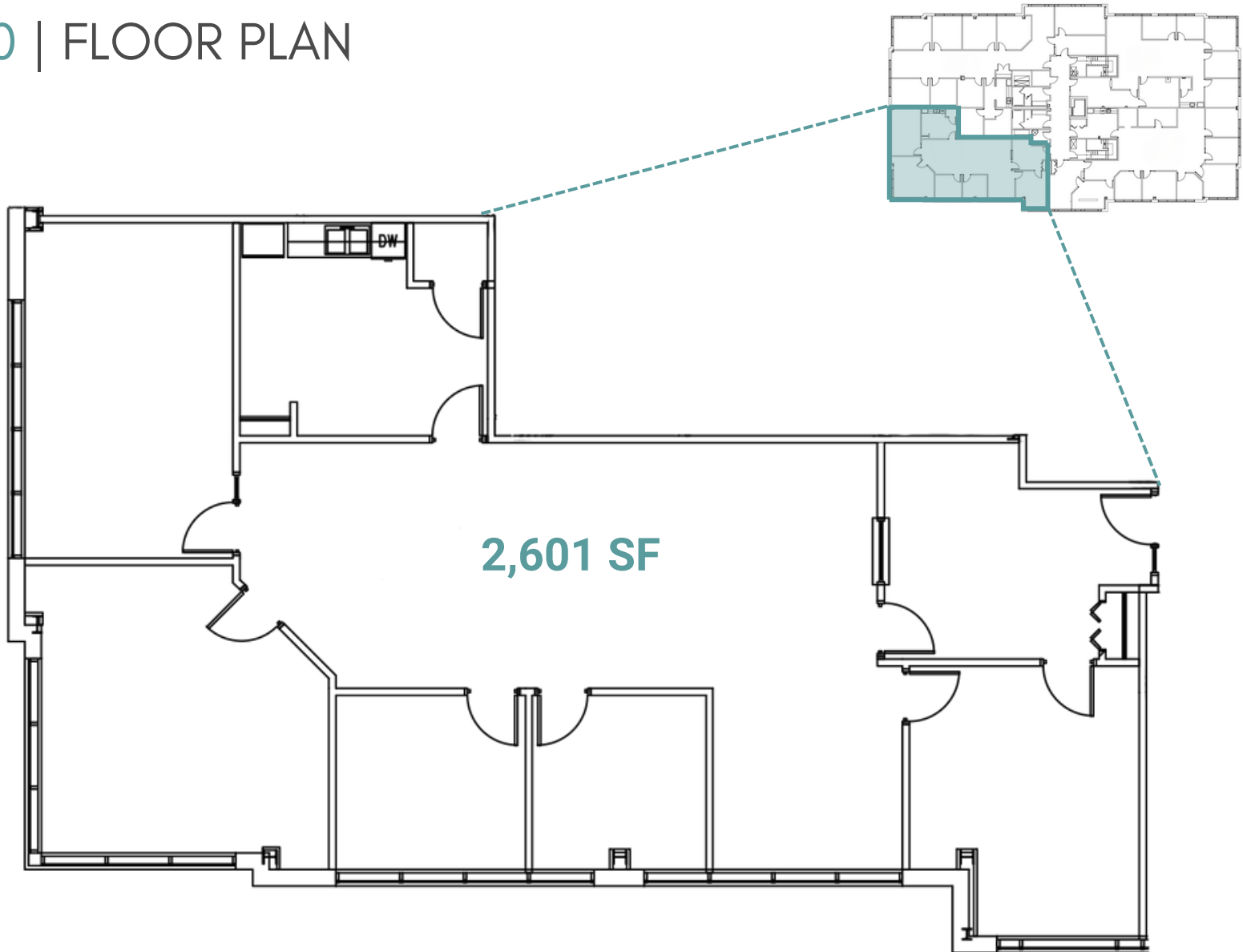
~1 block from [DuPage County Government Complex](#)

~2 miles to [Downtown Wheaton](#)

~2 miles to [Metra Train](#)



# SUITE 310 | FLOOR PLAN



# RENTAL RATE /SF

LEASE TYPE: Modified Gross (MG)

BASE RATE: \$21.25

REAL ESTATE TAXES: Included  
(2024 Base Year est. @ \$2.65/sf)

OPERATING EXPENSES: Included  
2024 Base Year est. @ \$6.10/sf

GROSS RATE: \$21.25\*

\*Tenant pays electric, suite janitorial, and real estate taxes and operating expenses over 2024 Base Year amounts.

## CONTACT

Bryan Barus, CCIM / CPM  
Designated Managing Broker

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