WHEATON OFFICE CENTER

290, 300, 301, 310, 311 S. County Farm Rd., Wheaton, IL 60187

FOR LEASE



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312-545-1035
Christina@CatonCommercial.com

CATON
COMMERCIAL
REAL ESTATE GROUP

OFFERING SUMMARY:

Available SF:	1,160 - 2,504 SF
Lease Rate:	$19.25 - 21.00/SF MG
Office Park:	5 Buildings
Year Built:	1992-1996



PROPERTY OVERVIEW:

- Beautiful, well maintained office park
- Perfect for lawn firm, governmental, medical, dental, chiropractic or general office
- Elevator buildings wit multiple layouts available
- High end finishes, superb location
- Immediate occupancy
- 1/4 mile from the DuPage County Complex, Court House, Sheriff's Office
- Major retailers nearby including Kohl's, Eistein Bagels, Walgreen's, Dunkin', and Target

AVAILABLE SPACES:

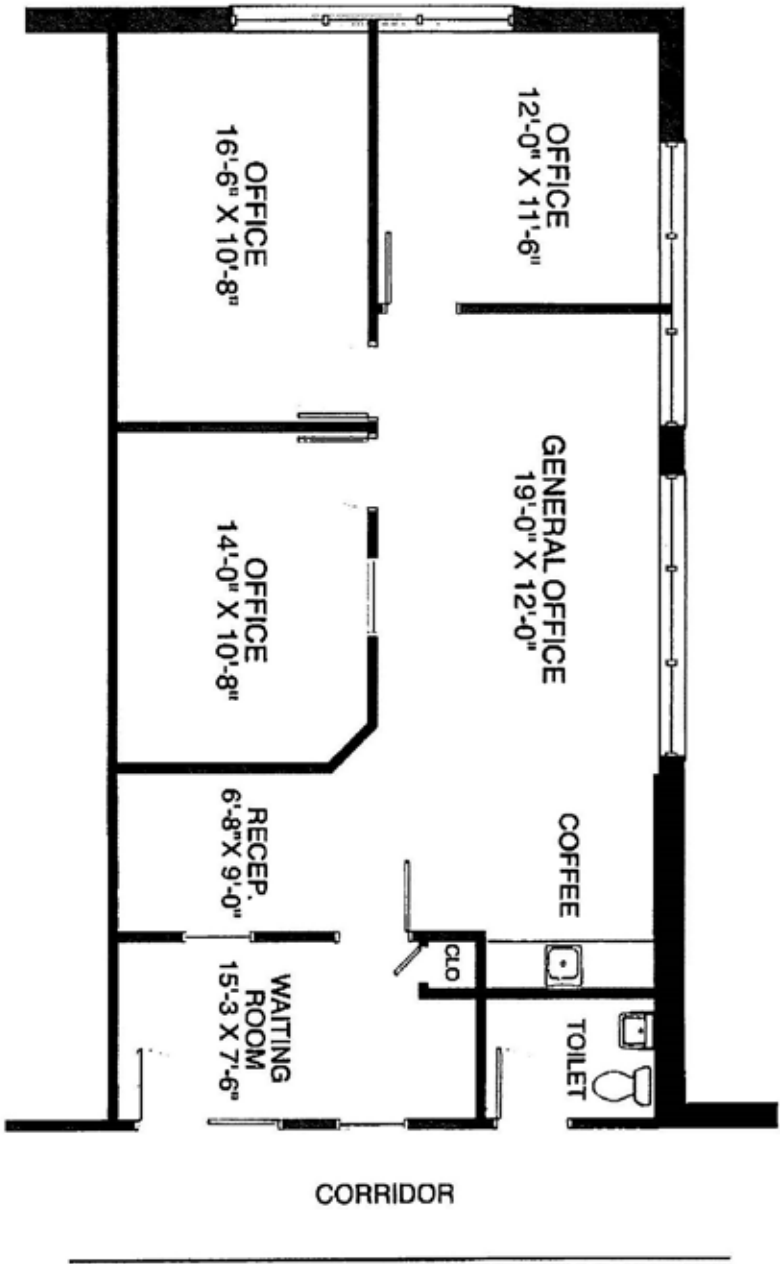
SUITE	FLOOR	SIZE	LEASE RATE
290 Suite N	2nd	1,535 SF	$19.25 SF/yr MG
290 Suite Q	3rd	1,517 SF	$19.25 SF/yr MG
290 Suite S/T	3rd	2,504 SF	$19.25 SF/yr MG
300 Suite E	2nd	1,160 SF	$19.25 SF/yr MG
300 Suite J	3rd	1,674 SF	$19.25 SF/yr MG
301 Suite H (med)	2nd	1,741 SF	$21.00 SF/yr MG
310 Suite A	LL	1,321 SF	$19.25 SF/yr MG
310 Suite F	1st	1,545 SF	$19.25 SF/yr MG
311 Suite B (med)	1st	2,056 SF	$21.00 SF/yr MG
311 Suite C	1st	2,149 SF	$19.25 SF/yr MG
311 Suite H	2nd	2,014 SF	$19.25 SF/yr MG



