



Professional / Medical Space for Lease



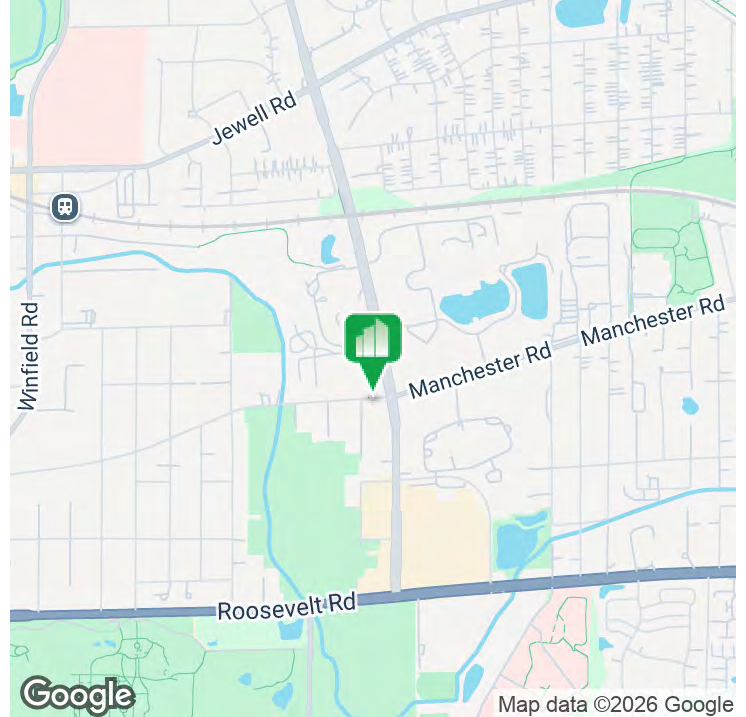
SUITES & CO-WORKING OFFICE SPACES AVAILABLE

122 S COUNTY FARM RD, WHEATON, IL 60187



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OFFERING SUMMARY

Lease Rate:

First Floor:

- East - A: \$16 - \$18.00 PSF (MG)

Second Floor:

- Suite G & H: \$27.00 PSF/Gross
- Suite A - F: \$30.00 PSF/Gross

Zoning: Commercial

Lease Size: 192- 4,400 SF

PROPERTY OVERVIEW

- Prime professional/medical building located near downtown Wheaton
- Variety of turnkey spaces available
- 1st Floor - Turn-key space w/direct entrance in suite
- 2nd Floor - Executive Suites w/shared amenities (kitchenette, conference room)
- New LED lighting, flooring & paint
- Two-Story Brick Building with a timeless, professional design ideal for professional/medical offices
- Easy entry from roadway and ample parking for clients, patients and staff
- Excellent location situated 2.1 miles from the heart of downtown Wheaton

LOCATION OVERVIEW

- DuPage County Courthouse 0.8 miles
- DuPage County Fairgrounds 0.8 miles
- Northwestern Central DuPage Hospital 1.5 miles
- Downtown Wheaton 2.1 miles

