

# Wheaton Office / Medical Space for Lease

---

## Wheaton Professional Building

1275 E BUTTERFIELD RD  
WHEATON, IL

VersaRES.com



**VERSA**  
REAL ESTATE SERVICES

## PROPERTY SUMMARY

ASKING RATE	\$20.00 PSF MG
AVAILABLE SF	1,147 - 1,855 SF
BUILDING SIZE	14,066 SF
YEAR BUILT	1970
PROPERTY TYPE	OFFICE
PARKING RATIO	4.00

1275 E BUTTERFIELD RD  
WHEATON, IL

DANADA  
SHOPPING  
CENTER

BUTTERFIELD RD

NAPERVILLE RD

ROUTE 53

88

FOR MORE INFORMATION  
CALL OR TEXT:



**JOHN MILLNER, CCIM**  
PRINCIPAL  
630.480.6342  
JMillner@VersaRES.com

**TOBY GARDNER**  
VICE PRESIDENT  
630.480.6017  
TGardner@VersaRES.com

**RYAN MOEN, SIOR**  
PRINCIPAL  
DESIGNATED MANAGING BROKER  
630.480.6346  
RMoen@VersaRES.com

**VERSA**  
REAL ESTATE SERVICES



## BUILDING HIGHLIGHTS

- › Asking Rate \$20.00 PSF MG
- › Available Space Starting from 1,147+ SF
- › Variety of Office Space Configurations
- › Flexible Term

## AREA AMENITIES

- › Minutes to Downtown Wheaton
- › Easy Access to I-88
- › Numerous Fast Serve and Fine Dining Restaurants Nearby
- › Adjacent to Danada Shopping Center