290 Suite N - 2nd Floor - 1,535 SF



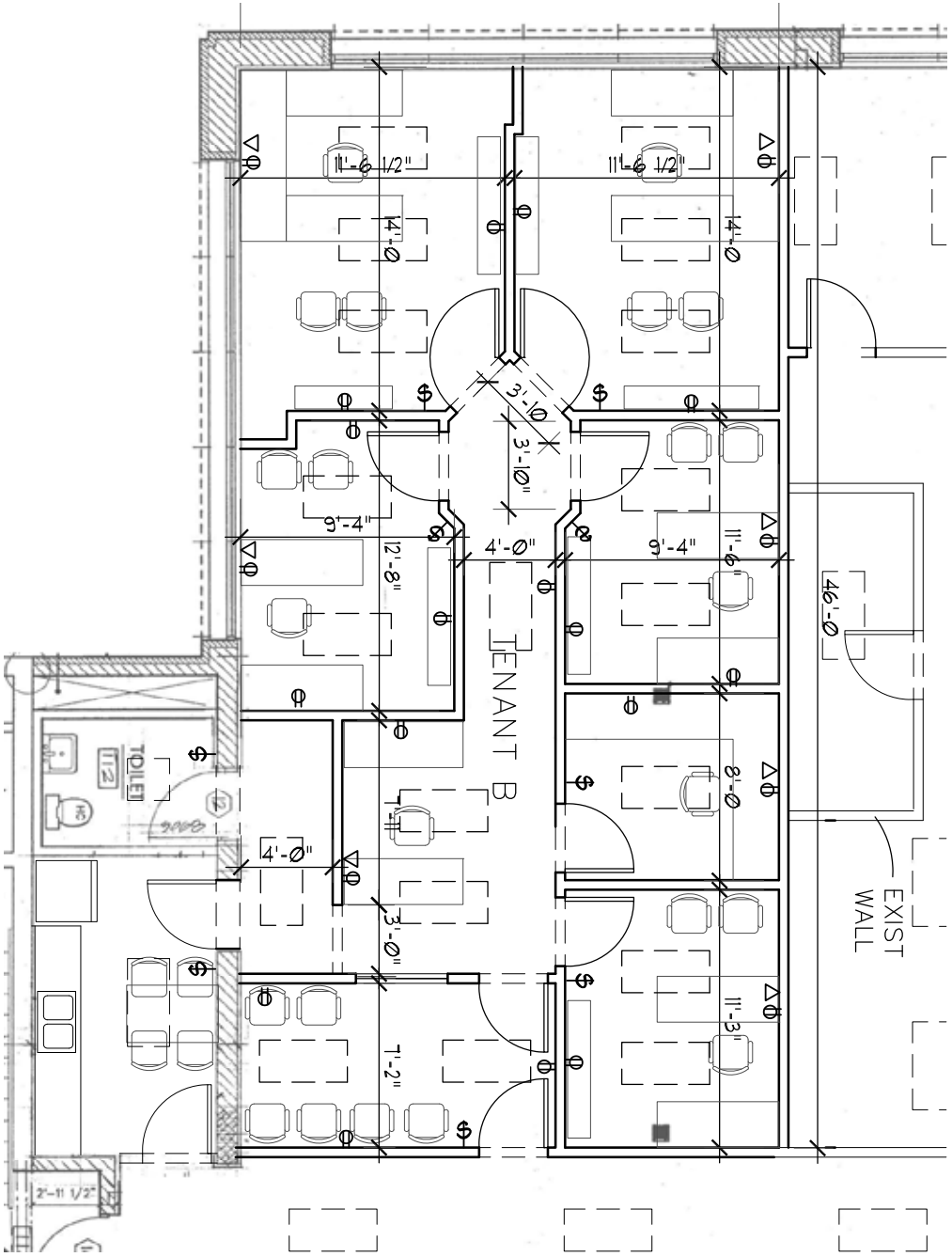




290 Suite Q - 3rd Floor - 1,517 SF



