

WHEATON OFFICE CENTER

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

FOR LEASE



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CATON
COMMERCIAL
REAL ESTATE GROUP

OFFERING SUMMARY:

Available SF:	1,321 - 2,504 SF
Lease Rate:	\$11.75 - 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 with multiple layouts available
- High end finishes, superb location
- Immediate occupancy
- 1/4 mile from the DuPage County Complex, Courthouse, Sheriff's Office
- Major retailers nearby including Kohl's, Eistein Bagels, Walgreen's, Dunkin', and Target



AVAILABLE SPACES:

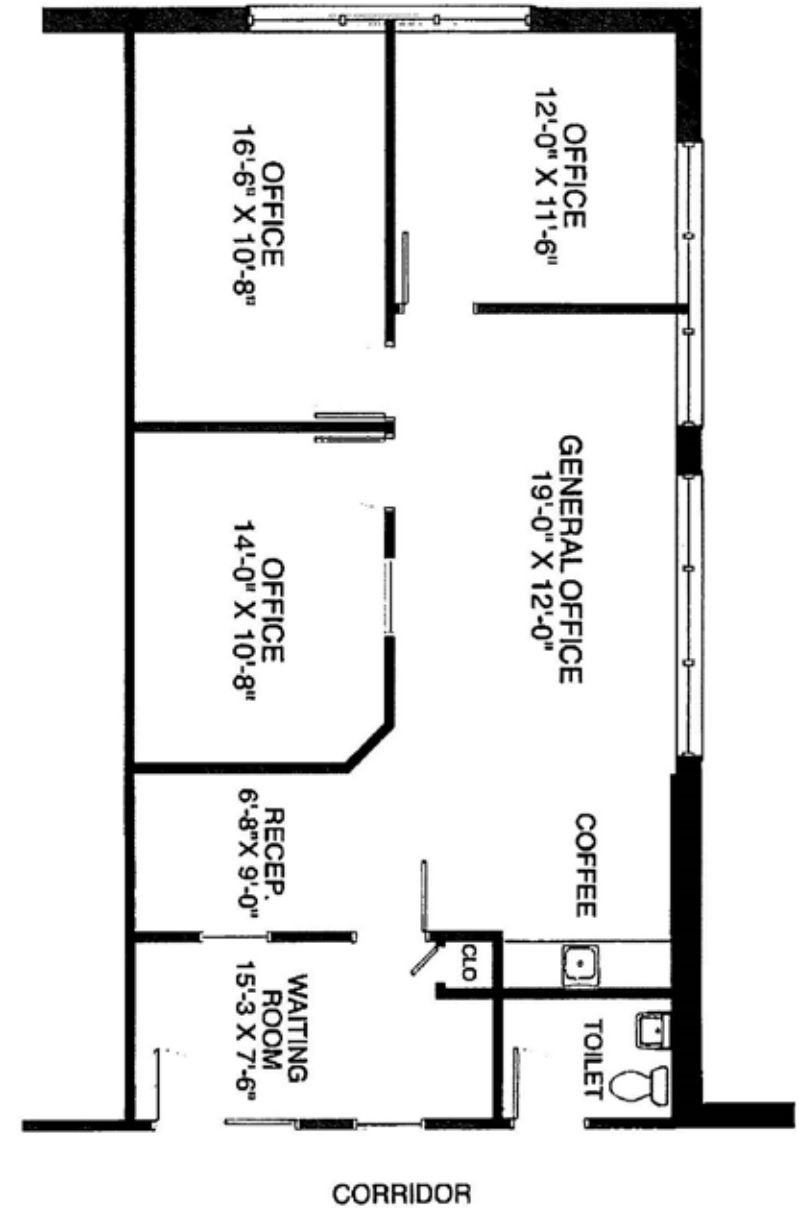
SUITE	FLOOR	SIZE	LEASE RATE
290 Suite N	2nd	1,535 SF	\$18.75 SF/yr MG
290 Suite Q	3rd	1,517 SF	\$18.75 SF/yr MG
290 Suite S/T	3rd	2,504 SF	\$18.75 SF/yr MG
300 Suite L	3rd	1,295 SF	\$18.75 SF/yr MG
301 Suite C	1st	1,953 SF	\$18.75 SF/yr MG
301 Suite L	3rd	1,615 SF	\$18.75 SF/yr MG
310 Suite A	LL	1,321 SF	\$11.75 SF/yr MG
311 Suite B (med)	1st	2,056 SF	\$21.00 SF/yr MG
311 Suite H	2nd	2,014 SF	\$18.75 SF/yr MG



