



**LEASE**

# Downtown Wheaton Office | CIBM Bank Anchored Building Available

**330 S. NAPERVILLE ROAD**

Wheaton, IL 60187

**PRESENTED BY:**

**KAREN KULCZYCKI, CCIM**

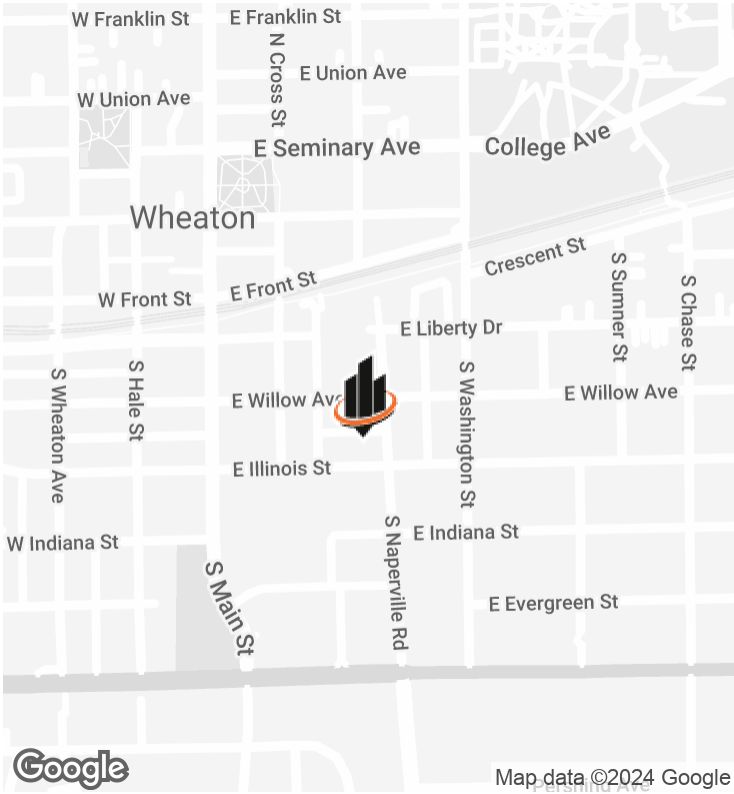
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 SF/yr (Full Service)
BUILDING SIZE:	35,400 SF
AVAILABLE SF:	735 - 2,678 SF
LOT SIZE:	0.8 Acres
YEAR BUILT:	1974
RENOVATED:	2007
SUBMARKET:	East/West Corridor
APN:	05-16-325-012; 05-16-330-016

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PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present 330 S. Naperville Road the CIBM Bank Building located in the heart of downtown Wheaton, Illinois. This four-story free-standing executive office building with lower level, 23 executive suites, a common break room with vending, high-quality finishes throughout, a variety of professional tenant mix, floor-to-ceiling windows in each unit, ample parking with additional overflow parking lot, and highly visible. Full-service Lease with Tenant Incentives. Walk to Wheaton West Line (Metra) train station or downtown restaurants and retail shops.

PROPERTY HIGHLIGHTS

- ±735 SF to 2,678 SF Private Executive Suites
- Variety of Floor Plan Options | Windows Throughout
- Gathering Room | Breakroom with vending
- Ample parking spaces plus an overflow lot
- Full-Service Lease | Tenant Incentives
- BTS or Move in Ready
- Steps to Metra Train Station and Downtown Area

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	735 - 2,678 SF	LEASE RATE:	\$20.00 SF/yr