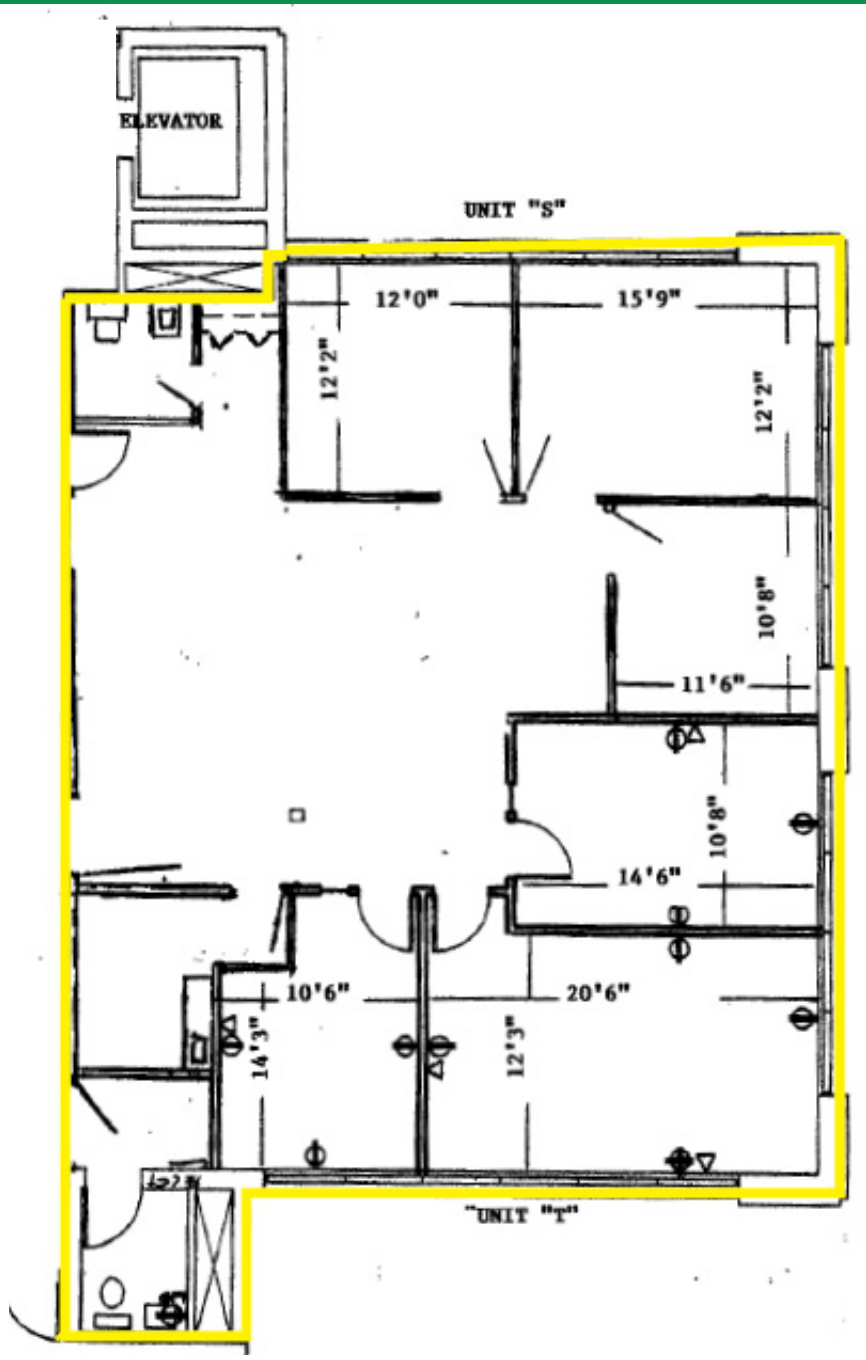




290 Suite ST - 3rd Floor - 2,504 SF



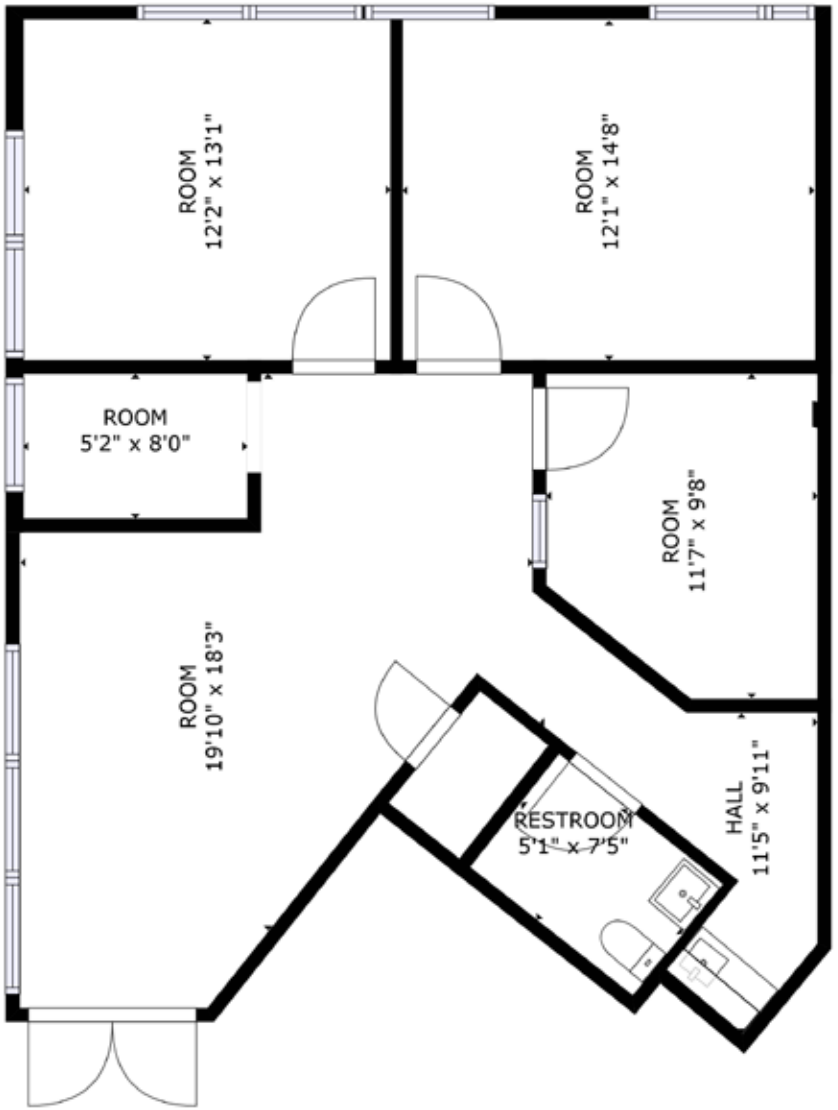




300 Suite E - 2nd Floor - 1,160 SF





