

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

WHEATON EXECUTIVE OFFICE SPACE
FOR LEASE

UNIT 207A – 2,059 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: Unit 207A – 2,059 Gross Sq. Ft.

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

INTERIOR: 3 Private Offices (one with Private Washroom)
Reception Area, General Office Area
Kitchen, IT/Storage & File Room

SECOND FLOOR CORNER SPACE

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

FOR MORE INFORMATION, PLEASE CALL OR EMAIL

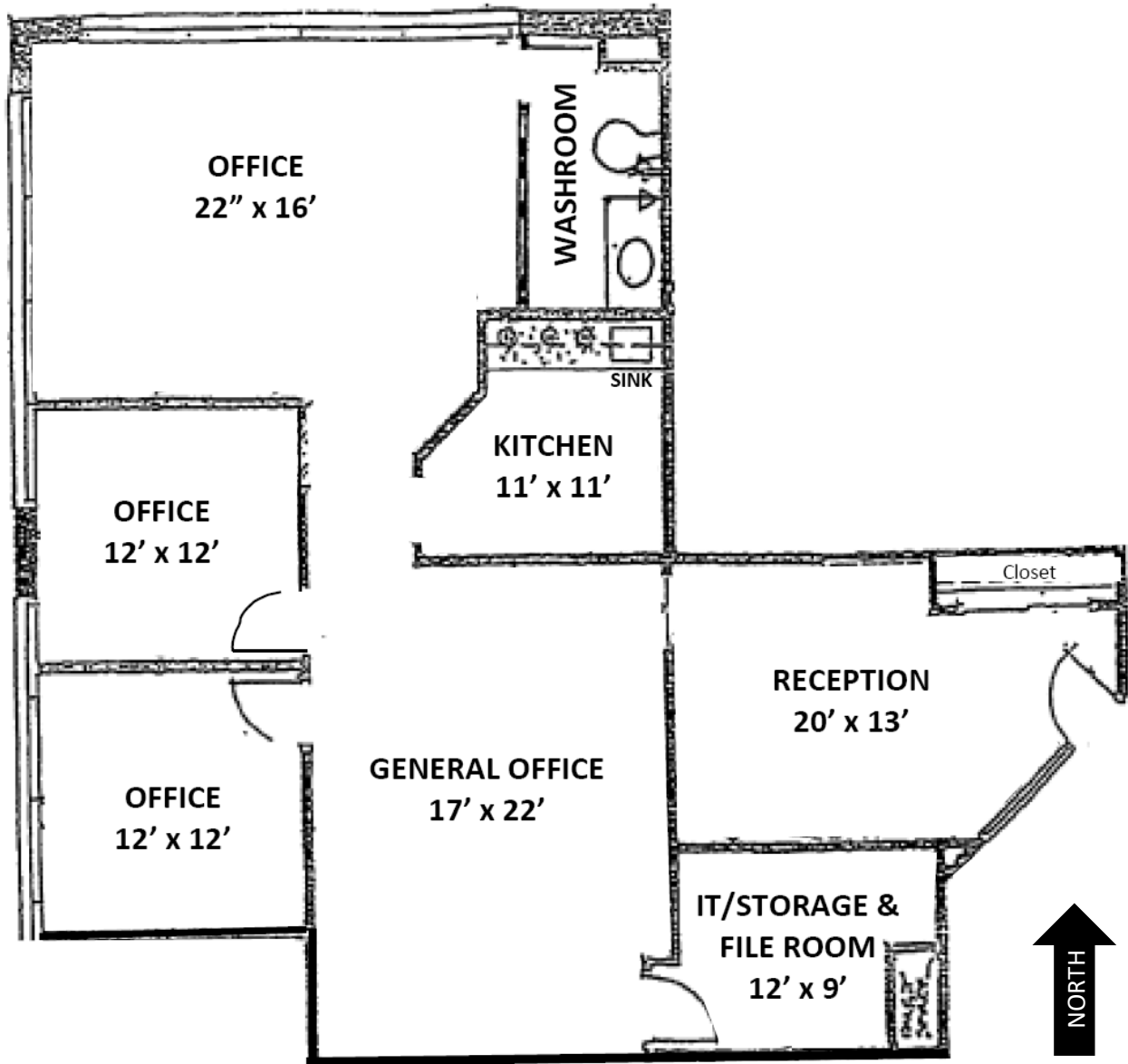
JEFF WALKER: (630) 462-0075

Email: jrw@jrwalker.com

FLOOR PLAN

DANADA WEST PROFESSIONAL CENTER
1776 S. NAPERVILLE RD., WHEATON, IL 60189

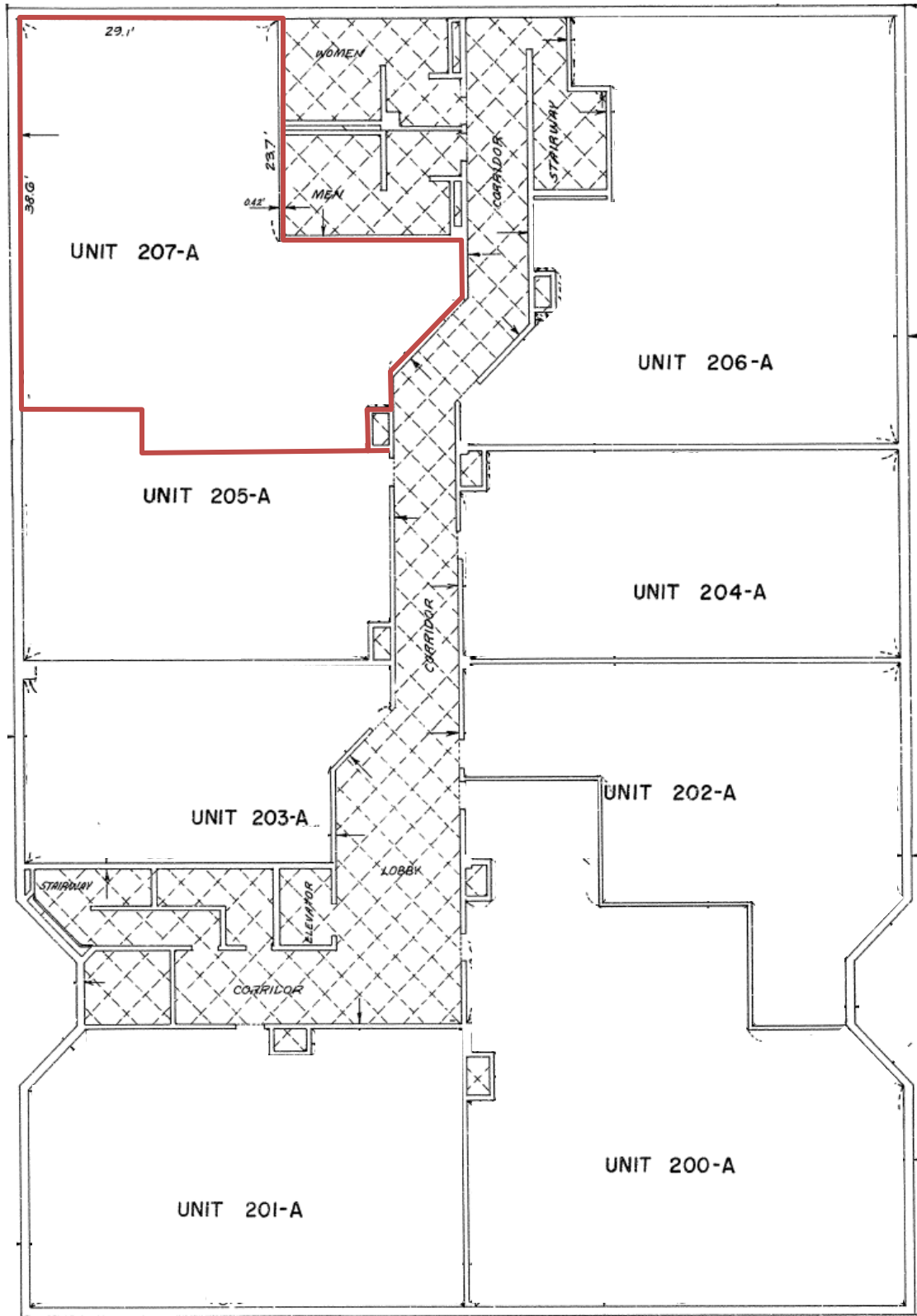
UNITS 207A – 2,059 Sq. Ft.



