



Remodeled "Bank of America Building" on University Blvd.

**2601 University Blvd., Wheaton**  
**3rd Floor Office Space for Lease, Suite 302**  
**1,514 s.f. Rentable Square Feet**

**Price:** \$2,510 per month. Only \$19.90 p.s.f., full service, tenant cleans its own space and landlord cleans common areas.

**Suite 302:** Space contains 6 offices. Four of the offices have large windows. See floor plan. Landlord has rebuilt all suites and common areas, exterior windows/siding and other exterior renovations. In addition to other modifications, landlord has completely remodeled the current bathrooms, added a new ADA bathroom, shared kitchenette, ceiling and LED lights, hallway and exterior renovations to include double pane windows and re-facing of the entire building.

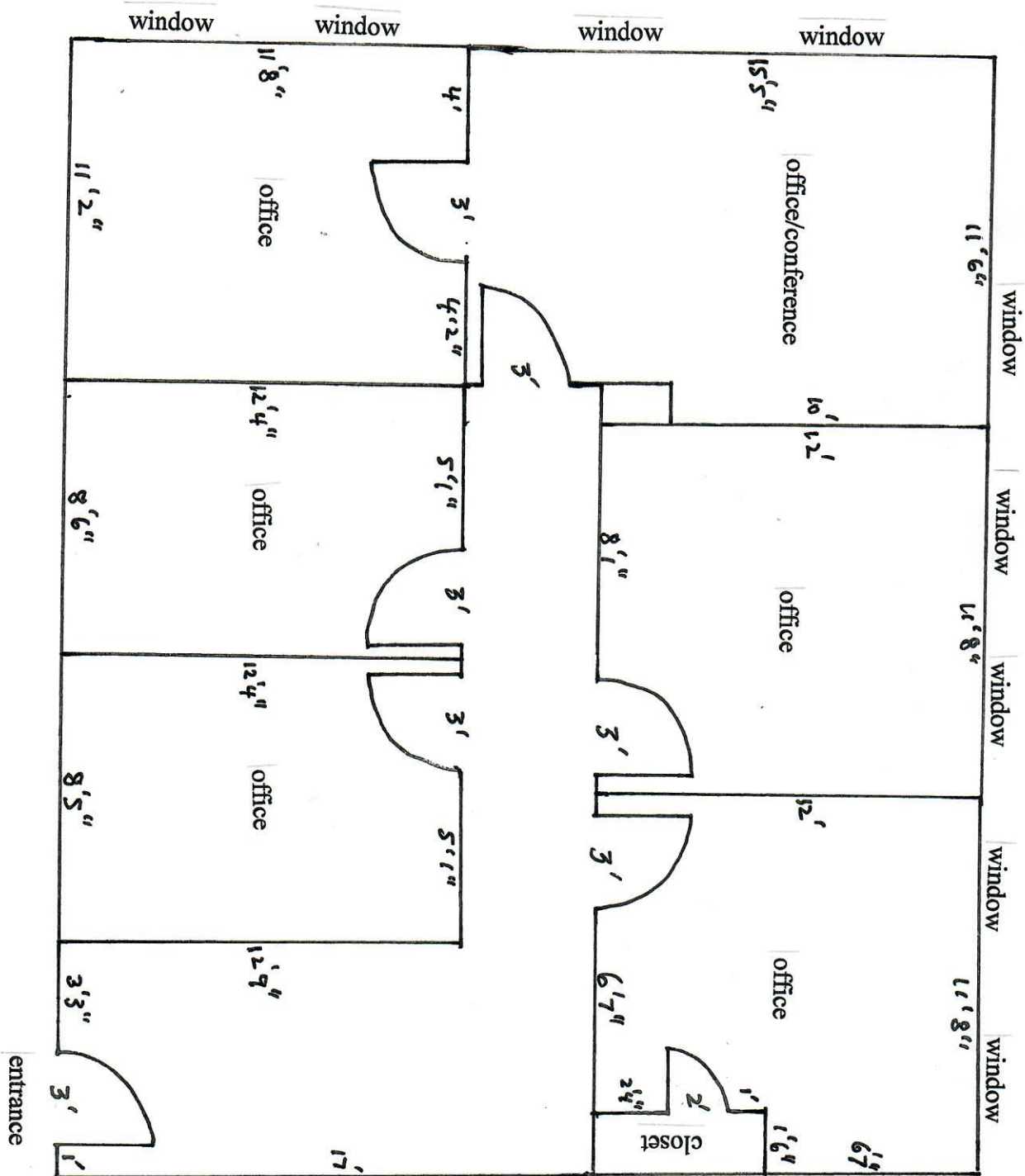
**Elevator Replacement:** Landlord is in the process of replacing the elevator mechanism. This should be completed around mid-summer 2024.

**Parking:** This property is located in a parking district which provides off-site parking options and the on-site parking lot contains approximately 2 unreserved parking spaces per 1,000 s.f. leased. Limitations on parking after regular building hours.

This information was furnished to us by sources we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions changes of price, prior sale or withdrawal from the market without notice.

# 2601 University Blvd., Suite 302

## 1,514 rentable s.f.



This is an approximate interior sketch of the space for lease.  
If exact measurements are required one should remeasure for accuracy.