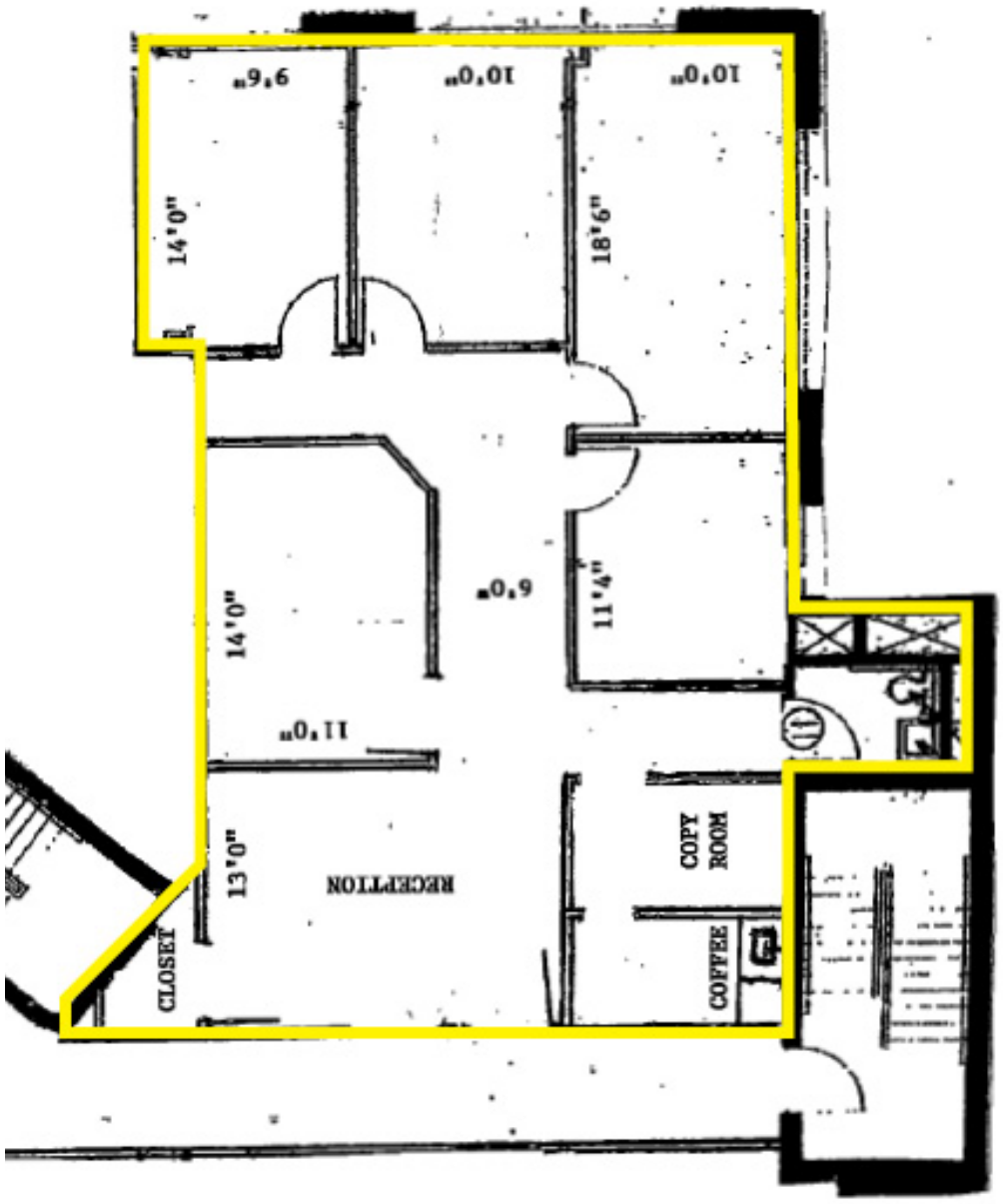


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300 Suite J - 3rd Floor - 1,674 SF