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

DANADA WEST PROFESSIONAL CENTER
1776 S. Naperville Rd., Wheaton, IL 60189

BUILDING "A"
SECOND FLOOR PLAN



**DANADA WEST PROFESSIONAL CENTER
UNIT 207A
1776 S. NAPERVILLE ROAD, WHEATON, IL 60189**

PHOTOS



Building "A"



Unit Entrance



Reception Area



Corner Office



Private Washroom

**DANADA WEST PROFESSIONAL CENTER
UNIT 207A
1776 S. NAPERVILLE ROAD, WHEATON, IL 60189**

PHOTOS



Office



Office



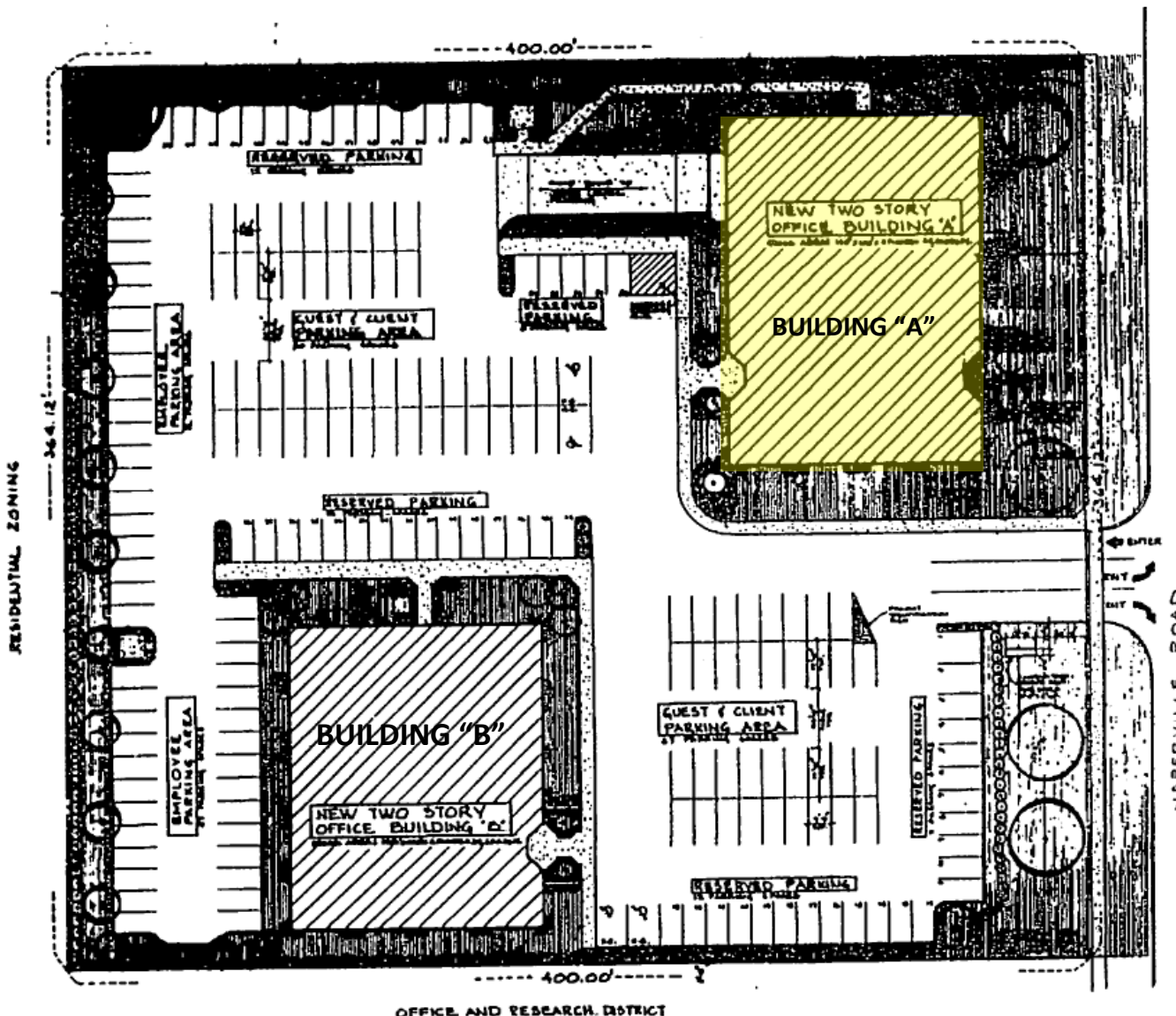
IT/Storage/Work Room



Kitchen

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



SITE AND BUILDING CALCULATIONS

PROPOSED NEW BUILDING TYPE OFFICE BUILDING
 EXISTING ZONING OFFICE AND RESEARCH DISTRICT

