

WHEATON OFFICE CENTER

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

FOR LEASE



Zane McCartney
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OFFERING SUMMARY:

Available SF:	1,160 - 3,700 SF
Lease Rate:	\$12 - \$18/SF MG
Office Park:	5 Buildings
Year Built:	1992-1996

PROPERTY OVERVIEW:

- Beautiful, well maintained office park
- Perfect for law firm, governmental, medical, dental, chiropractic or general office use
- 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, Einstein Bagels, Walgreen's, Dunkin', and Target



AVAILABLE SPACES:

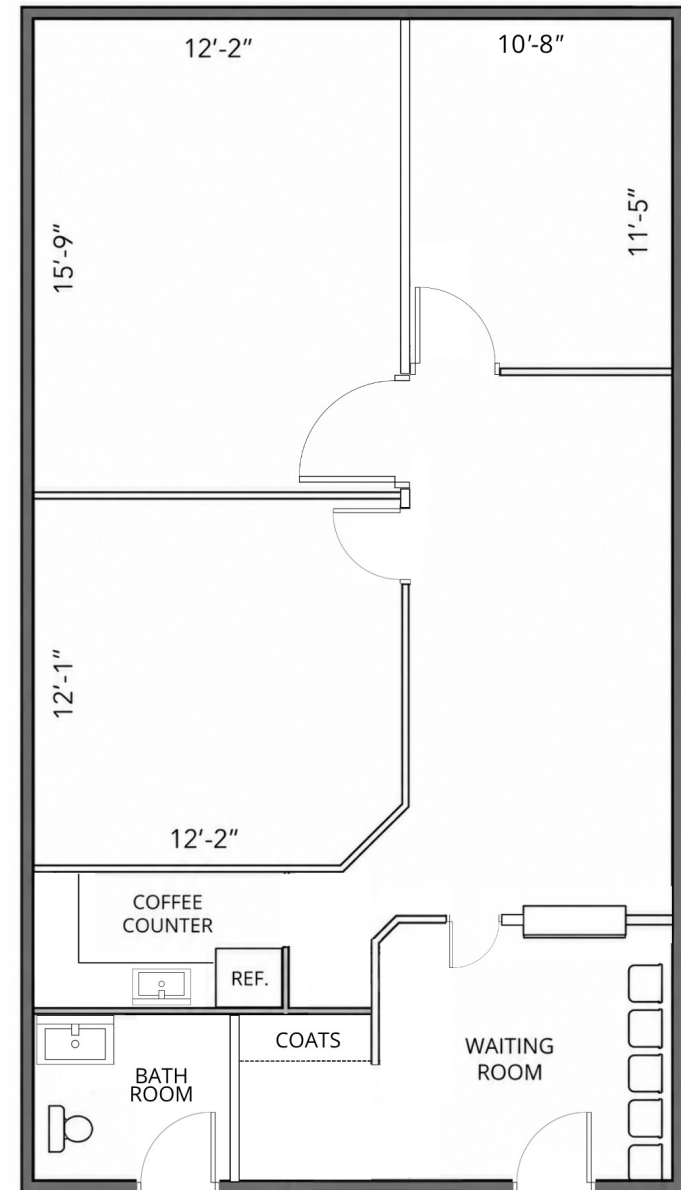
SUITE	FLOOR	SIZE	LEASE RATE
290 Suite O	2nd	1,204 SF	\$18.00/SF MG
300 Suite F	2nd	1,674 SF	\$18.00/SF MG
300 Suite I	3rd	1,160 SF	\$18.00/SF MG
301 Suite L	3rd	1,615 SF	\$18.00/SF MG
310 Suite A	LL	1,321 SF	\$12.00/SF MG
310 Suite H/I	2nd	3,700 SF	\$18.00/SF MG

RECENT RENOVATIONS:

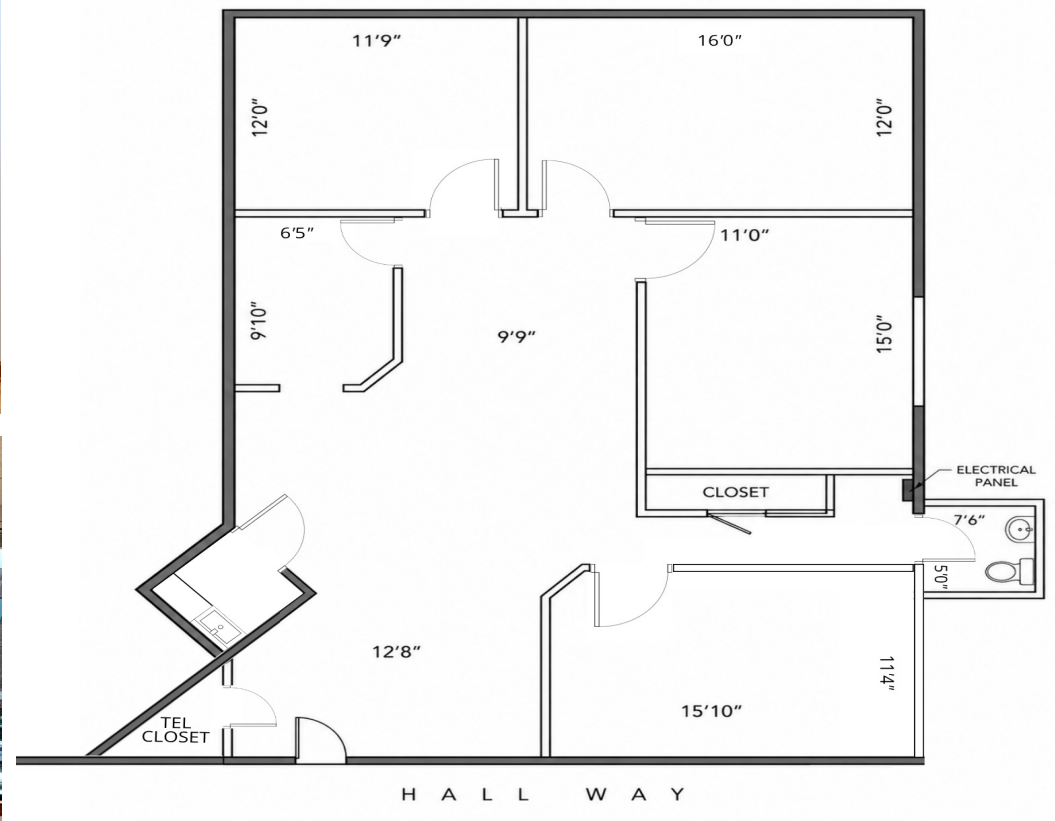
The buildings recently underwent a two-phase renovation to reinforce the position as the premier office space in Wheaton. In phase 1, all vacant suites have been repainted in modern neutral colors, while trim, mill work, kitchenettes, and bathrooms have been updated with sleek contemporary fixtures. 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 O - 2nd Floor - 1,204 SF