CATON COMMERCIAL REAL ESTATE GROUP // 1296 RICKERT DR, SUITE 200, NAPERVILLE, IL 60540 // CATONCOMMERCIAL.COM

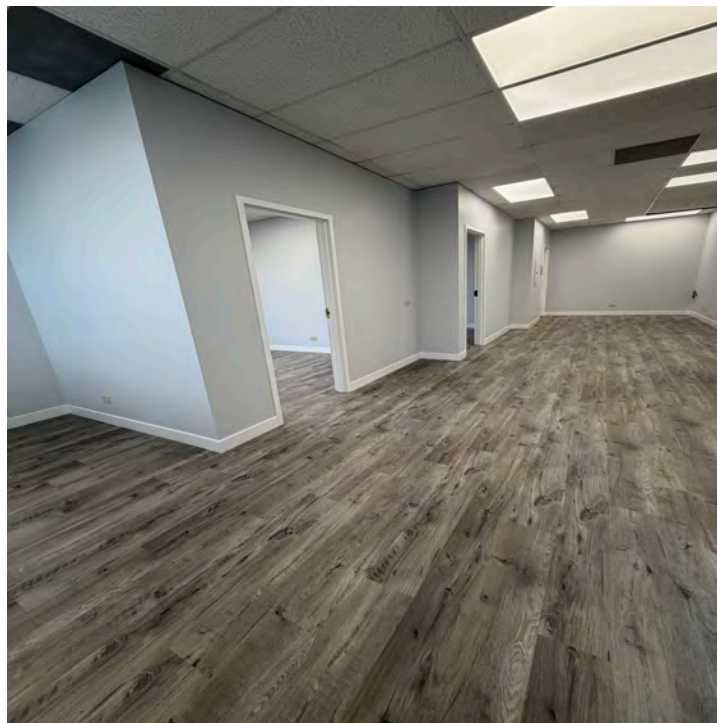
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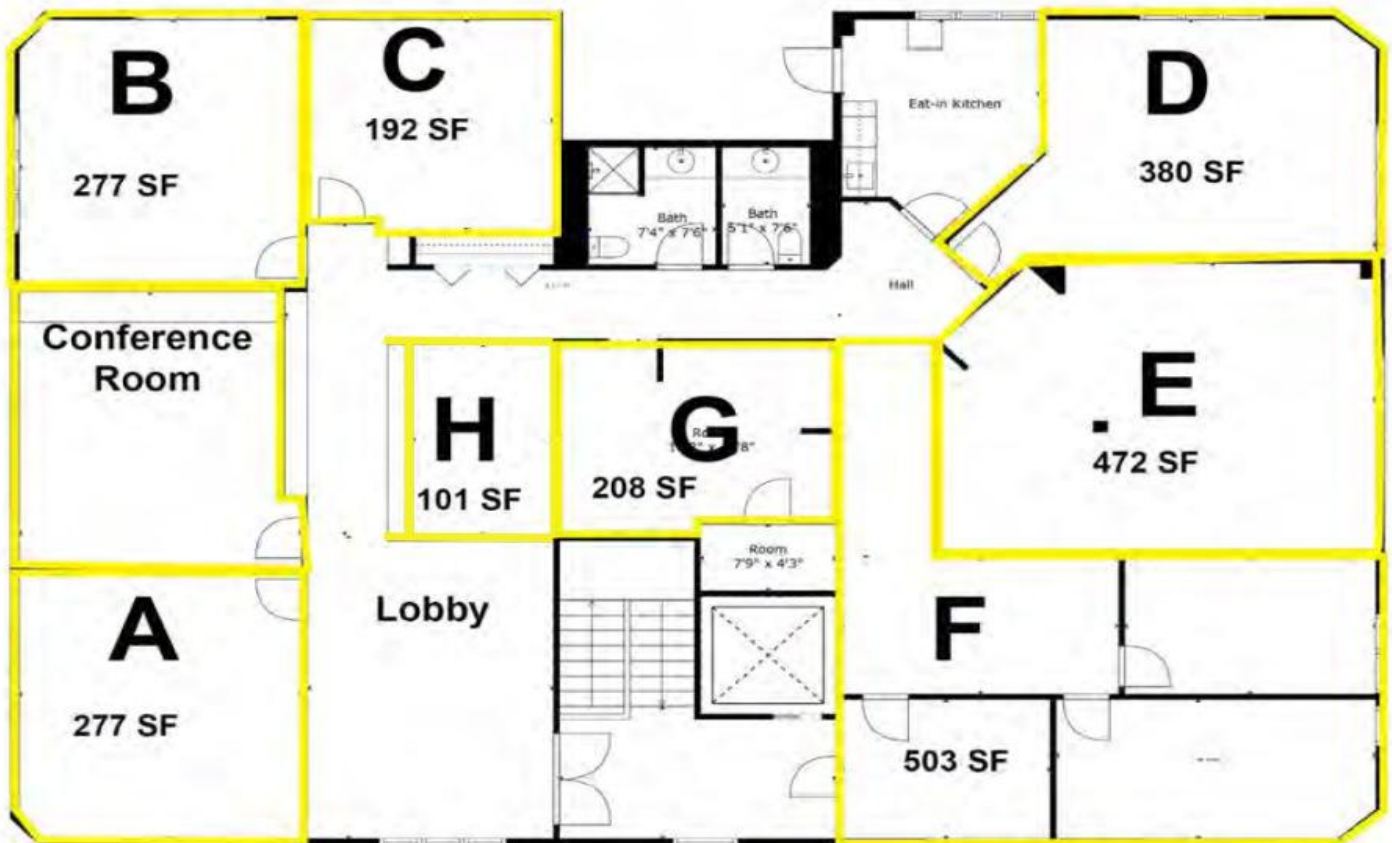
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EAST - A