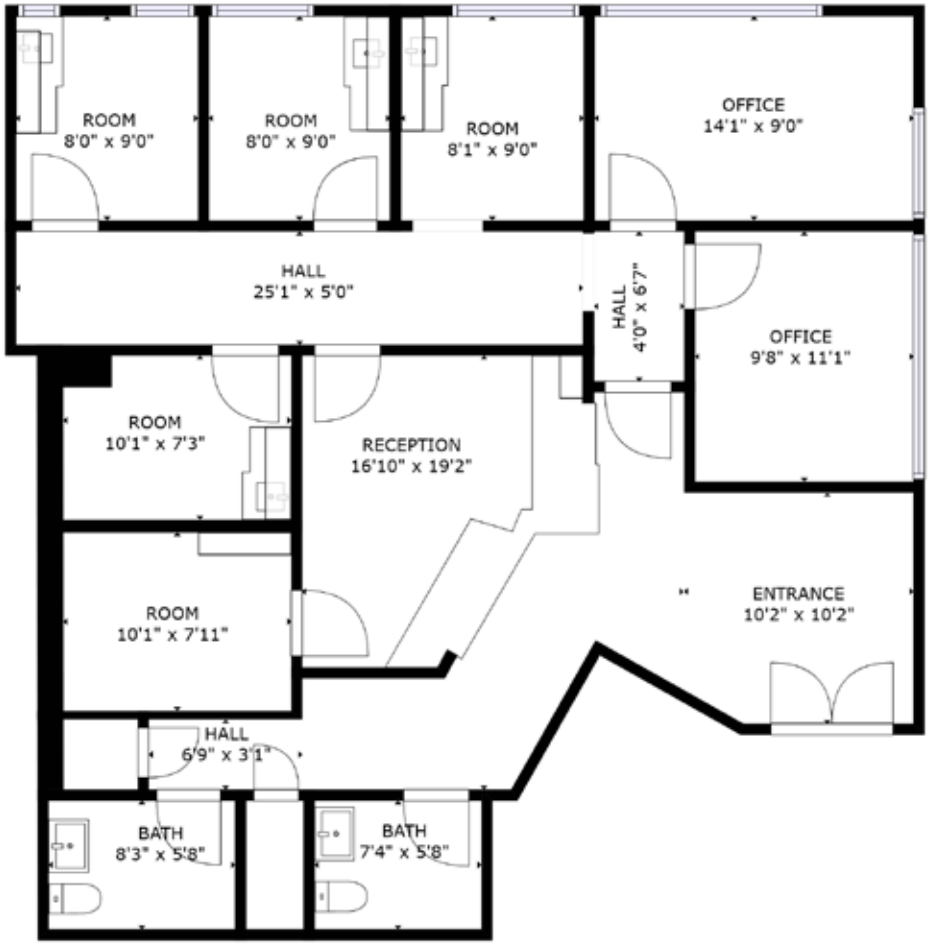


301 Suite H - 2nd Floor - 1,741 SF





MEDICAL BUILD-OUT

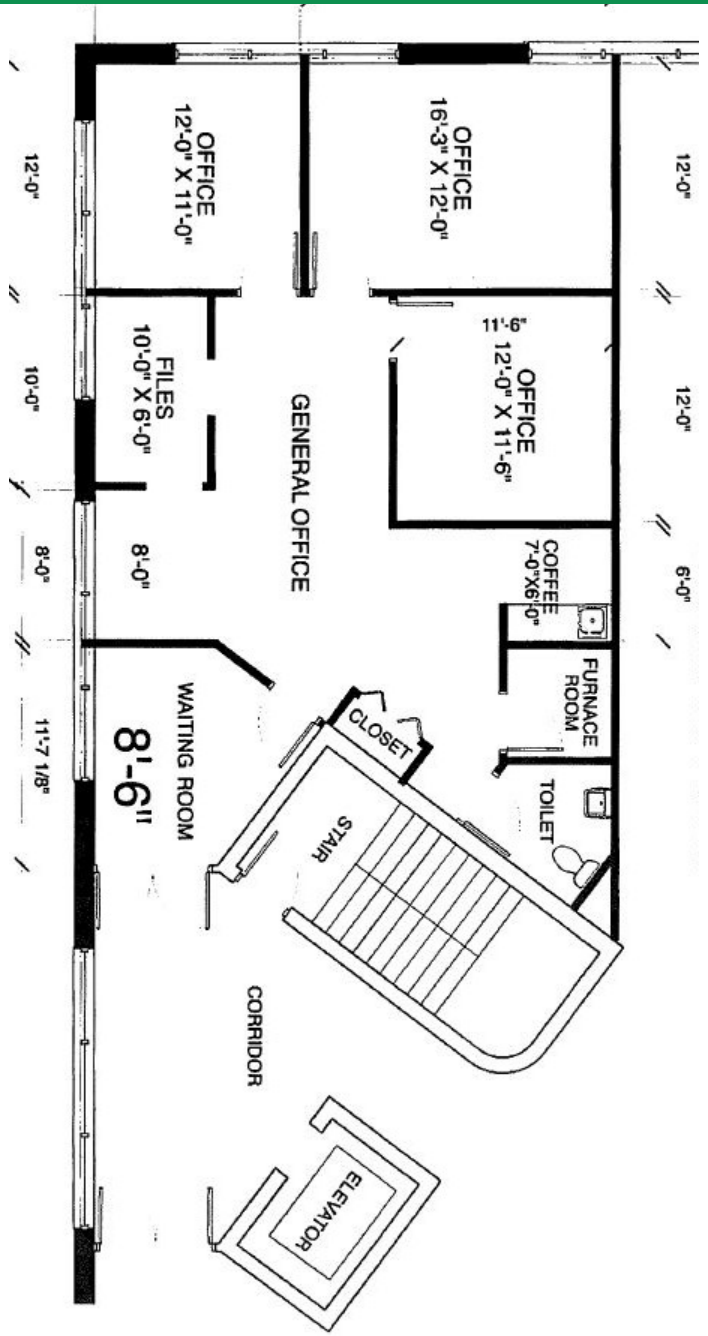


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310 Suite A - Lower Level - 1,321 SF



