

# Medical Office Space for Lease

**VERSA**  
REAL ESTATE SERVICES

Anchored by Northwestern Medicine Primary Care and Pediatrics  
Up to 4,190 SF Available with Building Signage Opportunities

**2001 N GARY AVE  
WHEATON, IL**



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Managed By:

**MP**  
MedProperties





## PROPERTY SUMMARY

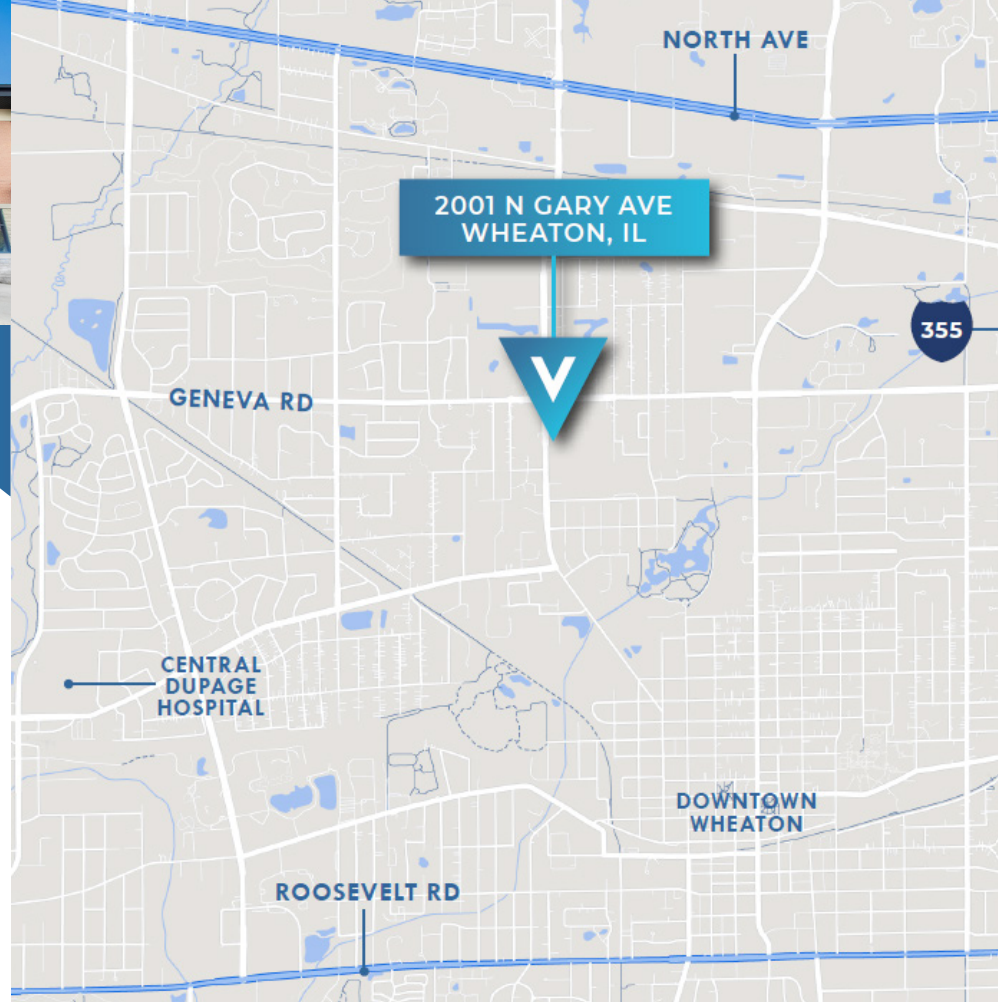
<b>Asking Rate</b>	\$18.50 PSF NNN
<b>Available SF</b>	1,412 - 4,190 SF
<b>Year Built</b>	2010
<b>Building SF</b>	25,269 SF
<b>Parking Ratio</b>	4.34/1,000 SF

## BUILDING HIGHLIGHTS

- » Up to 4,190 SF Available for Lease
- » Divisible to 1,412 SF
- » 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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