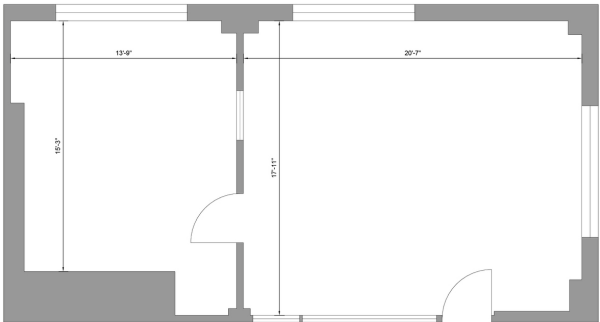
AVAILABLE SPACES

SUITE    TENANT    SIZE (SF)    LEASE TYPE    LEASE RATE    DESCRIPTION

103	Available	735 SF	Full Service	\$20.00 SF/yr	+/- 735 SF Ground Floor Unit Open Concept Area with 1 Office Windows Throughout High Ceiling   Side Entry
202	Available	1,070 SF	Full Service	\$20.00 SF/yr	+/- 1,070 SF Second Floor Executive Unit Open Concept   1 Private Office Surrounded with windows   Storage
240	Available	741 SF	Full Service	\$20.00 SF/yr	+/- 741 SF Second Floor Executive Unit 3 Private Offices   Open Concept Lobby Surrounded with windows Full Service   Flexible Term Length
306-308	Available	2,678 SF	Full Service	\$20.00 SF/yr	+/- 2,678 SF Third Floor Executive Unit   Divisible 6 Private Offices   Open Concept Lobby Conference Room   Kitchenette
400-401	Available	2,557 SF	Full Service	\$20.00 SF/yr	+/- 2,557 SF Forth Floor Executive Unit   Divisible 7 Private Offices   Open Concept Lobby Conference Room   Reception Area Storage   Windows Throughout
402	Available	930 SF	Full Service	\$20.00 SF/yr	+/- 930 SF Forth Floor Executive Unit 3 Private Offices   Open Concept Lobby Storage   Reception Area
408	Available	1,045 SF	Full Service	\$20.00 SF/yr	+/- 1,045 SF Forth Floor Executive Unit 1 Private Office   Open Concept Lobby Storage   Reception Area