BUILD REGULATIONS FOR OFFICE AND RESEARCH DISTRICT

	AREA	PERCENTAGE
1. MAXIMUM BUILDING HEIGHT	120' 0" & 120' 0"	120' 0" & 120' 0"
2. FRONT YARD BUILDING SETBACK	10' 0" FROM & 10' 0" FROM	10' 0" & 10' 0"
3. SIDE YARD BUILDING SETBACK	5' 0" FROM & 5' 0" FROM	5' 0" & 5' 0"
4. REAR YARD BUILDING SETBACK	10' 0" FROM & 10' 0" FROM	10' 0" & 10' 0"
5. MINIMUM LOT WIDTH	100' 0" MIN	100' 0" MIN
6. MINIMUM LOT AREA	10,000 SQ FT	10,000 SQ FT
7. MAXIMUM LOT COVERAGE	50%	50%
8. MAXIMUM GROUND COVER	50%	50%

AREA CALCULATIONS

	AREA	PERCENTAGE
BUILDING COVERAGE	12,000 SQ FT	12.0%
PARKING AREAS AND DRIVEWAYS	17,500 SQ FT	17.5%
LANDSCAPE AREAS	1,000 SQ FT	1.0%
GRAND TOTAL AREA	30,500 SQ FT	30.5%
TOTAL SITE AREA	101,646 SQ FT	100.0%