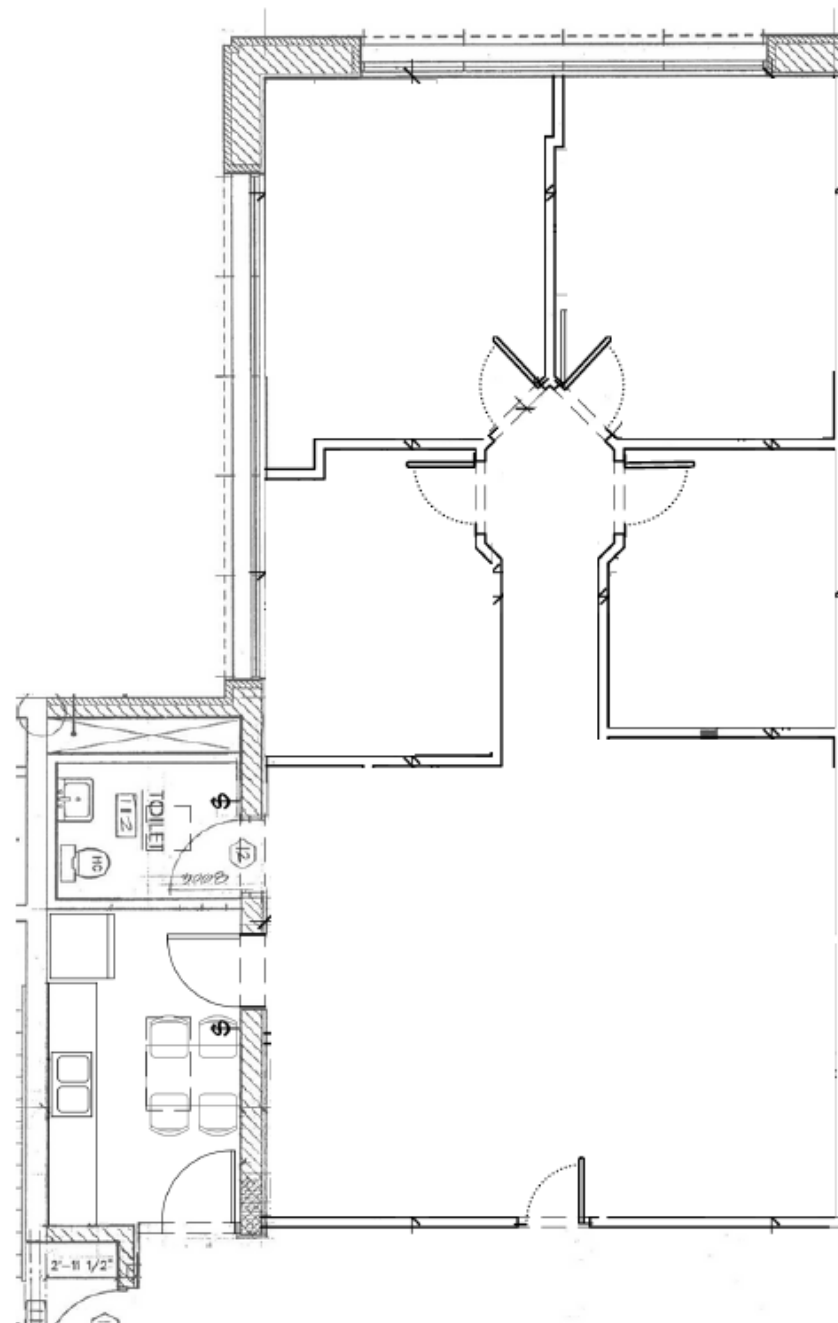
RECENT RENOVATIONS:

The buildings recently underwent a two-phase renovation to reinforce the position as the premier office space in Wheaton. In phase 1, all vacant suites have been repainted in modern neutral colors, while trim, millwork, kitchenettes, and bathrooms have been updated with sleek contemporary fixtures. Additionally, all light fixtures have been replaced with dimmable LED lights, and the flooring has been updated throughout. Phase 2 extends these improvements to the common areas, creating a cohesive and modern office environment. The property provides a visually pleasing and contemporary space, conveniently located just 1/4 mile from the DuPage County Complex, Court House, and Sheriff's Office.

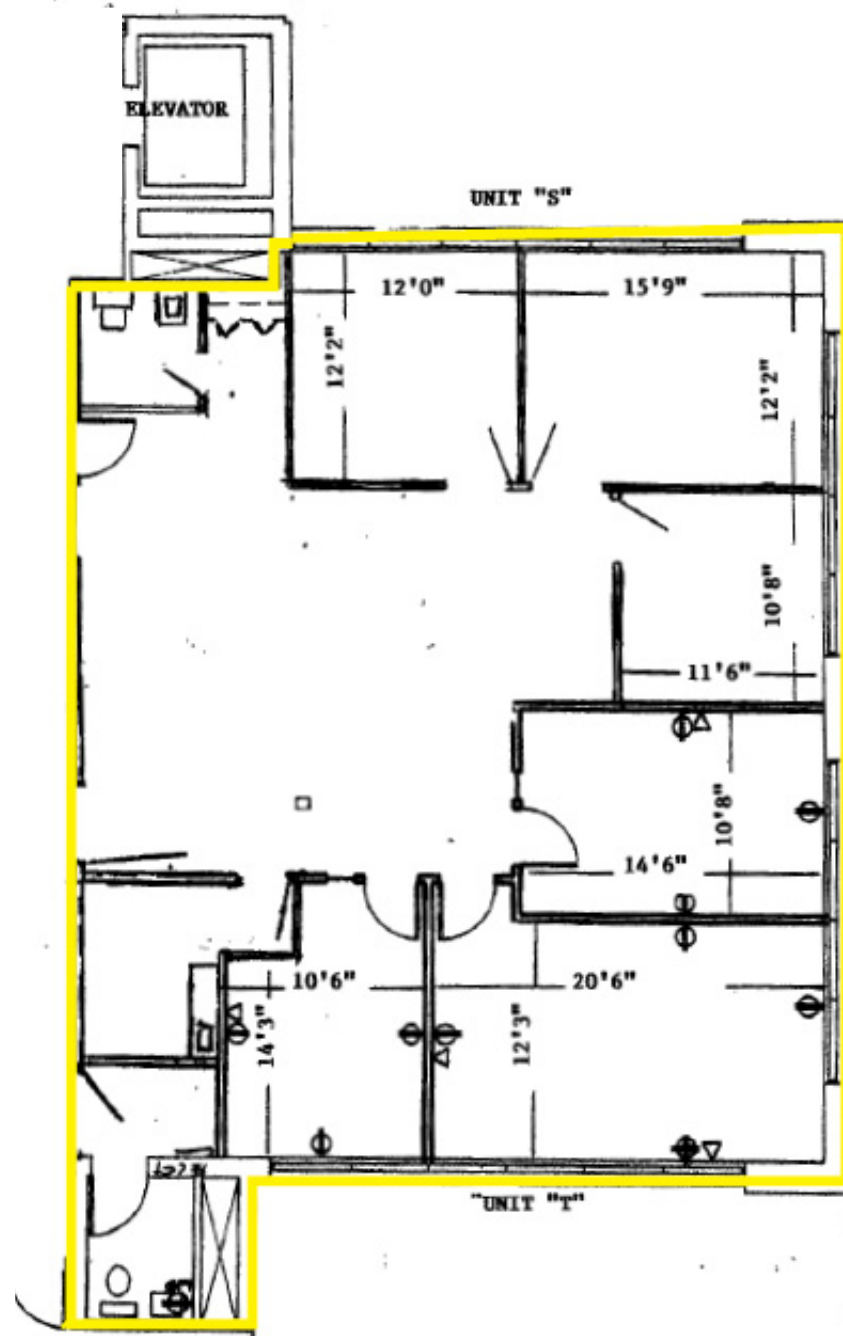
290 Suite N - 2nd Floor - 1,535 SF