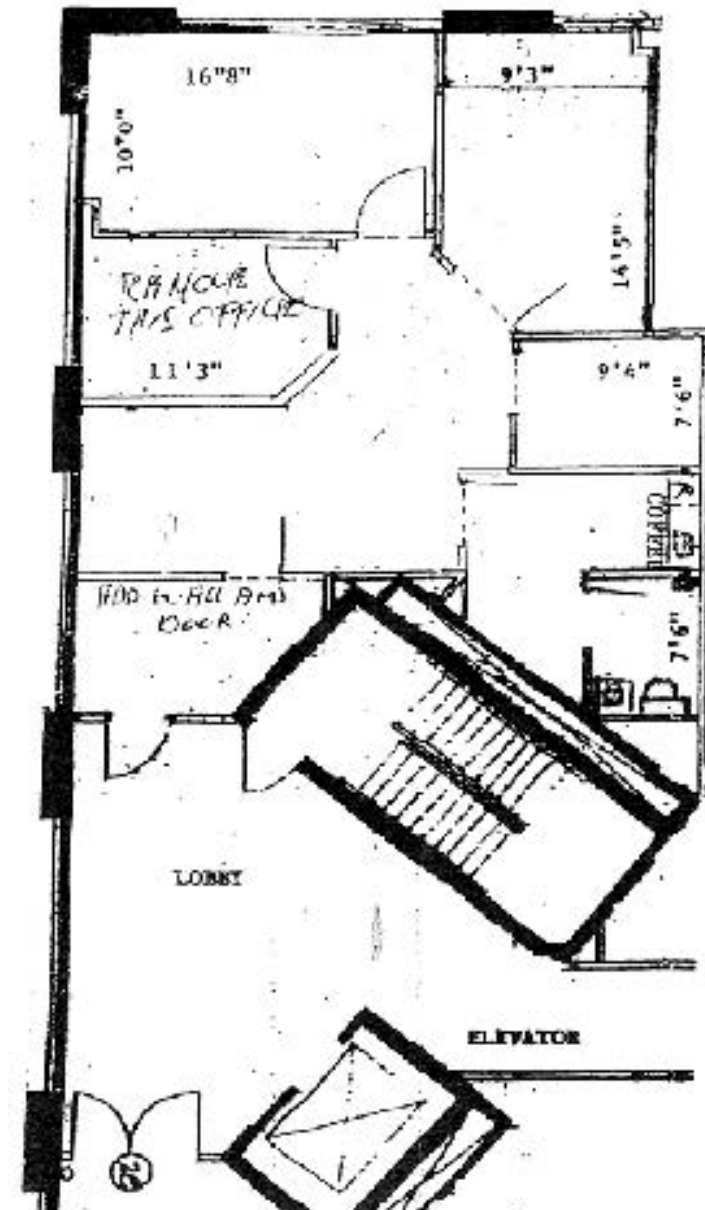
300 Suite F - 2nd Floor - 1,674 SF



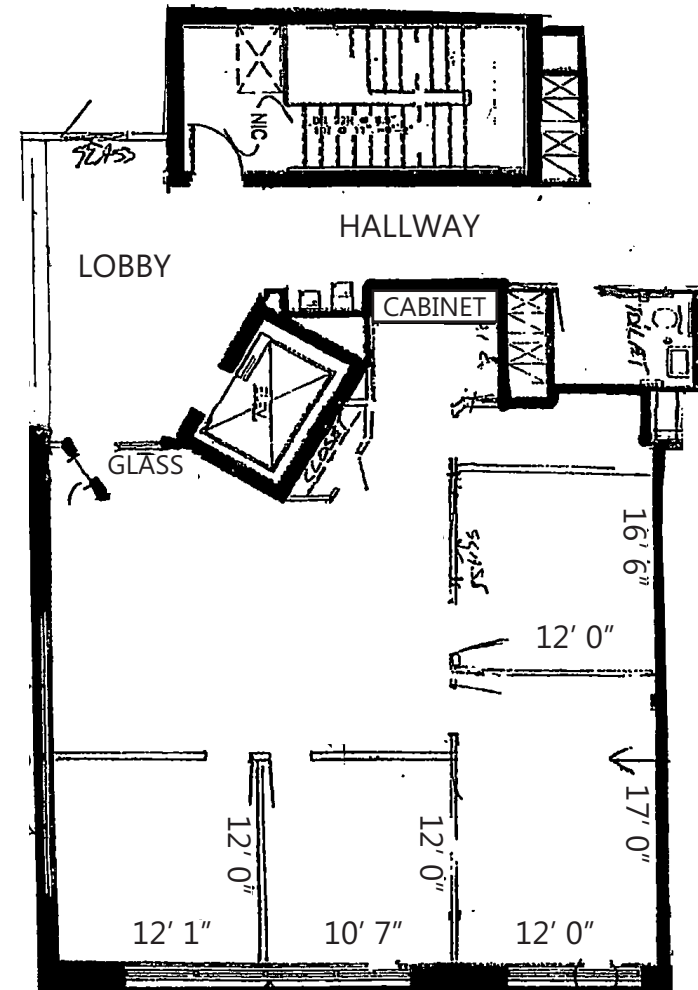


