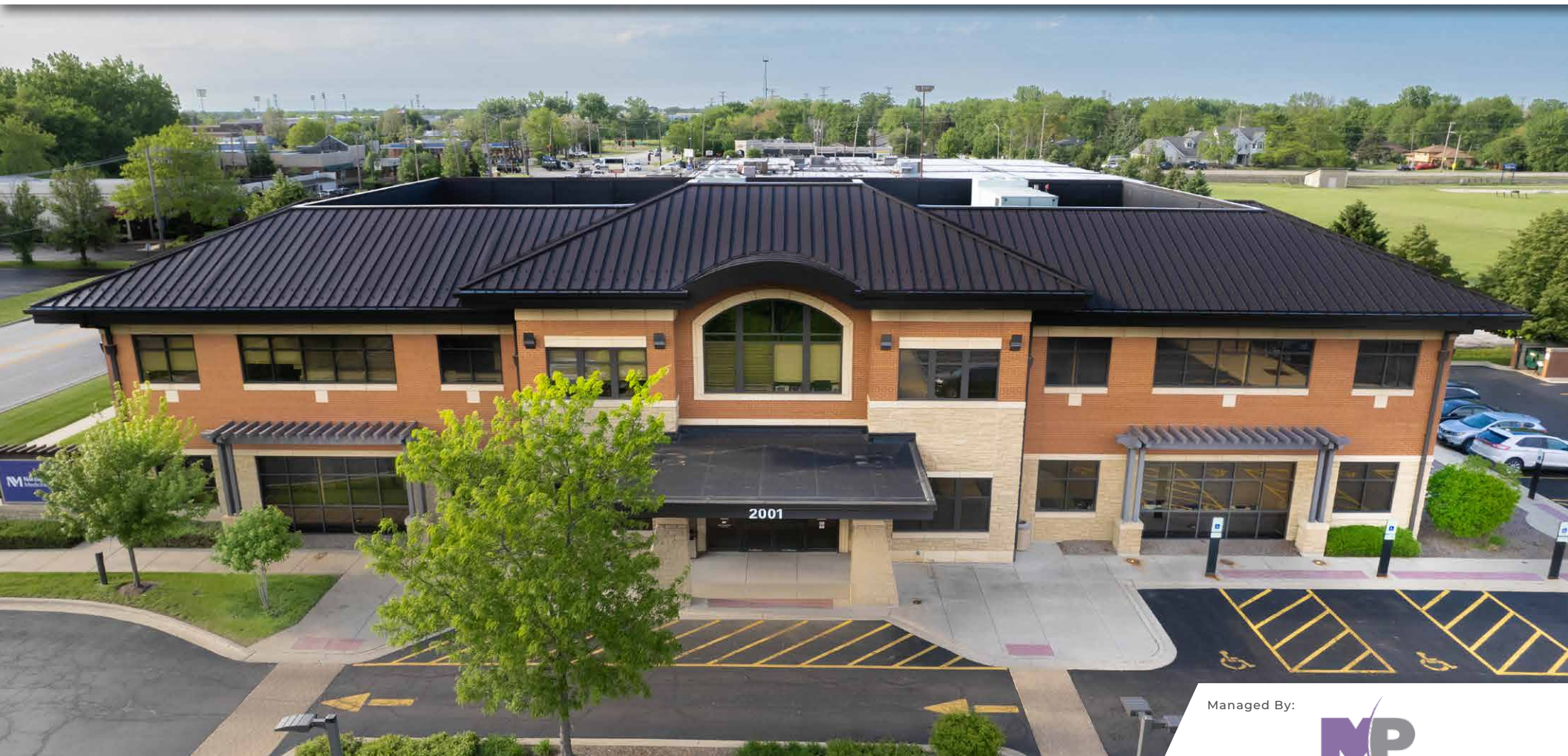


Medical Office Space for Lease

VERSA
REAL ESTATE SERVICES

Anchored by Northwestern Medicine Primary Care and Pediatrics
1,412 SF Available with Building Signage Opportunities

**2001 N GARY AVE
WHEATON, IL**



VERSARES.COM

Managed By:

MP
MedProperties



PROPERTY SUMMARY

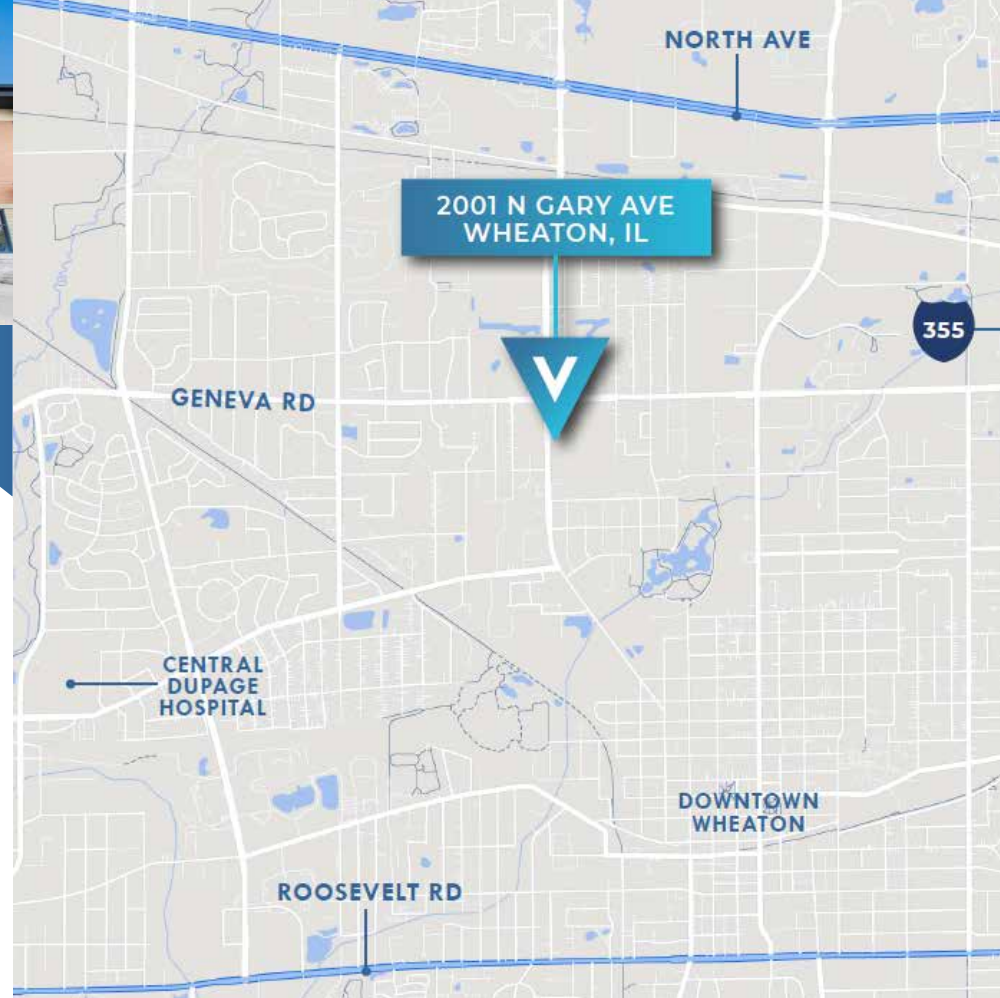
Asking Rate	\$18.50 PSF NNN
Available SF	1,412 SF
Year Built	2010
Building SF	25,269 SF
Parking Ratio	4.34/1,000 SF

BUILDING HIGHLIGHTS

- » Up to 4,190 SF Available for Lease
- » Building Signage Opportunities Available
- » Anchored by Northwestern Medicine
- » Full Custom Buildouts for New Tenants

AREA AMENITIES

- » Northwestern Medicine Primary Care in Building
- » Minutes from Central DuPage Hospital
- » Adjacent to Wheaton North High School
- » Numerous Fast Serve and Fine Dining Restaurants Nearby
- » Infill Location with Approx. 50,000 people within a 2 mile radius



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