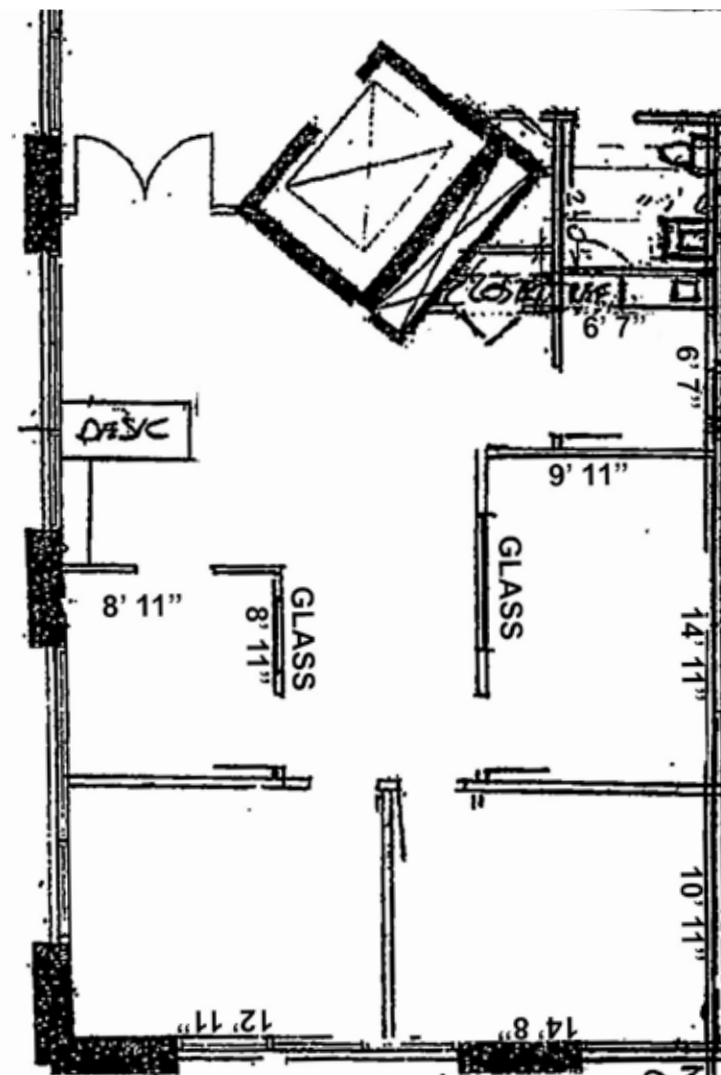
290 Suite Q - 3rd Floor - 1,517 SF



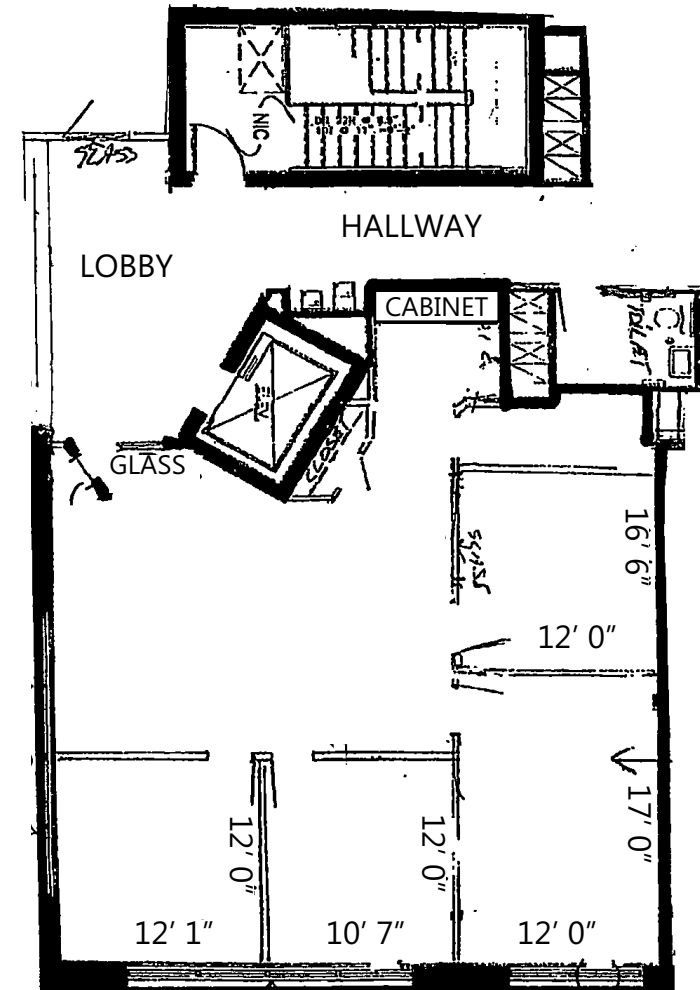
290 Suite ST - 3rd Floor - 2,504 SF



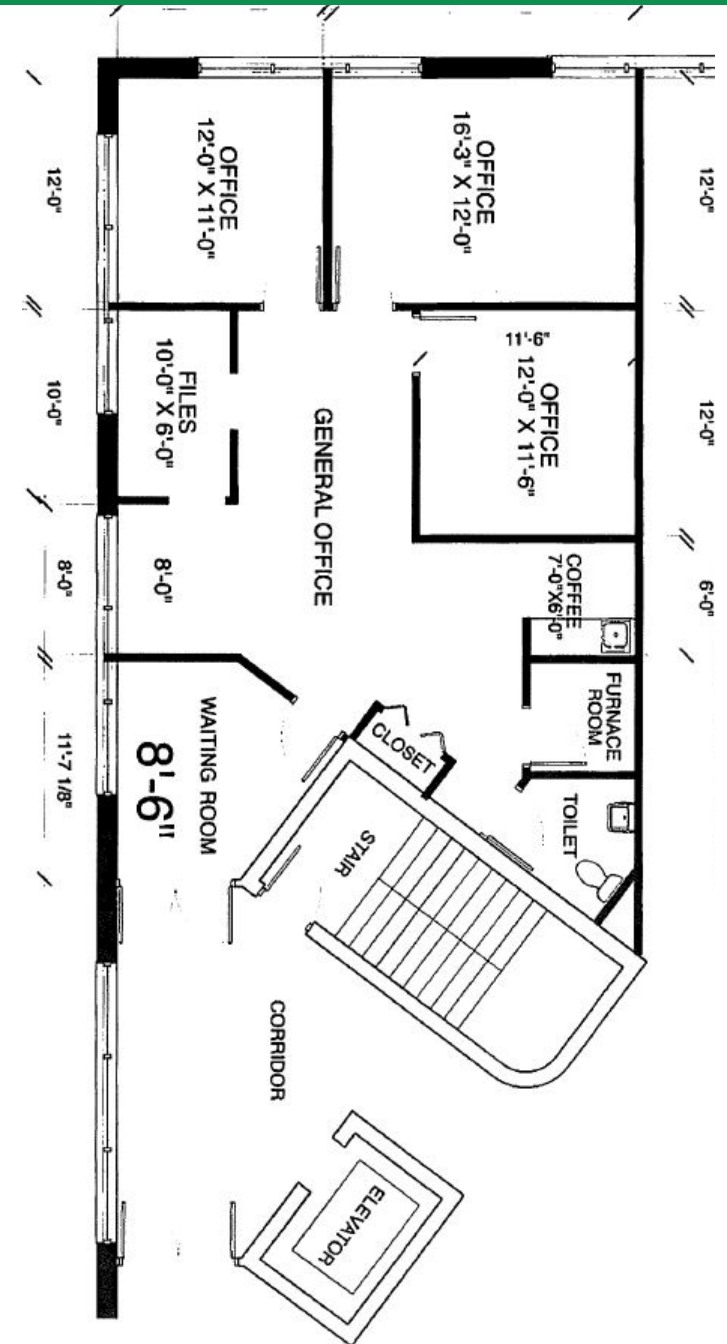
300 Suite L - 3rd Floor - 1,295 SF



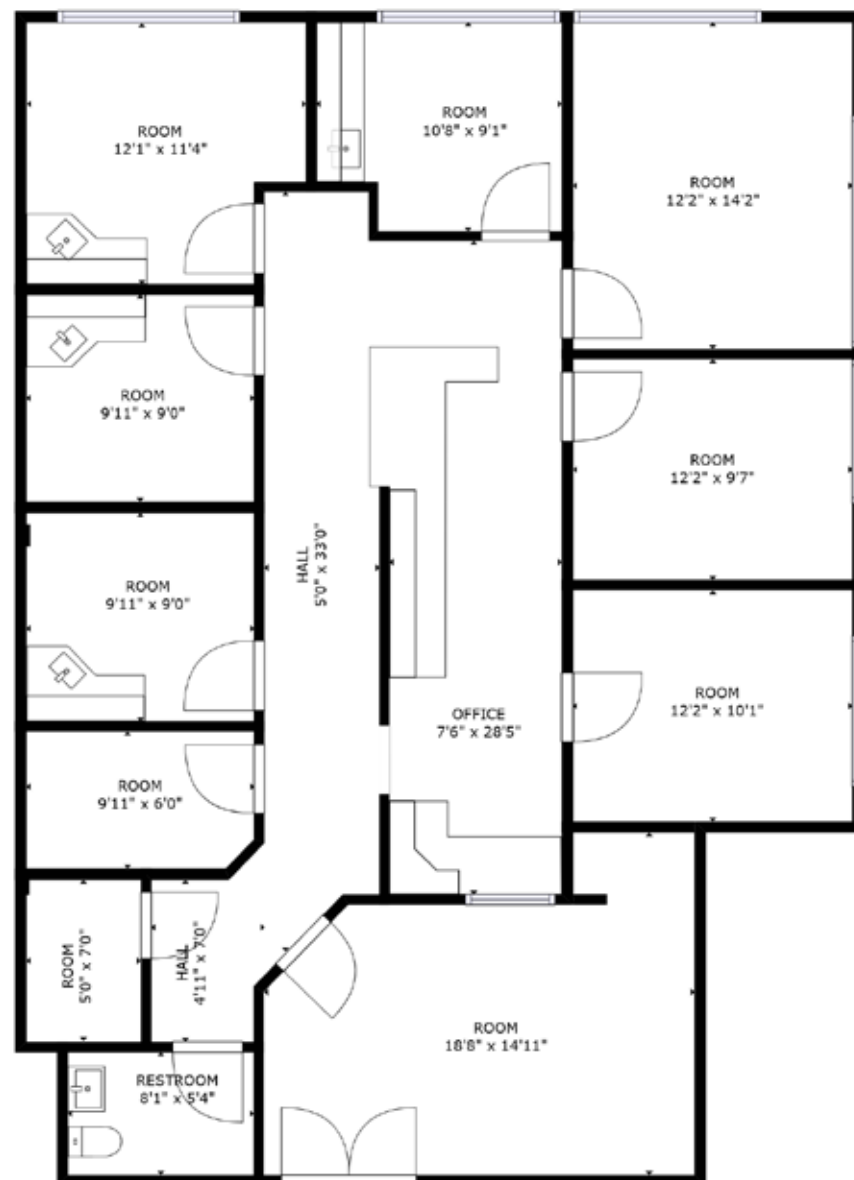
301 Suite L - 3rd Floor - 1,615 SF



310 Suite A - Lower Level - 1,321 SF

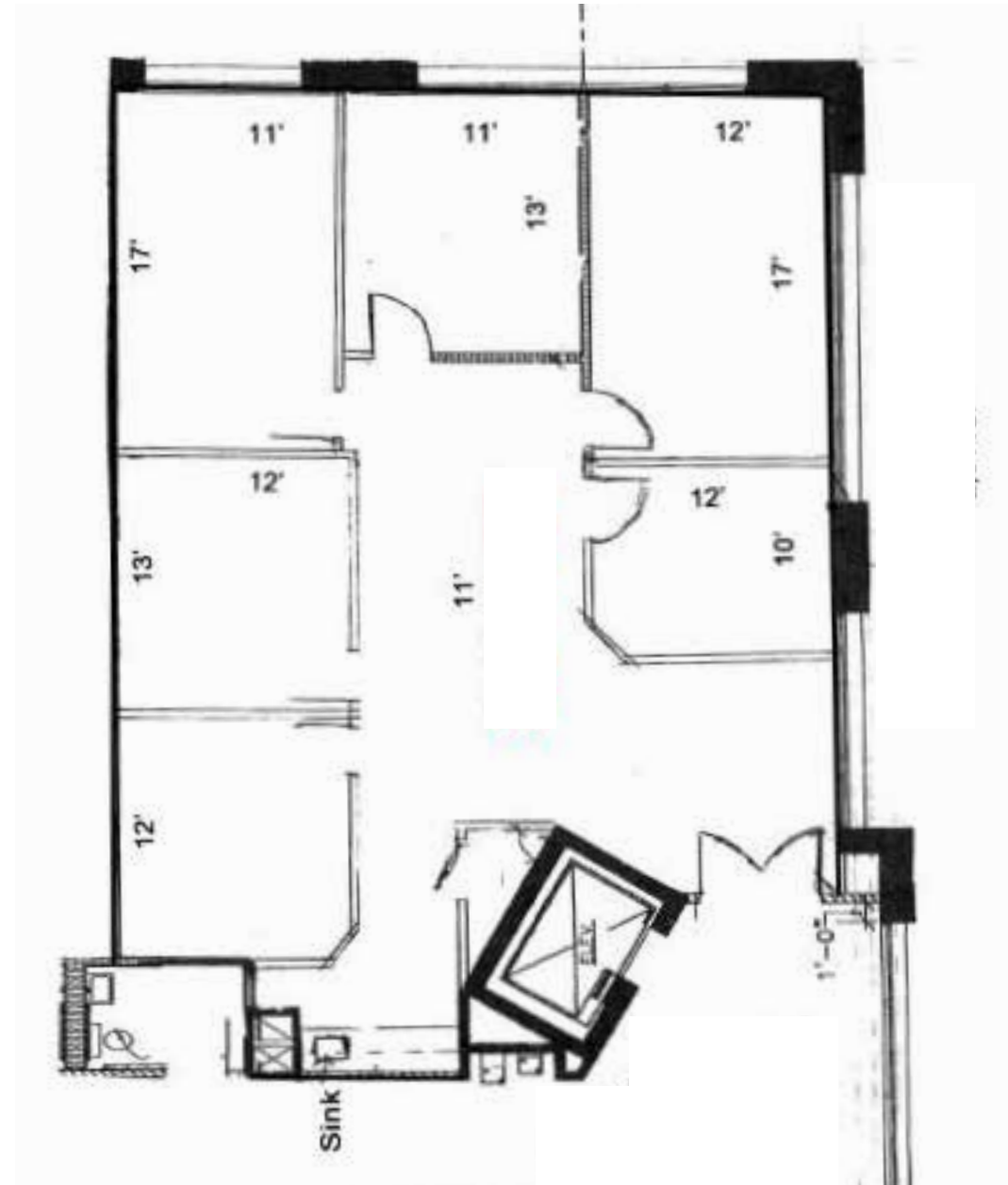


