

# J.R. WALKER, Inc.

REAL ESTATE BROKERAGE & DEVELOPMENT

1776 S. NAPERVILLE ROAD, SUITE 202-A  
WHEATON, ILLINOIS 60189

PH: (630) 462-0075 FAX: (630) 462-5686

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## **PRIME WHEATON OFFICE CONDOMINIUM**

### **FOR SALE OR LEASE**

**Units 104A & 106A 2,011 to 4,356 Sq. Ft.**



**1776 S. NAPERVILLE ROAD, WHEATON, IL 60189**

(Located on the west side of Naperville Road midway between Roosevelt & Butterfield Roads)

**BUILDING:** Danada West Professional Center  
Building "A" -- 28,000 Square Feet

**UNIT/SIZE:** Units 104A & 106A -- 4,356 Gross Sq. Ft. (Divisible)  
Unit 104A - 2,011 Sq. Ft.  
Unit 106A - 2,345 Sq. Ft.

**PURCHASE PRICE:** Unit 104A - \$311,622.00  
Unit 106A - \$363,378.00

**LEASE RATE:** \$ 21.50 / Sq. Ft. Modified Gross

**INTERIOR:** (10) Private Offices, Reception/Waiting Area,  
General Office Area, Conference Room, Lunchroom  
IT Room, File Room

FIRST FLOOR CORNER UNIT  
GLASS ENTRANCE LOBBY • ELEVATOR • ADA COMPLIANT  
CAMERA SECURITY • TIME LOCK BUILDING ENTRANCE  
INDIVIDUAL HEAT & AIR CONDITIONING • BASEMENT STORAGE  
GENEROUS PARKING AND RESERVED PARKING

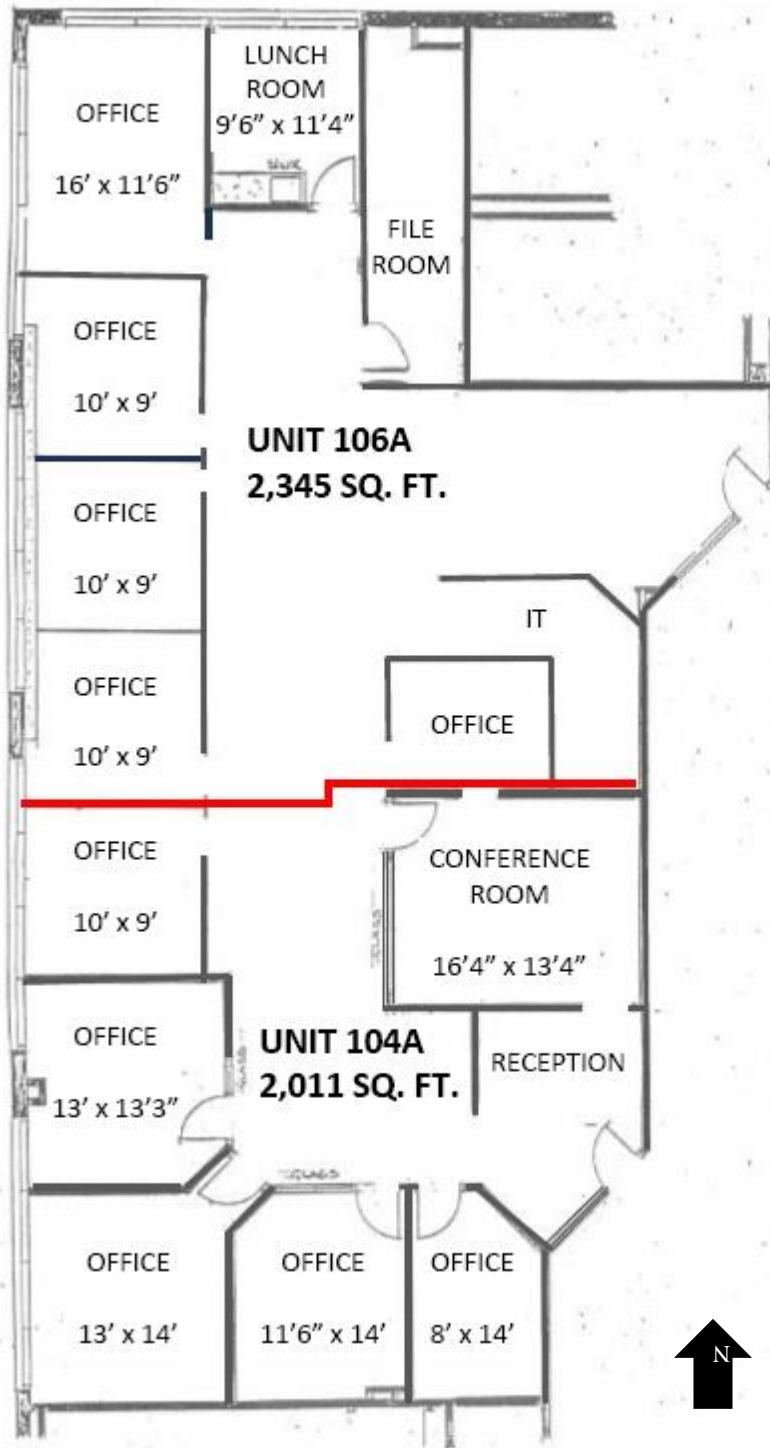
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**FOR MORE INFORMATION, PLEASE CALL OR EMAIL:**  
**JEFF WALKER: (630) 462-0075**  
**Email: [jrw@jrwalker.com](mailto:jrw@jrwalker.com)**