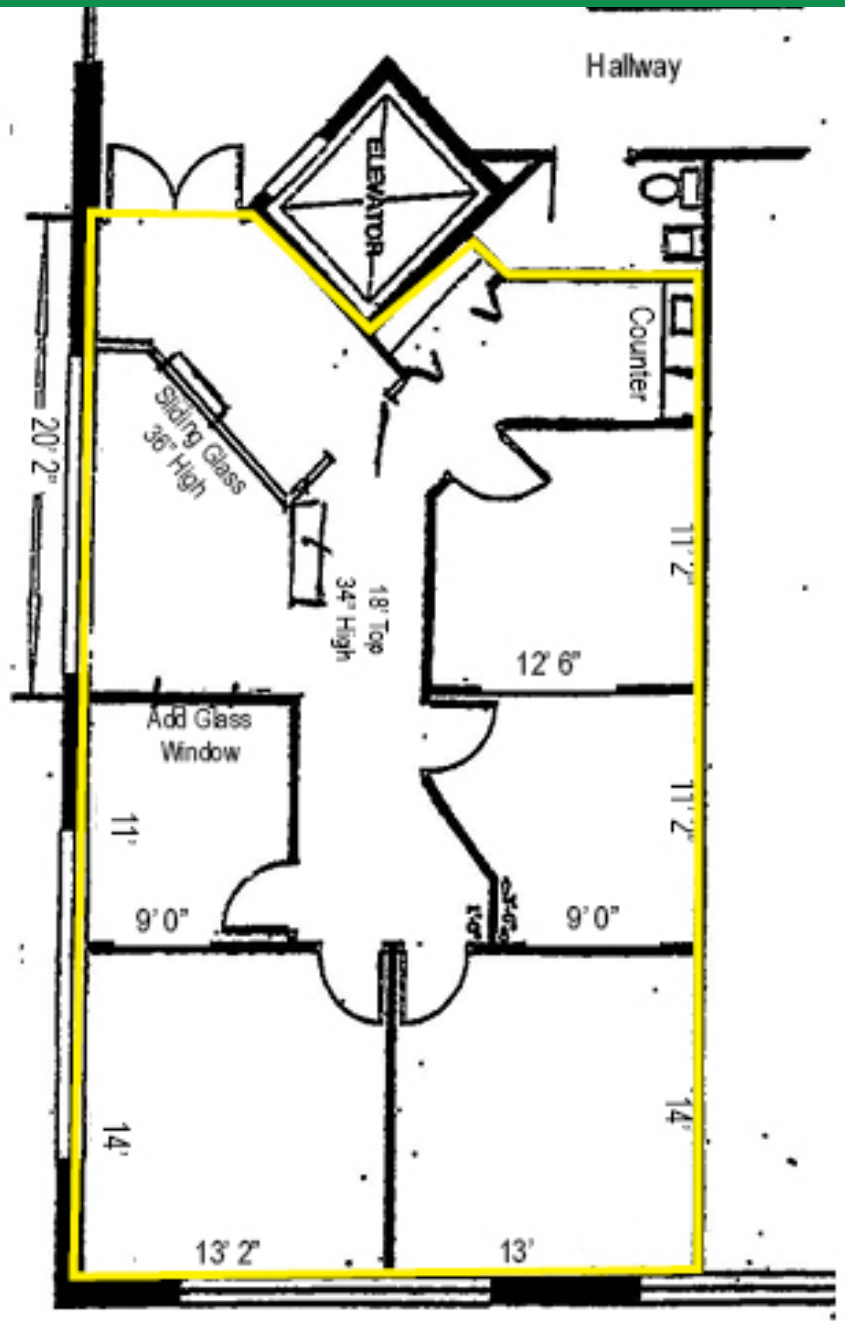




310 Suite F - 1st Floor - 1,545 SF



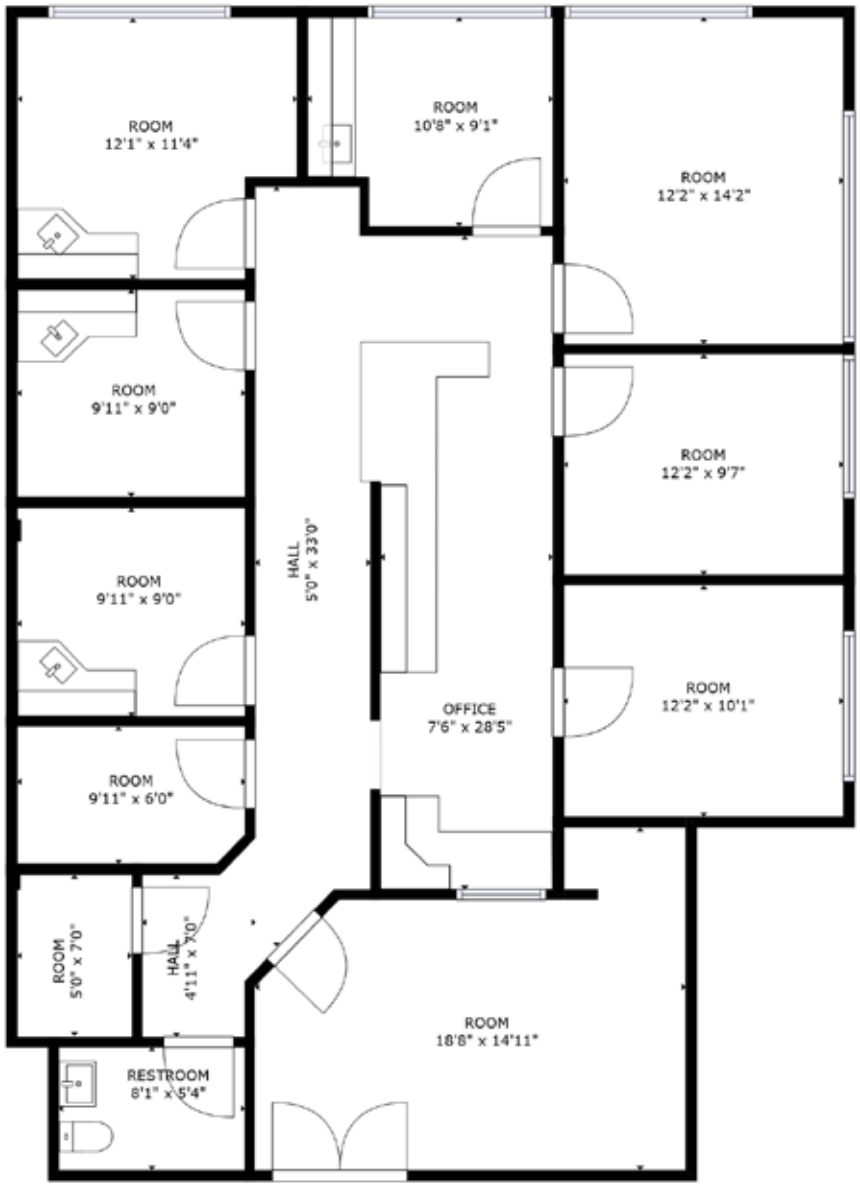




311 Suite B - 1st Floor - 2,056 SF