311 Suite B - 1st Floor - 2,056 SF



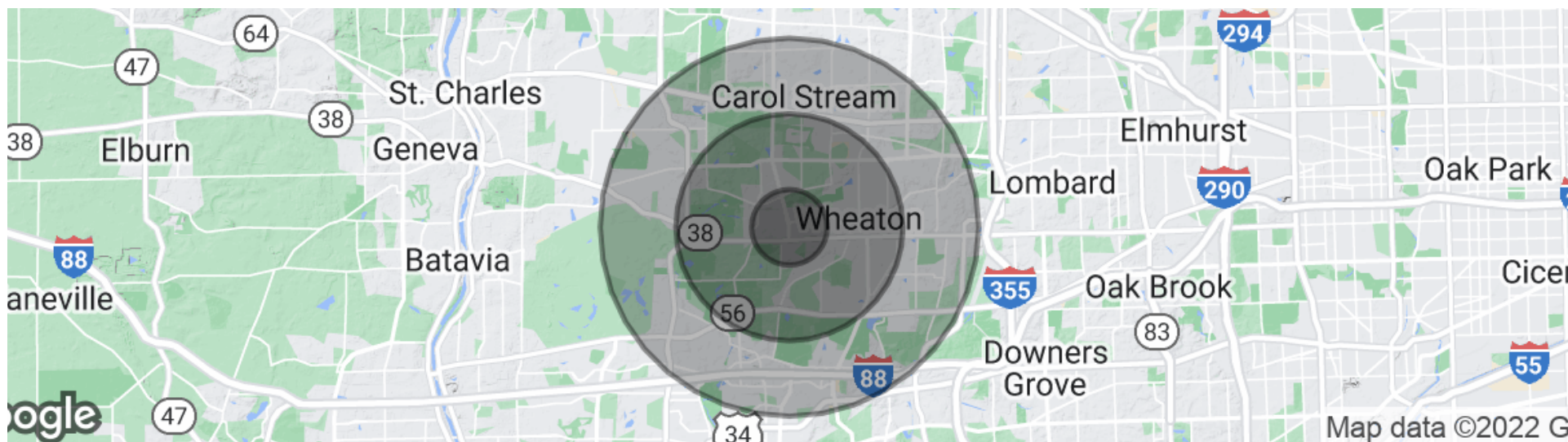
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311 Suite H - 2nd Floor - 2,014 SF





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

CONTACT



Christina Caton Kitchel
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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.



Zane McCartney
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Zane M. McCartney has built a reputation for providing unique perspectives to economic challenges. Zane is exceptionally suited to partner with investment groups and healthcare entities on a range of real estate projects. Through in-depth analytical research and drawing on his industry expertise, he can illuminate solutions to complex real estate opportunities.

His early career in banking established an appreciation for finance and market analysis, which ultimately led him to a strategic position at a private equity group. Zane's transition to commercial real estate is the product of years of experience developing a deep respect for how property owners and local municipalities impact the local, regional, and national economy.