**DANADA WEST PROFESSIONAL CENTER  
1776 S. NAPERVILLE ROAD, WHEATON, ILLINOIS 60189**

**FLOOR PLAN  
UNITS 104A & 106A**

**4,356 SQ. FT.**



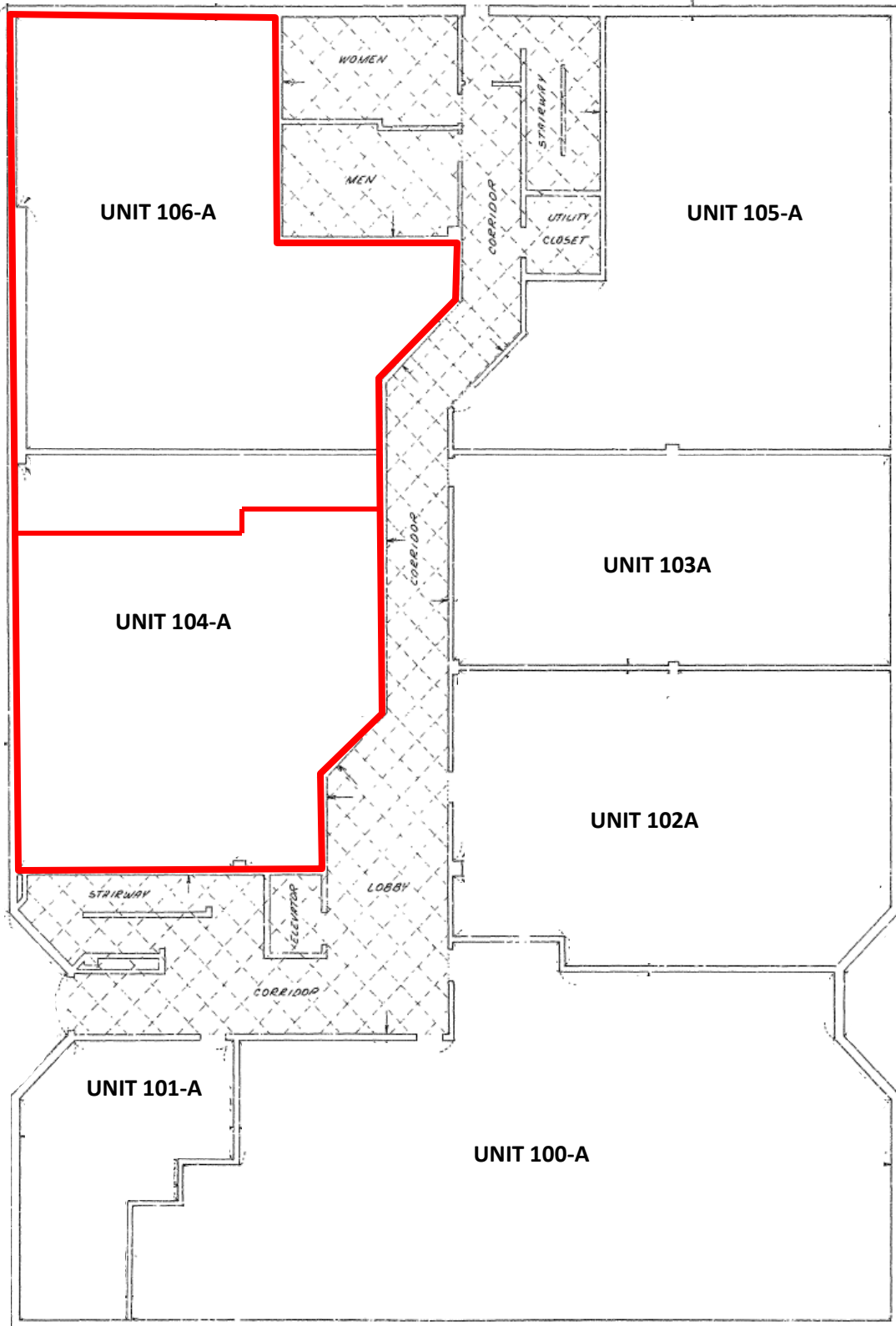
Note: Floor Plan layout depiction and dimensions are approximate and subject to verification.