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SUITE 103 +/- 735 SF



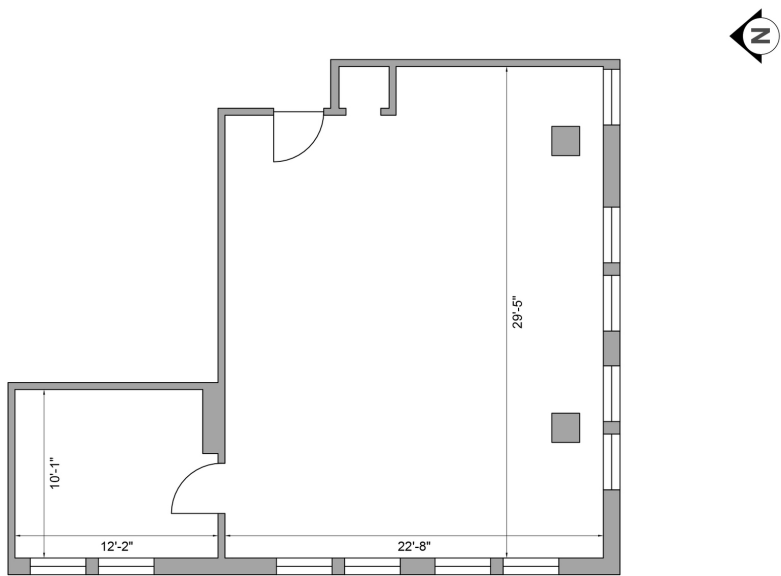
SUITE 103  
735 RSF



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SUITE 202 +/- 1,070 SF

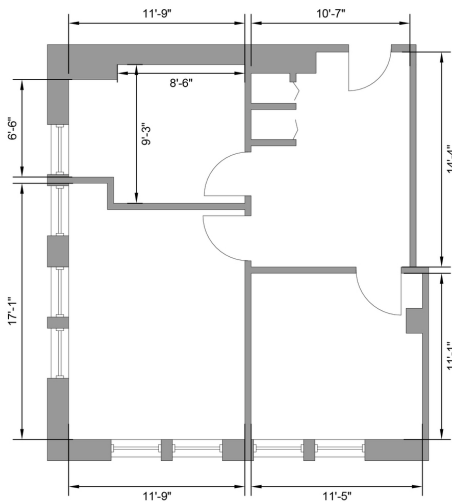


SUITE 202  
1,070 RSF



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SUITE 240 +/- 741 SF



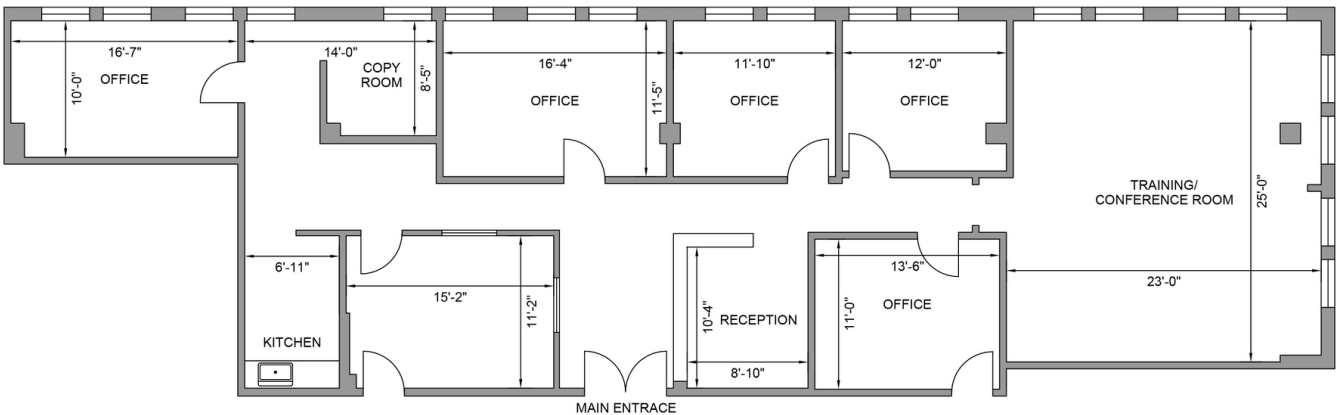
SUITE 240  
741 RSF



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SUITE 306-308 +/- 2,678 SF DIVISIBLE

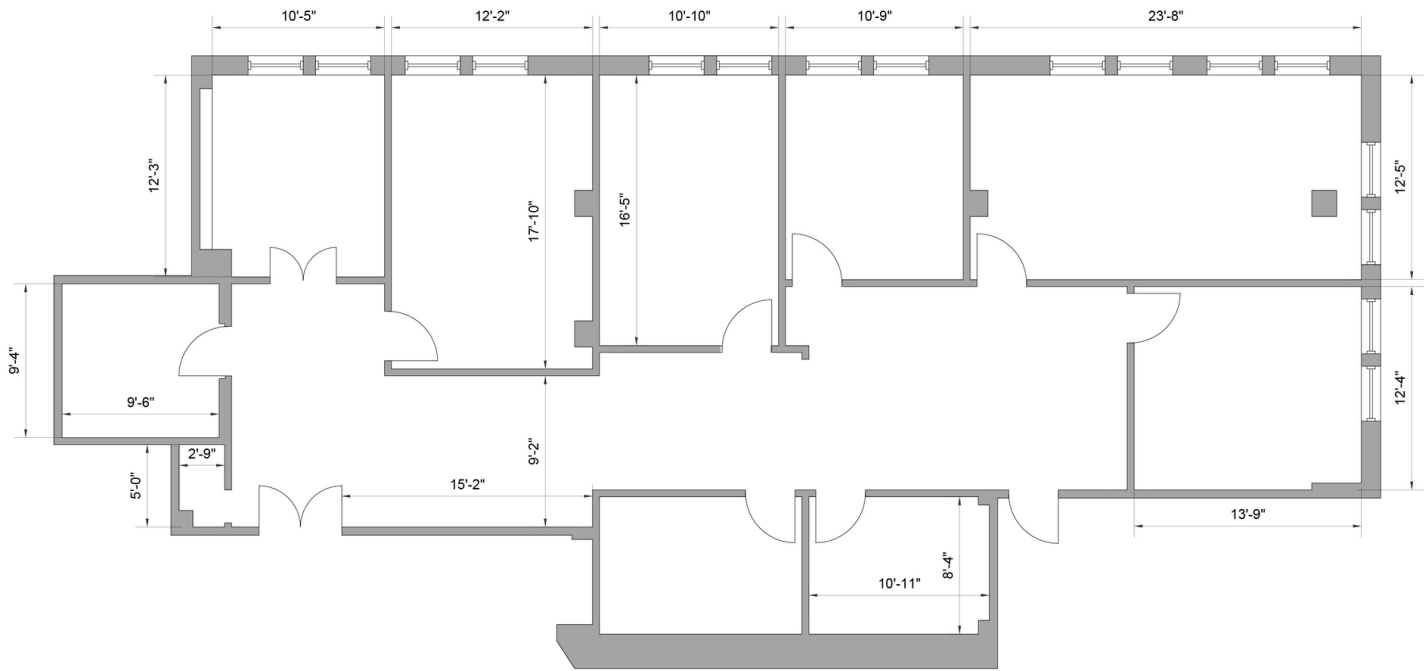


SUITE 306-308  
2,678 RSF



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## SUITE 400-401 +/- 2,557 SF DIVISIBLE