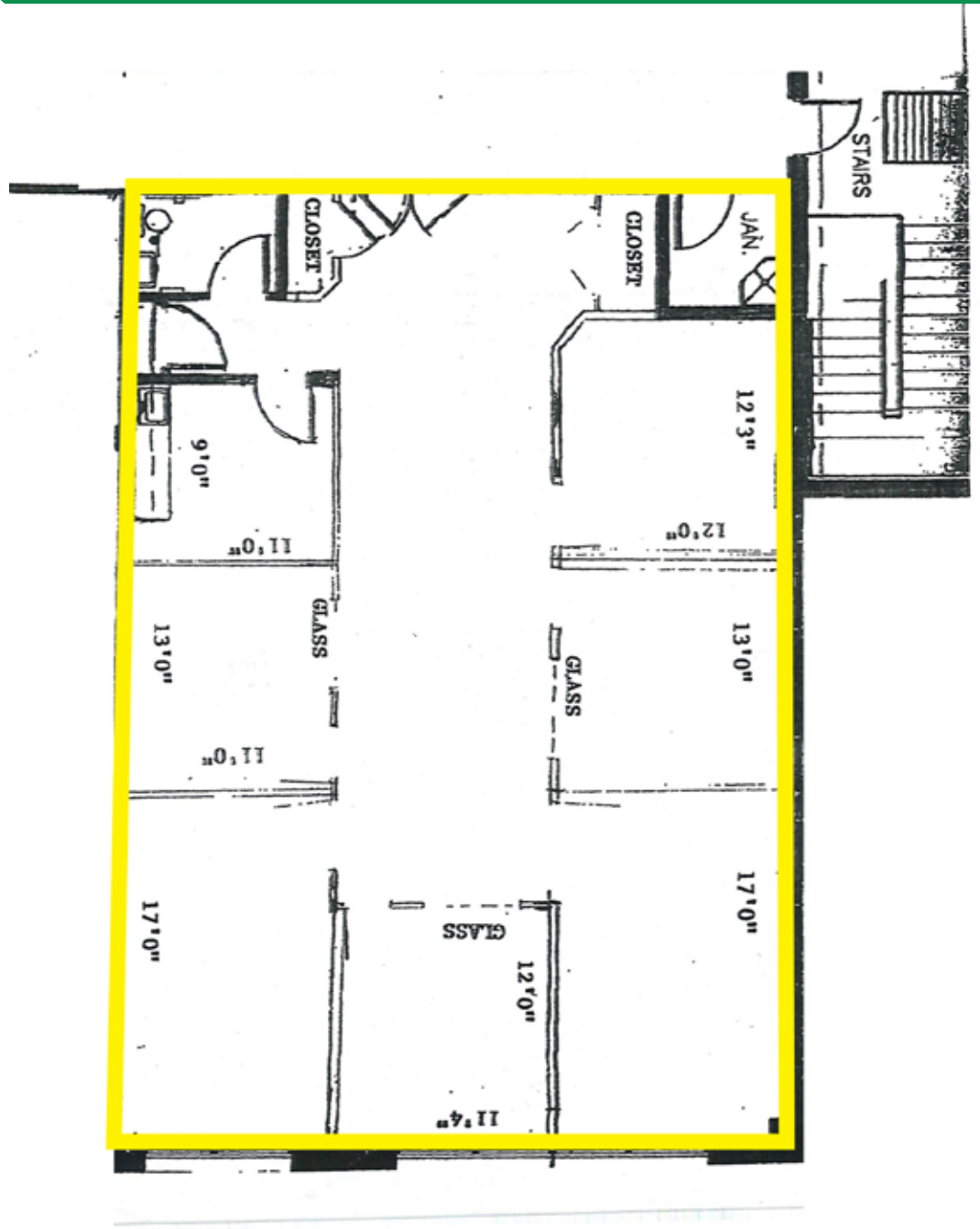


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311 Suite C - 1st Floor - 2,149 SF