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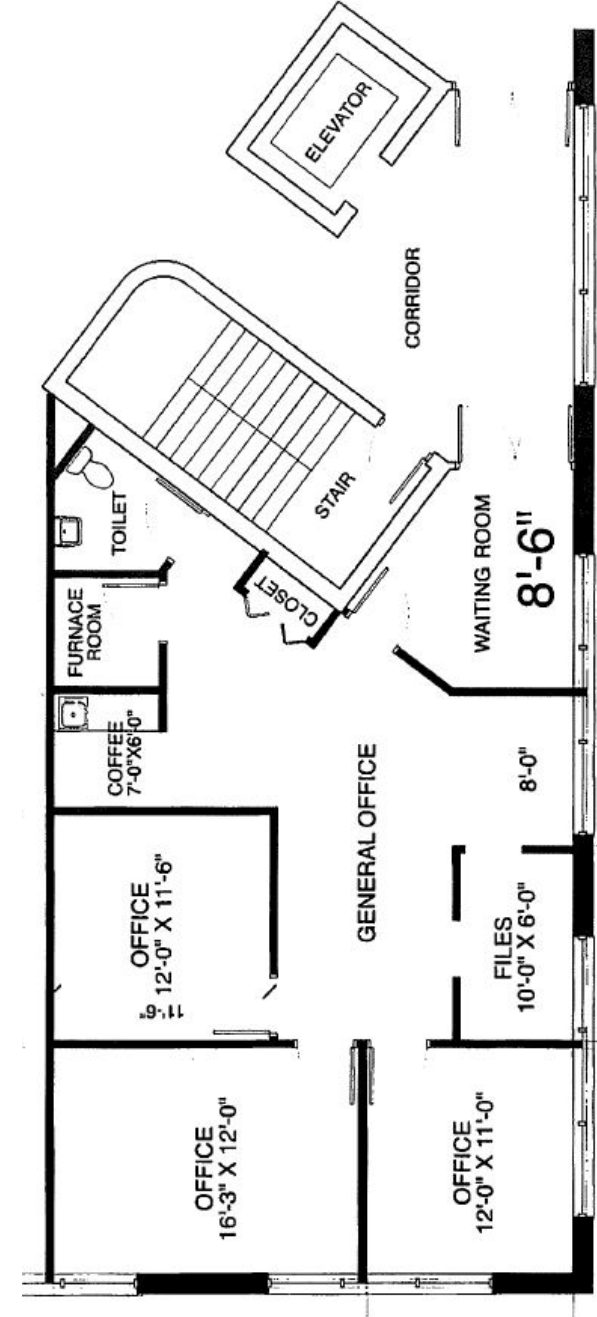
300 Suite I - 3rd Floor - 1,160 SF