## SUITE 401



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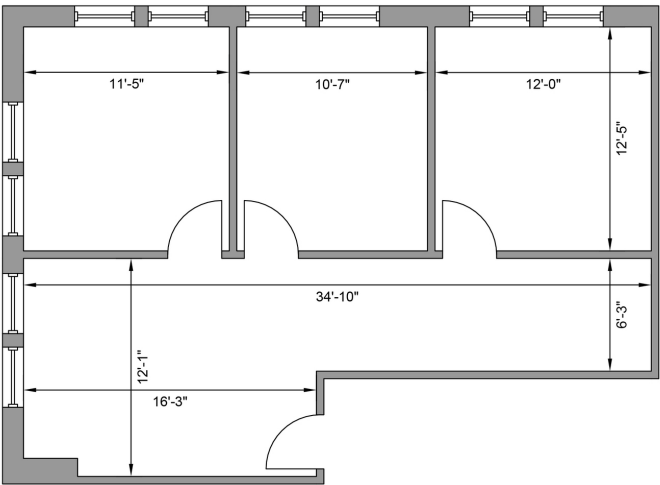
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SUITE 402 +/- 931 SF

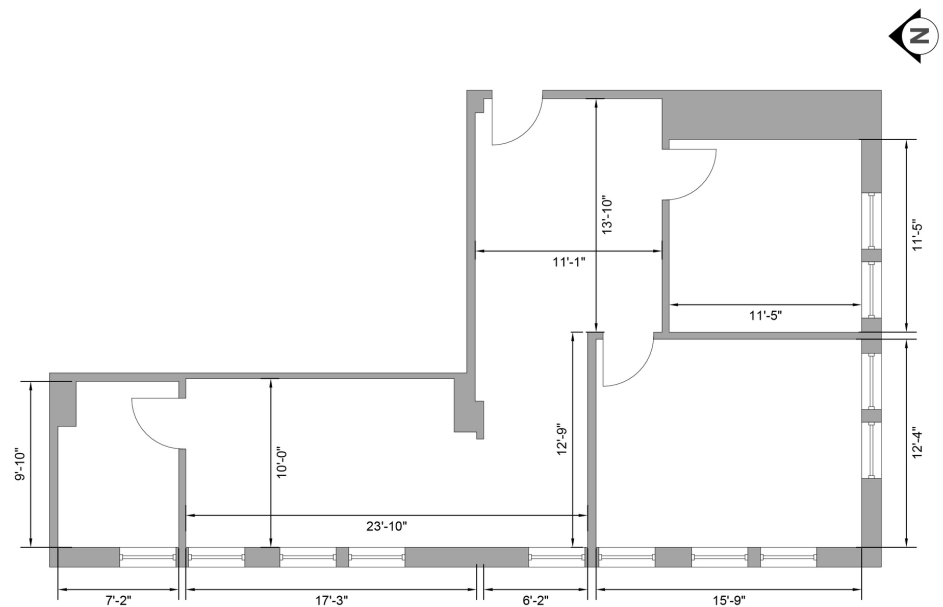


SUITE 402  
931 RSF



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SUITE 408 +/- 1,045 SF



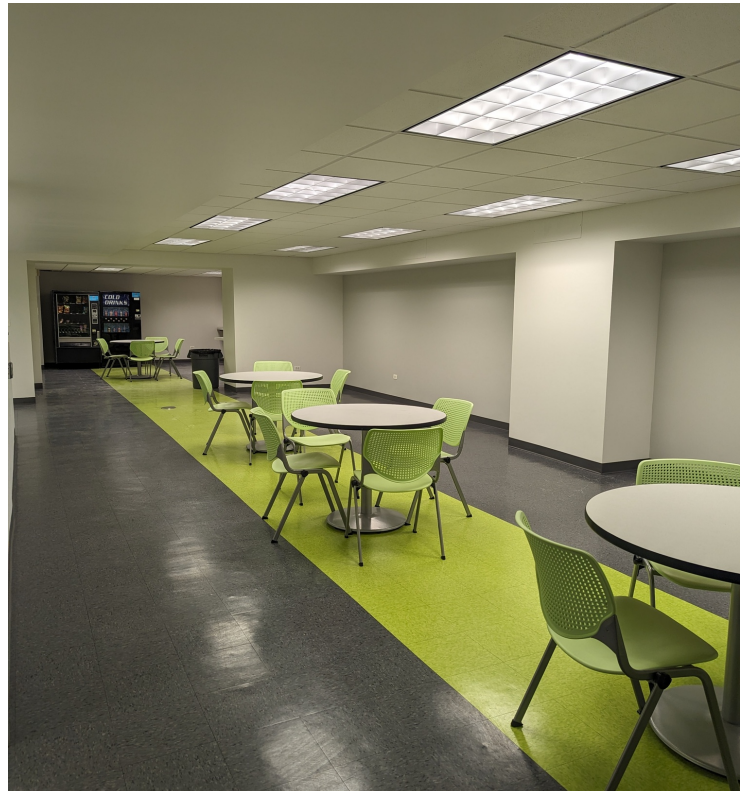
SUITE 408  
1,045 RSF



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## ADDITIONAL PHOTOS - COMMON AREAS