TOTAL GROSS BUILDING AREA 12,000 SQ FT
 DRIVEWAY AREAS FOR STRUCTURES 1,000 SQ FT
 NET BUILDING FLOOR AREA 10,000 SQ FT

OFF-STREET PARKING REQUIREMENTS

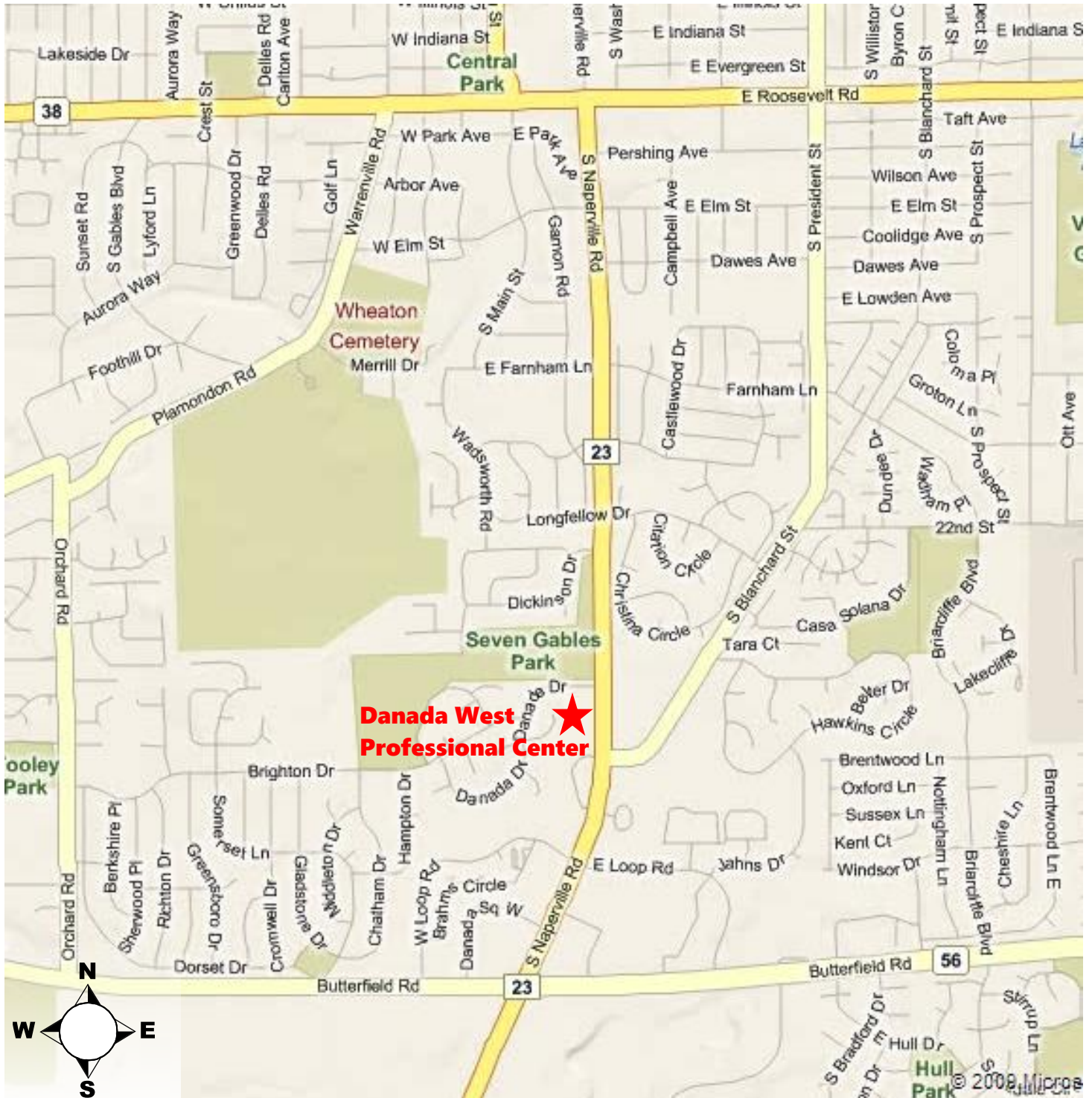
- MINIMUM SIZE OF PARKING SPACES - 10' 0" LONG x 18' 0" WIDE WITH 20' 0" CLEARANCE OVER PARKING SPACES. IN THE CASE OF PARKING SPACES WITH A MINIMUM CLEARANCE OF 18' 0" WIDE x 10' 0" LONG.
- HANDICAPPED PARKING SPACES - MINIMUM SIZE 10' 0" LONG x 18' 0" WIDE. TOTAL HANDICAPPED PARKING SPACES REQUIRED 2% OF TOTAL PARKING SPACES OR 4 SPACES. TOTAL PARKING SPACES FOR HANDICAPPED PARKING SPACES REQUIRED - 4 SPACES. TOTAL PARKING SPACES FOR HANDICAPPED PARKING SPACES REQUIRED - 4 SPACES.
- ACTUAL PARKING PROVIDED: 100 PARKING SPACES. TOTAL PARKING SPACES REQUIRED - 100 PARKING SPACES. TOTAL PARKING SPACES PROVIDED - 100 PARKING SPACES.

A'A ROSE CONSTRUCTION COMPANY

DANADA WEST PROFESSIONAL CENTER	DATE: 8-19-07
1776 S. NAPERVILLE ROAD	NO. 1000
WHEATON, ILLINOIS	1

LOCATION MAP

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



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