J.R. WALKER, Inc. ▪ 1776 S. Naperville Road, Suite 202A, Wheaton, IL 60189 ▪ Ph: (630) 462-0075 ▪ Fax: (630) 462-0075

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**DANADA WEST PROFESSIONAL CENTER  
BUILDING "A"**

**FIRST FLOOR PLAN**





**SITE PLAN**  
**DANADA WEST PROFESSIONAL CENTER**  
**1776 S. NAPERVILLE ROAD, WHEATON, IL 60189**

**SITE AND BUILDING CALCULATIONS**

PROPOSED NEW BUILDING TYPE: OFFICE BUILDING  
 EXISTING BUILDING TYPE: OFFICE BUILDING

**MIN. REGULATIONS FOR OFFICE AND RESEARCH DISTRICT**

REGULATION	AREA CALCULATED	PERCENTAGE
1. MAXIMUM BUILDING FOOTPRINT	17,500 SQ. FT.	11.5%
2. FIRST FLOOR BUILDING SETBACK	10' FROM ALL SIDES	100%
3. SIDE YARD BUILDING SETBACK	5' FROM ALL SIDES	100%
4. REAR YARD BUILDING SETBACK	5' FROM ALL SIDES	100%
5. MAXIMUM LOT WIDTH	120' 0" FT.	100%
6. MAXIMUM LOT DEPTH	120' 0" FT.	100%
7. MAXIMUM LOT COVERAGE	20%	100%
8. MAXIMUM LOT AREA	14,400 SQ. FT.	100%