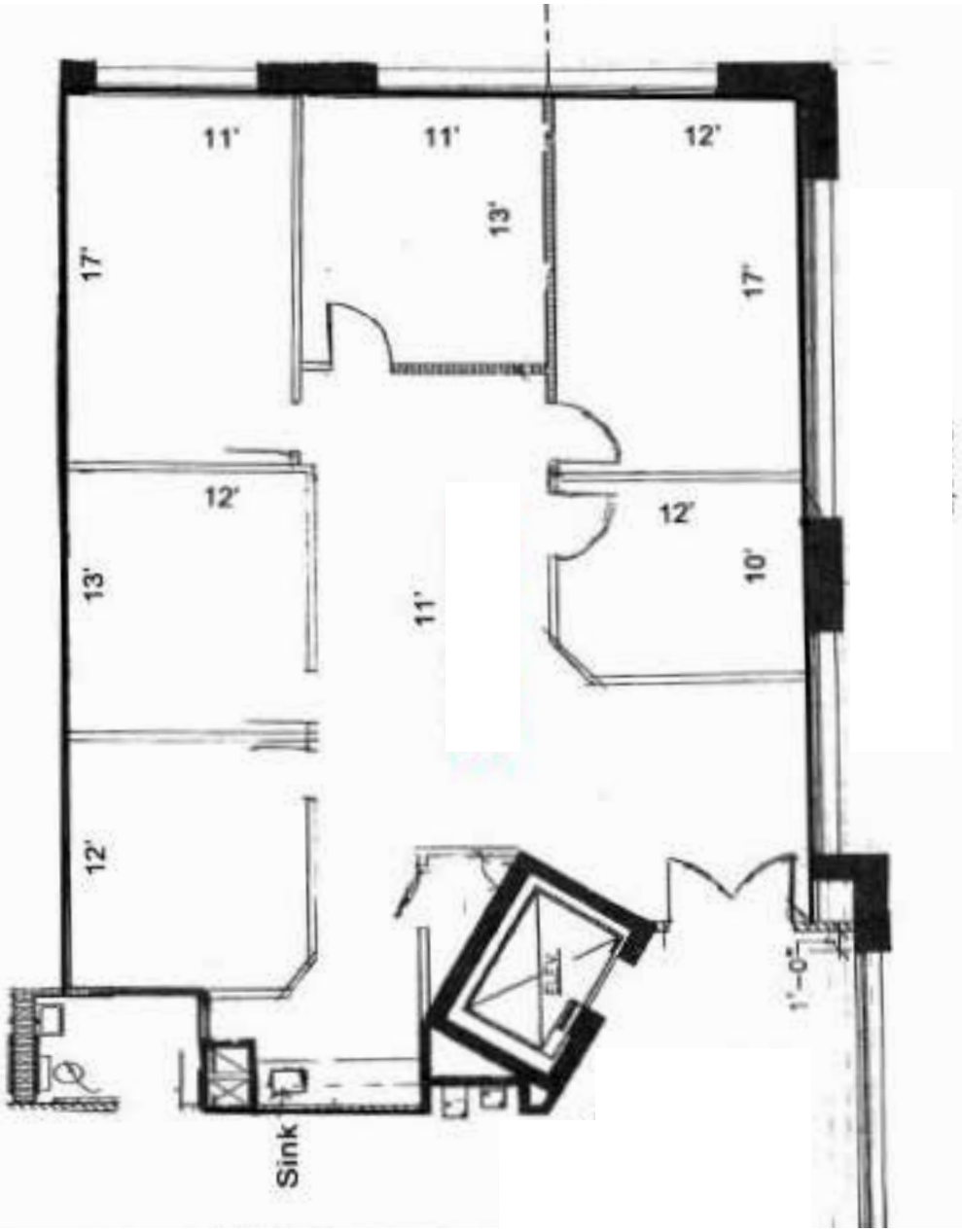




311 Suite H - 2nd Floor - 2,014 SF



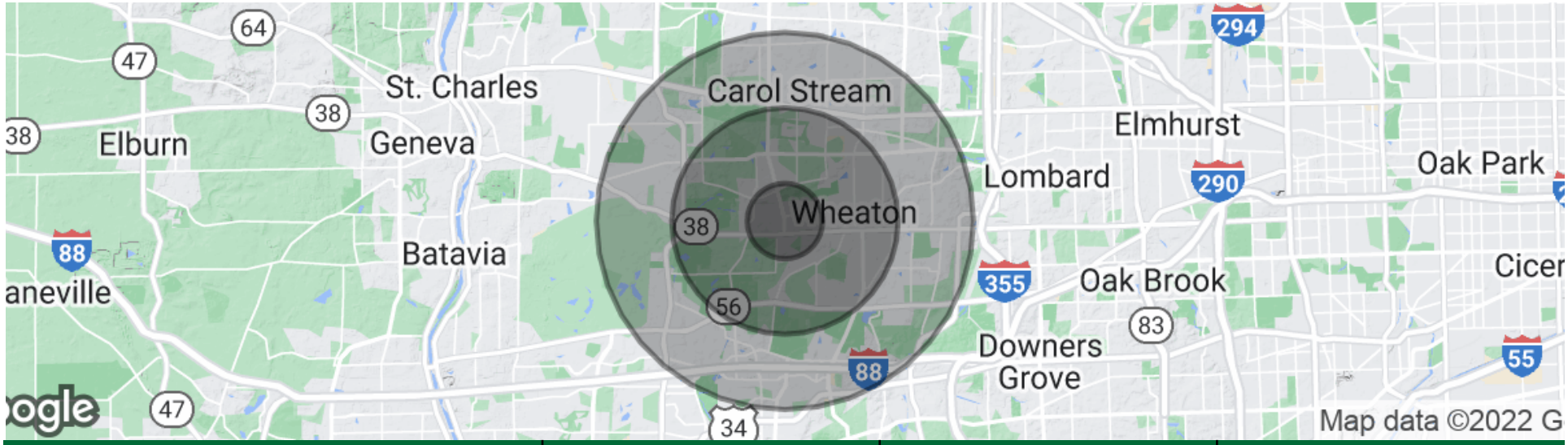




AERIAL


County Farm Rd
DuPage County Government Complex
Manchester Rd
Manchester Rd
Manchester Rd
Manchester Rd
SITE
Downtown Wheaton
W Liberty Dr
Roosevelt Rd
S Main St
Winfield Creek
E Seminary
ROLEX
James & Sons Fine Jewelers
The NOW
Metra
jeni's
WHEATON BANK
CHIPOTLE
CHASE
IVY
GIA
Google
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DEMOGRAPHICS



		1 MILE	3 MILES	5 MILES
POPULATION	Total Population	9,086	65,779	209,314
	Average Age	45.2	40.6	37.5
	Average Age (Male)	42.9	39.3	36.1
	Average Age (Female)	47.3	41.8	38.6
HOUSEHOLDS	Total Households	3,440	23,687	75,466
	# of Persons per HH	2.6	2.8	2.8
	Average HH Income	$93,973	$115,104	$102,102
	Average HH Value	$318,952	$444,716	$384,65

CATON COMMERCIAL REAL ESTATE GROUP

CONTACT



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Christina Caton Kitchel is a Principal of Caton Commercial Real Estate Group, with over 12 years of experience in commercial real estate, retail leasing, investment sales, and ground-up, multi-use commercial property development; including navigation of municipal approvals. Christina is actively involved in site selection, evaluation of product, and lead generation for the brokerage team. Christina is an active member of the International Council of Shopping Centers (ICSC), a Certified Commercial Investment Member (CCIM) candidate, and participates in many national industry conferences and events.

Christina is Chair of the Board of Directors for the Naperville Area Chamber of Commerce and is active in NACC B2B, NACC Political Action Committee, Family Business RoundTable, Legacy Circle, and sits on the steering committee for the NACC Legislative Forum.