EAST - B

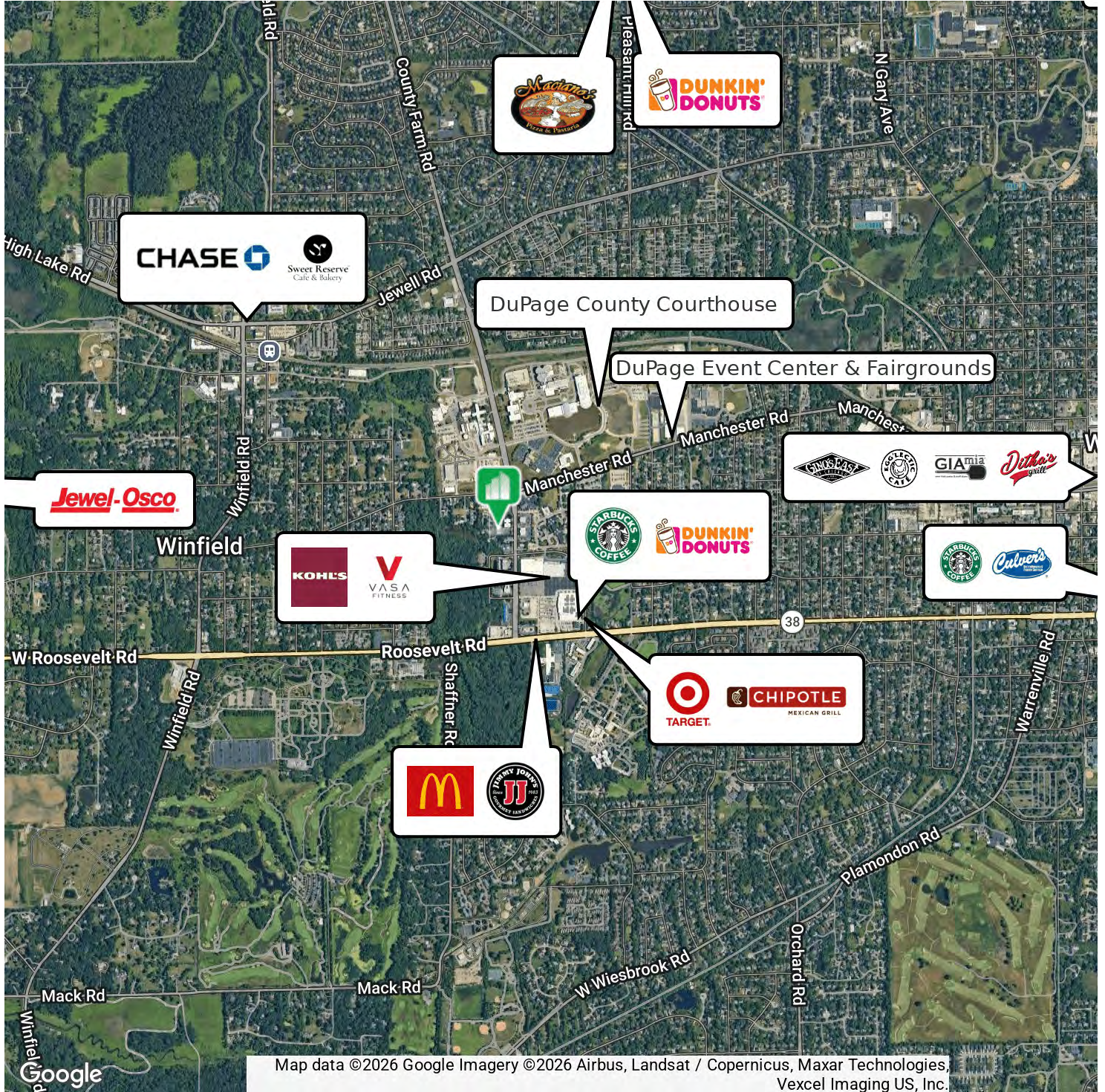


COMING SOON - APRIL 2026



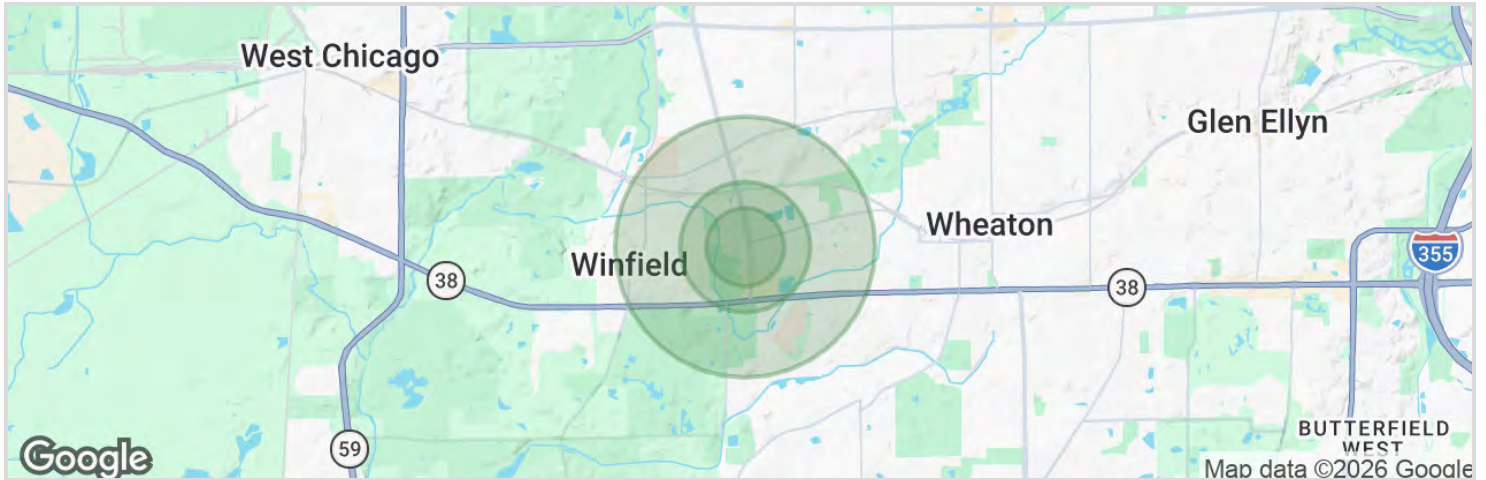
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1 mile



\$116,691

Median Household Income



10,305

Population



3,866

Households



54

Median Age



\$93,208

Median Disposable Income

3 miles



\$142,837

Median Household Income



71,480

Population



68825,882

Households



51

Median Age



\$100,865

Median Disposable Income

5 miles



\$114,878

Median Household Income



10,670210,441

Population



78,057

Households



45

Median Age



\$0,000

Median Disposable Income