**AREA CALCULATIONS**

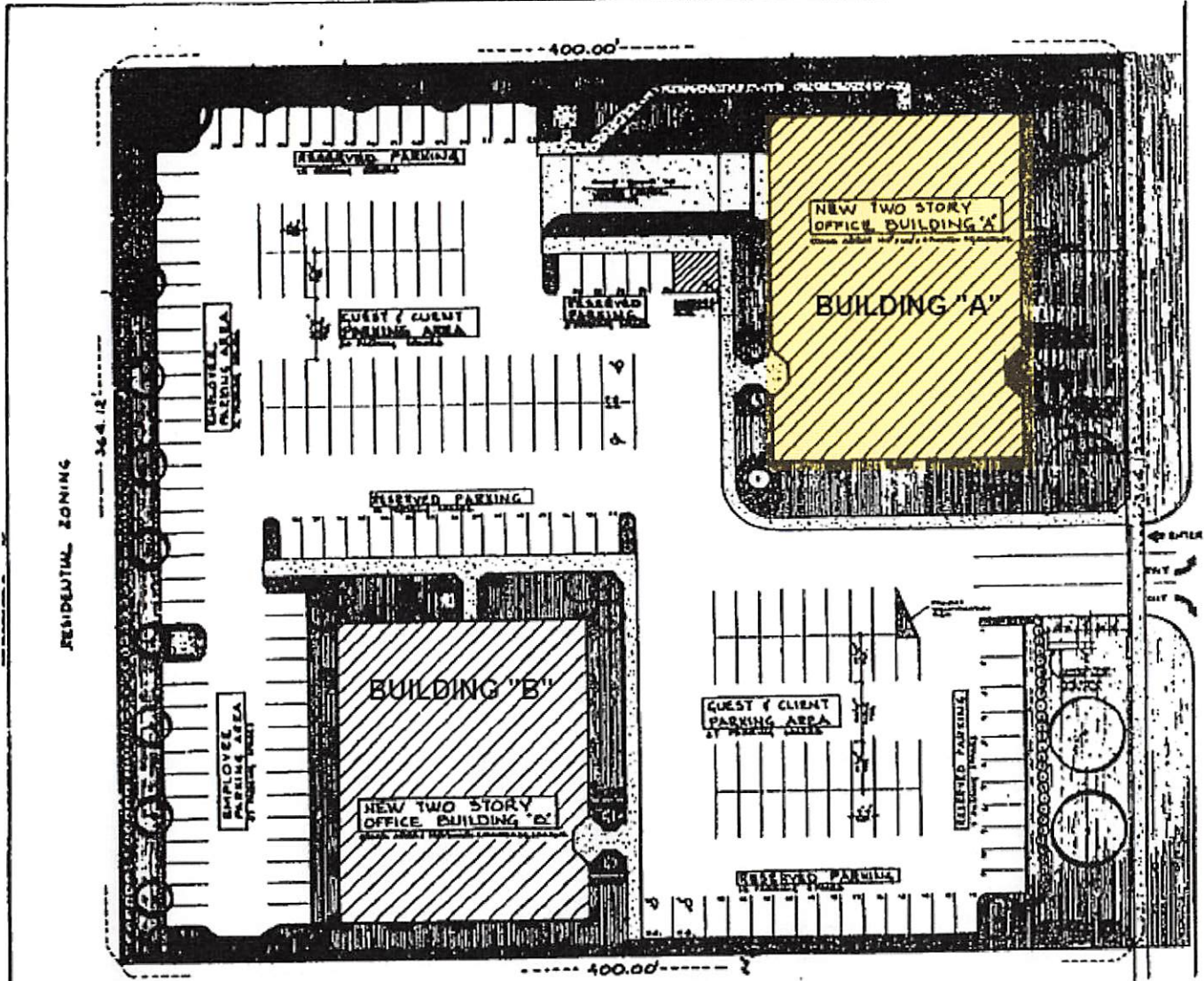
DESCRIPTION	AREA	PERCENTAGE
BUILDING COVERAGE	17,500 SQ. FT.	11.5%
PARKING AREAS AND DRIVEWAYS	11,100 SQ. FT.	7.1%
LANDSCAPE AREA	11,100 SQ. FT.	7.1%
<b>TOTAL SITE AREA</b>	<b>151,500 SQ. FT.</b>	<b>100%</b>

TOTAL GROSS BUILDING AREA: 17,500 SQ. FT.  
 DRIVEWAY AREAS FOR STRUCTURE: 1,000 SQ. FT.  
 ALL BUILDING FLOOR AREA: 18,500 SQ. FT.

**OFF-STREET PARKING REQUIREMENTS**

1. MINIMUM SIZE OF PARKING SPACES: 8'0" x 18'0" (SEE PLAN WITH 8'0" x 18'0" SPACES)
2. MAXIMUM SIZE OF PARKING SPACES: 12'0" x 22'0" (SEE PLAN WITH 12'0" x 22'0" SPACES)
3. MAXIMUM NUMBER OF PARKING SPACES: 100 (SEE PLAN WITH 100 SPACES)
4. MAXIMUM NUMBER OF PARKING SPACES: 100 (SEE PLAN WITH 100 SPACES)
5. MAXIMUM NUMBER OF PARKING SPACES: 100 (SEE PLAN WITH 100 SPACES)

TOTAL OFF-STREET PARKING SPACES: 100  
 TOTAL OFF-STREET PARKING AREA: 11,100 SQ. FT.



OFFICE AND RESEARCH DISTRICT

**SITE PLAN**  
 SCALE: 1" = 40' 0"

**A'A ROSE CONSTRUCTION COMPANY**

<b>DANADA WEST PROFESSIONAL CENTER</b>		NO. 00001
1776 S. NAPERVILLE ROAD WHEATON, ILLINOIS		NO. 00001
DATE: 10/1/88		NO. 00001



**DANADA WEST PROFESSIONAL CENTER  
1776 S. NAPERVILLE ROAD  
WHEATON, ILLINOIS 60189**



**AERIAL VIEW**



# LOCATION MAP

**DANADA WEST PROFESSIONAL CENTER  
1776 S. NAPERVILLE ROAD  
WHEATON, ILLINOIS 60189**