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RETAIL AREA AND TRAFFIC COUNT



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## AERIAL PHOTOS



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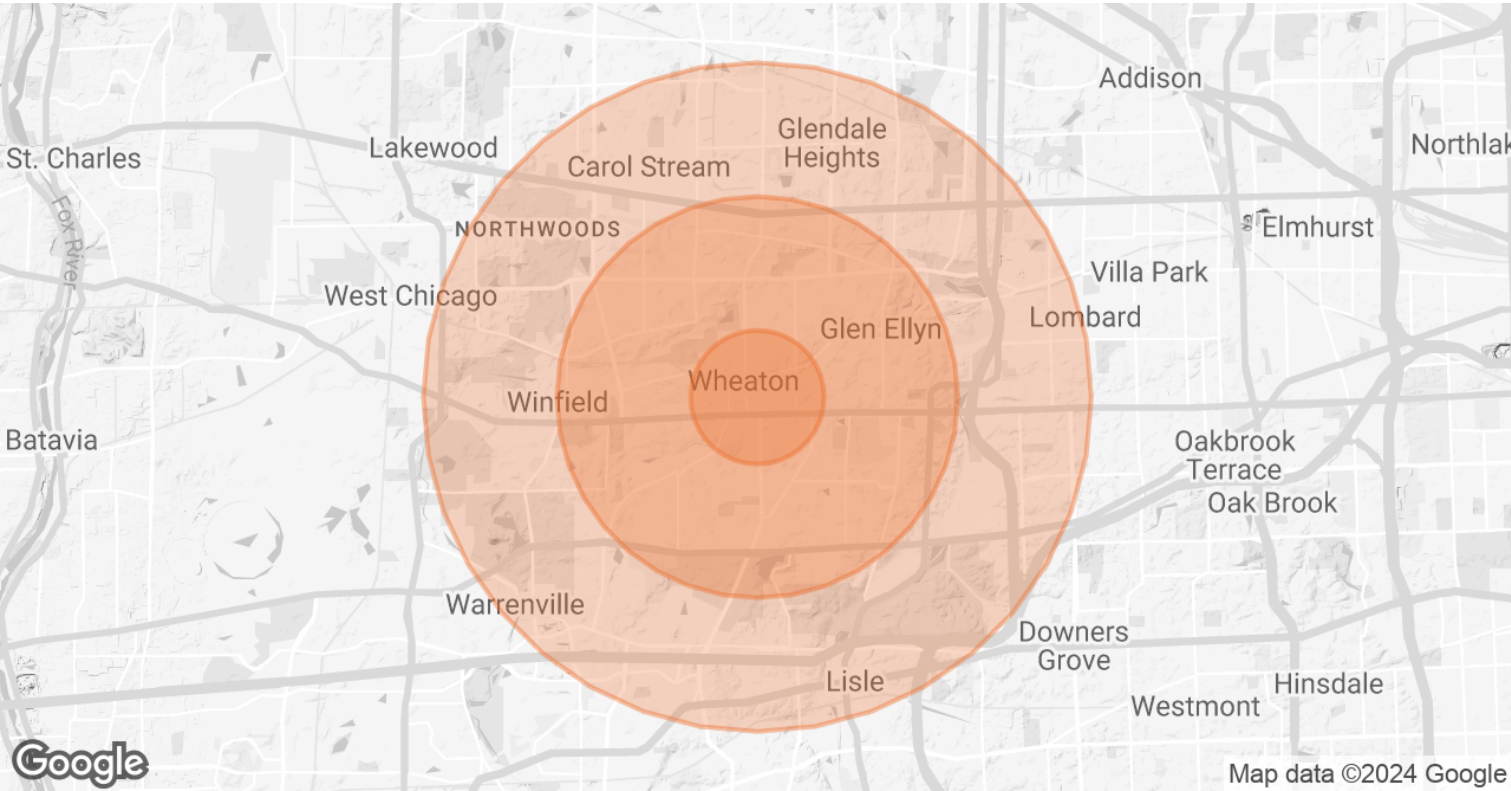
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,185	103,227	229,826
AVERAGE AGE	34.6	40.0	39.4
AVERAGE AGE (MALE)	33.6	38.5	38.5
AVERAGE AGE (FEMALE)	36.2	41.7	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,203	40,251	88,733
# OF PERSONS PER HH	2.8	2.6	2.6
AVERAGE HH INCOME	\$129,615	\$134,972	\$118,246
AVERAGE HOUSE VALUE	\$371,260	\$380,553	\$321,181

2020 American Community Survey (ACS)

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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