



1616 E. ROOSEVELT ROAD
SUITE 5/6
WHEATON, IL 60187

**OFFICE
SPACE**

**FOR
LEASE**

SUITE 5/6
+/- 2,176 SF
LEASE RATE:
\$18.75/SF
GROSS



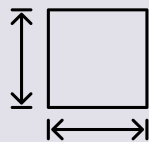
ABOUT THE PROPERTY

- Located on highly established commercial corridor
- Potential exterior monument signage
- Estimated Traffic count of 31,177¹
- Recently updated common areas
- Only vacancy in the building
- Signalized access to Roosevelt via Taft Ave/Lorraine Road
- Just over 2 miles to N/S bound Interstate 355
- General office build-out in-place
- Available July 1, 2026

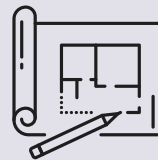
1. Traffic count detail pulled from Costar Information Services as of 5/26/2026

2. Year built according to Milton Township Assessor

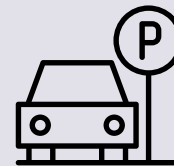
LISTING DETAILS:



APPROX.
2,176 RSF



BUILT-OUT OFFICE
SPACE



ON-SITE
PARKING



APPROX. YEAR
BUILT 1963²



**FOR MORE INFORMATION,
CONTACT:**

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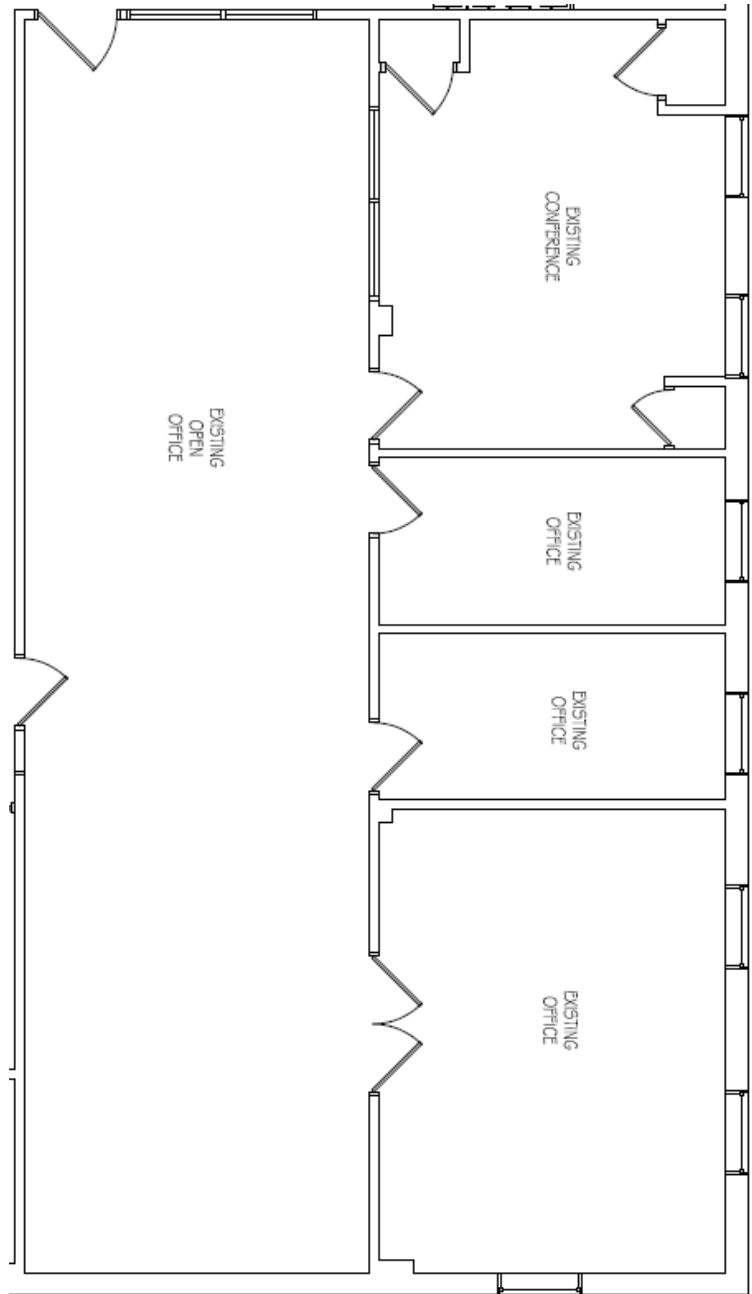
FLOOR PLAN - UNIT 5/6

Unit Features:

- Open bull pen area
- 3-4 offices
- Conference room
- Lower level unit with windows

Building Features:

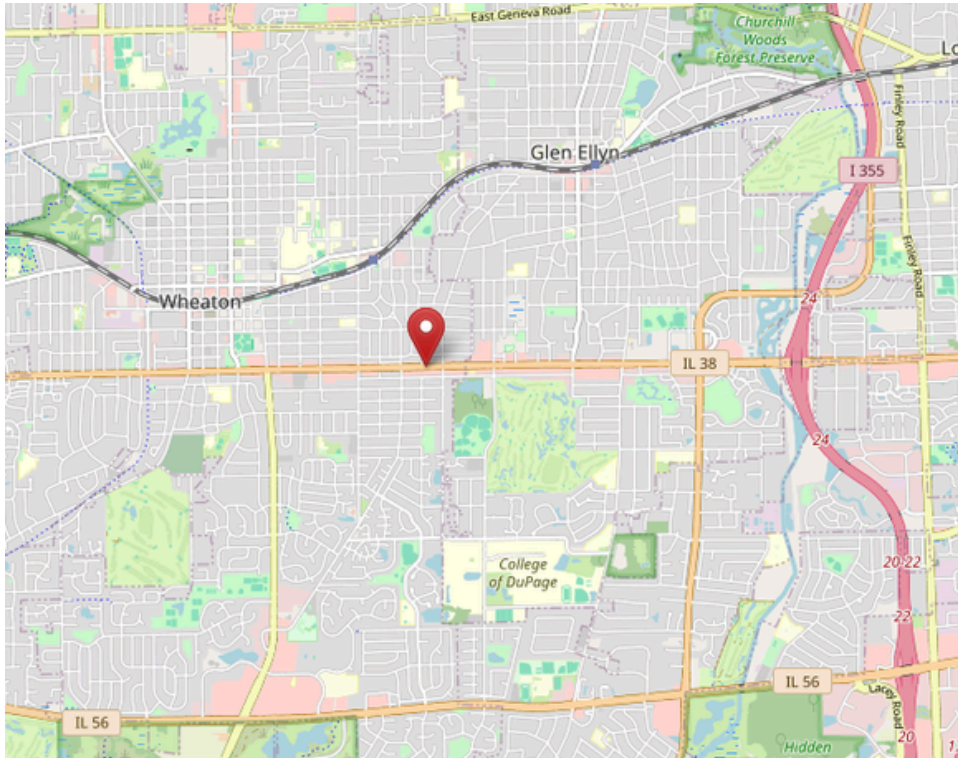
- Updated Common Areas
- Common Restrooms
- No elevator access
- Rent includes
 - HVAC Expenses
 - Natural Gas
 - Water/Sewer
- Tenant costs
 - Separately Metered Electric
 - Telecom
 - In-suite Janitorial
 - Other



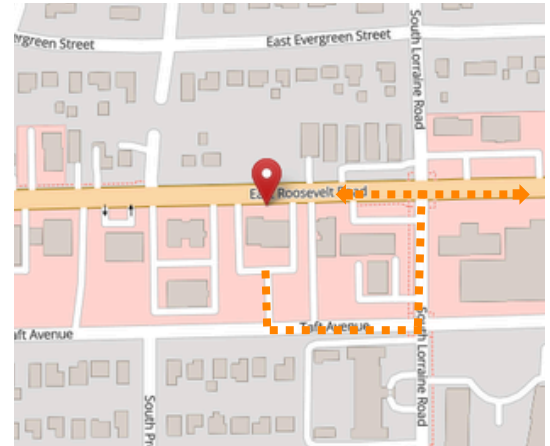
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1616 E. Roosevelt Road, Wheaton, IL

Position your business for success at 1616 E. Roosevelt Road, a highly visible office location along one of the area's most heavily traveled commercial corridors. This property offers exceptional exposure, convenient access, and strong daily traffic counts, making it an ideal choice for your business.

Location Highlights

- **High-Visibility Corridor:** Situated on Roosevelt Road (IL Route 38), a major east-west arterial with strong daily traffic counts, providing excellent signage and branding opportunities.
- **Signalized Access via rear egress to Taft Avenue/Lorraine Rd:** Full access via a signalized intersection enhances ease of exit east/west on Roosevelt for both customers and employees.
- **Established Commercial Area:** Surrounded by national retailers, restaurants, service businesses, and dense residential neighborhoods that support a steady daytime population.
- **Proximity to Major Routes:** Easy access to Naperville Road, Route 53, and I-355, enabling seamless connectivity throughout DuPage County and the greater Chicagoland area.



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DISCLAIMER

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This material is for informational purposes only and does not constitute an offer to lease or a solicitation of offers. Any lease terms are subject to negotiation and final execution of a fully signed lease agreement.

The Property is shown by appointment only. Please contact the Listing Broker for all inquiries. Unauthorized contact with ownership or tenants is prohibited.

Prospective tenants and their representatives are responsible for conducting their own independent investigation and due diligence regarding the Property to satisfy themselves with all aspects of the property.

Capital Real Estate Partners, LLC is the exclusive leasing agent for the Property. No compensation will be paid to brokers representing a prospective tenant unless pursuant to a separate written agreement signed by all necessary parties to that separate agreement.



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