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



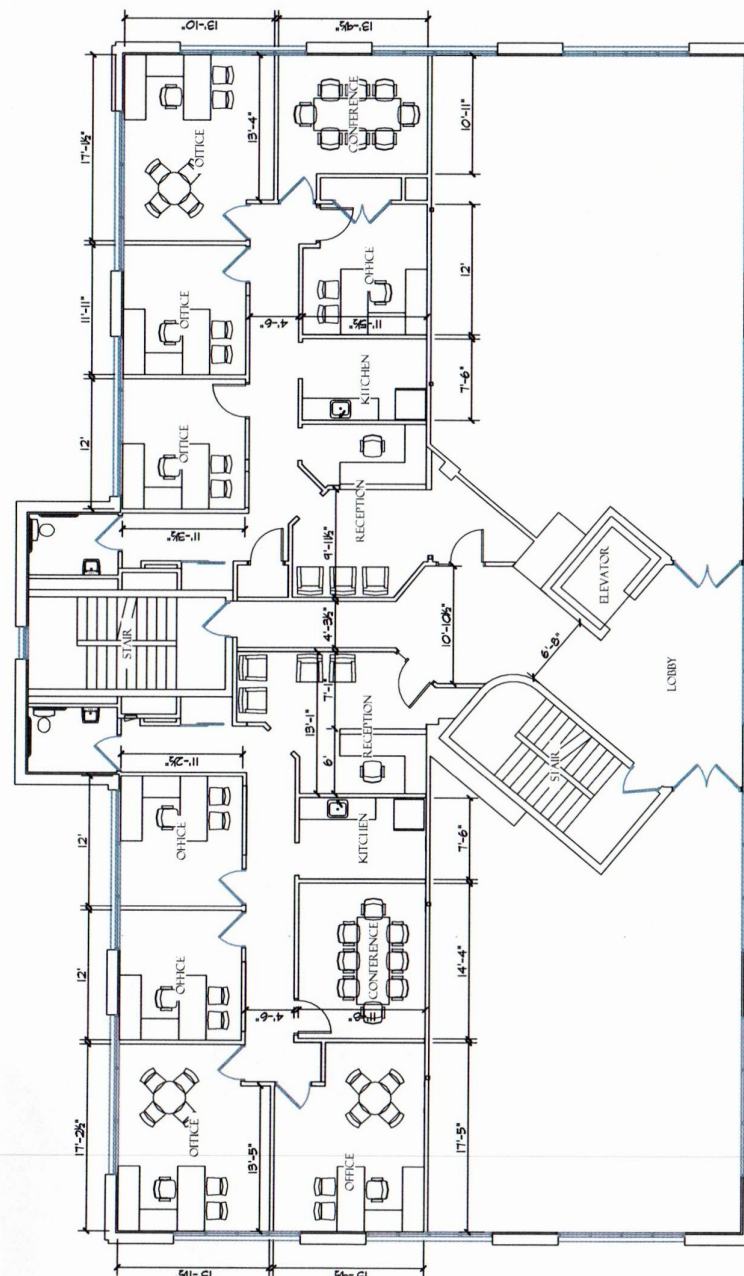
310 Suite A - Lower Level - 1,321 SF





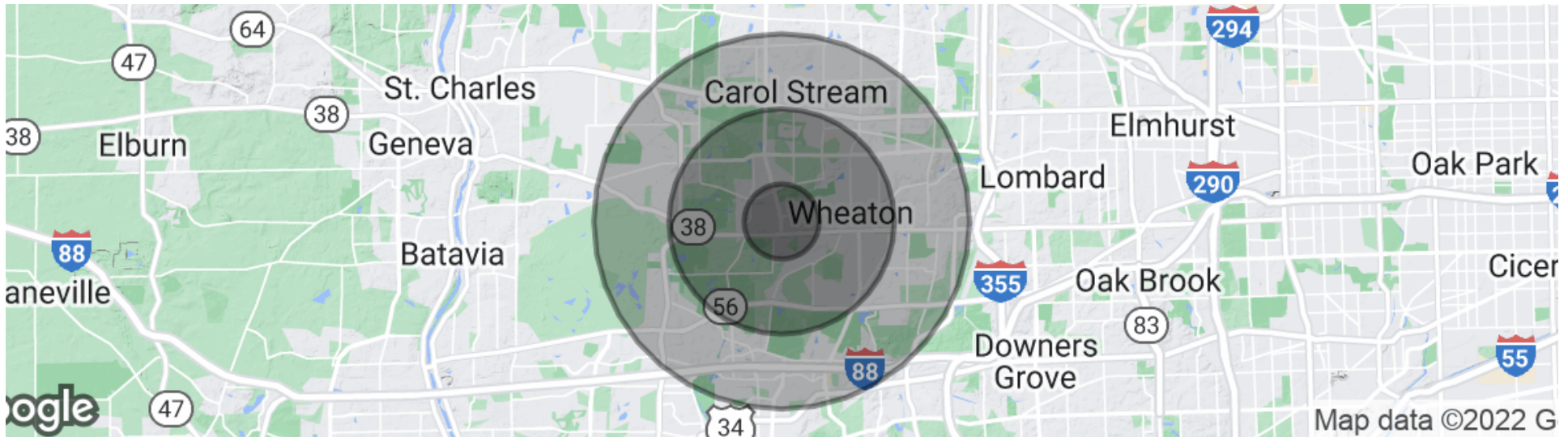
310 Suite H/I - Second Floor - 3,700 SF

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DEMOGRAPHICS



		1 MILE	3 MILES	5 MILES
POPULATION	Total Population	10,490	76,842	207,023
	Average Age	45	41	41
	Average Age (Male)	43	40	39
	Average Age (Female)	47	42	42
HOUSEHOLDS	Total Households	3,900	27,241	75,205
	# of Persons per HH	2.7	2.8	2.8
	Average HH Income	\$145,487	\$163,667	\$153,234
	Average HH Value	\$448,154	\$487,703	\$450,479

CONTACT



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.



Suzie Calvo
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Suzie@CatonCommercial.com

Suzie Calvo is a seasoned commercial real estate professional, property management expert, and accomplished entrepreneur with a proven track record of success in the real estate industry. She began her career in property management, where she gained hands-on experience collaborating with property owners, architects, contractors, and tenants to deliver outstanding results.

As a commercial real estate broker, Suzie specializes in leasing and selling office and medical spaces and buildings throughout DuPage, Will, and Kane counties. Her deep understanding of the local markets and the unique needs of both landlords and tenants—especially in the specialized medical sector—sets her apart in a competitive field. With strong market insights and negotiation skills, she consistently delivers favorable outcomes for her clients, earning their trust, loyalty, and repeat business.