



211 EAST ILLINOIS STREET

OFFICE FOR LEASE - BUILDING UNDER NEW OWNERSHIP

WEST SUBURBS - WHEATON

PROPERTY DETAILS

SIZE

- ▶ Building: Approximately 12,598 square feet
 - ▶ First Floor: Approximately 10,544 RSF, divisible to 1,200 SF
 - ▶ Lower Level: Approximately 1,754 RSF

RENTAL RATE

- ▶ First Floor: \$22.00-\$27.00/SF modified gross
- ▶ Lower Level: \$13.50/SF modified gross

HIGHLIGHTS

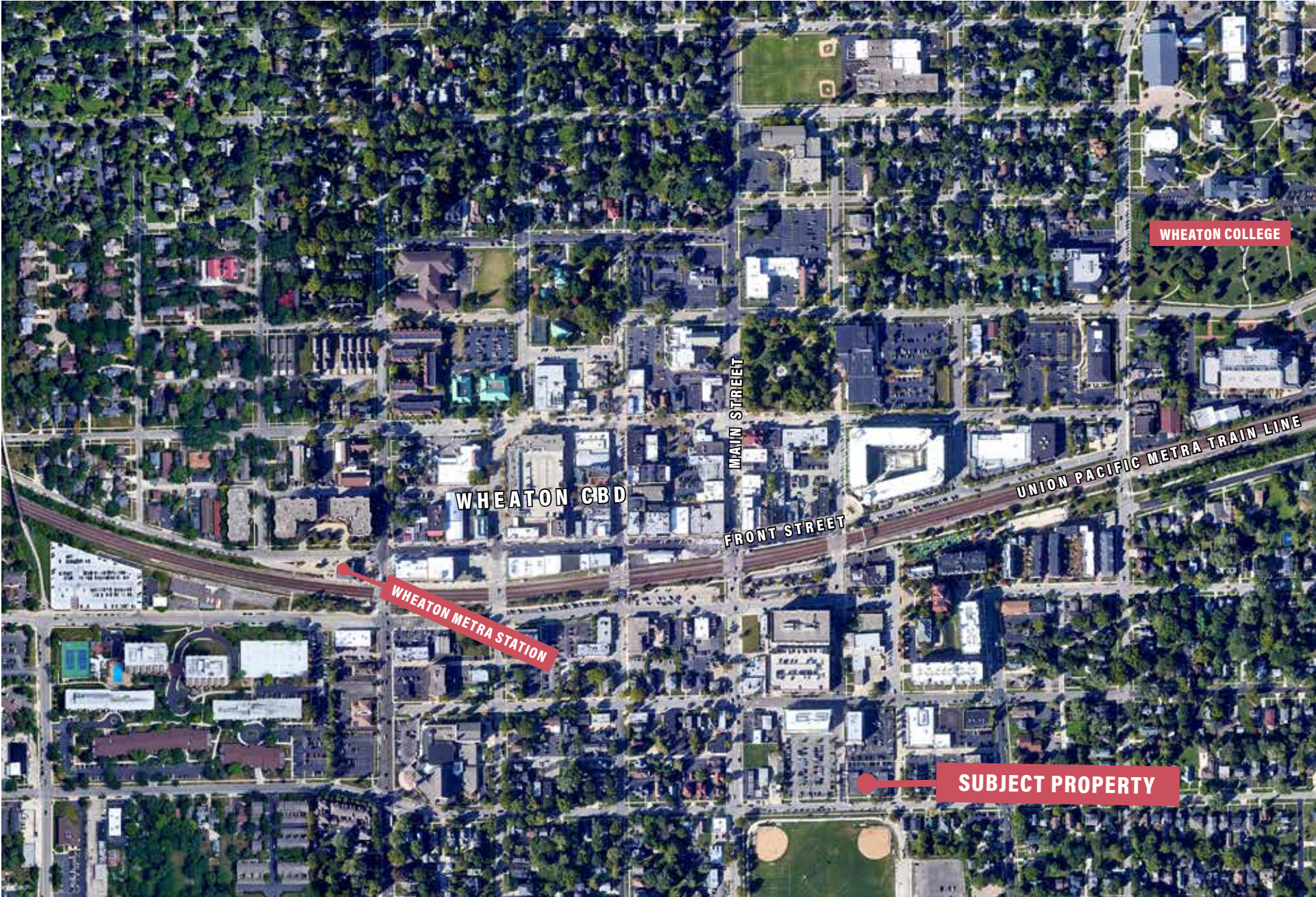
- ▶ Under new ownership! Fantastic single free standing brick office building with basement built out for lease in popular western Chicago suburb!
- ▶ There are suites ranging in availability from 1,200 to 10,544 SF on main floor and the lower level has 1,754 SF available
- ▶ Located within the heart of Wheaton, just a few blocks away from CBD Wheaton, Metra Wheaton train line and Wheaton College
- ▶ Large shared lunch room and two multi stall restrooms on lower level and handicap accessible restroom on main floor

DEMOGRAPHICS

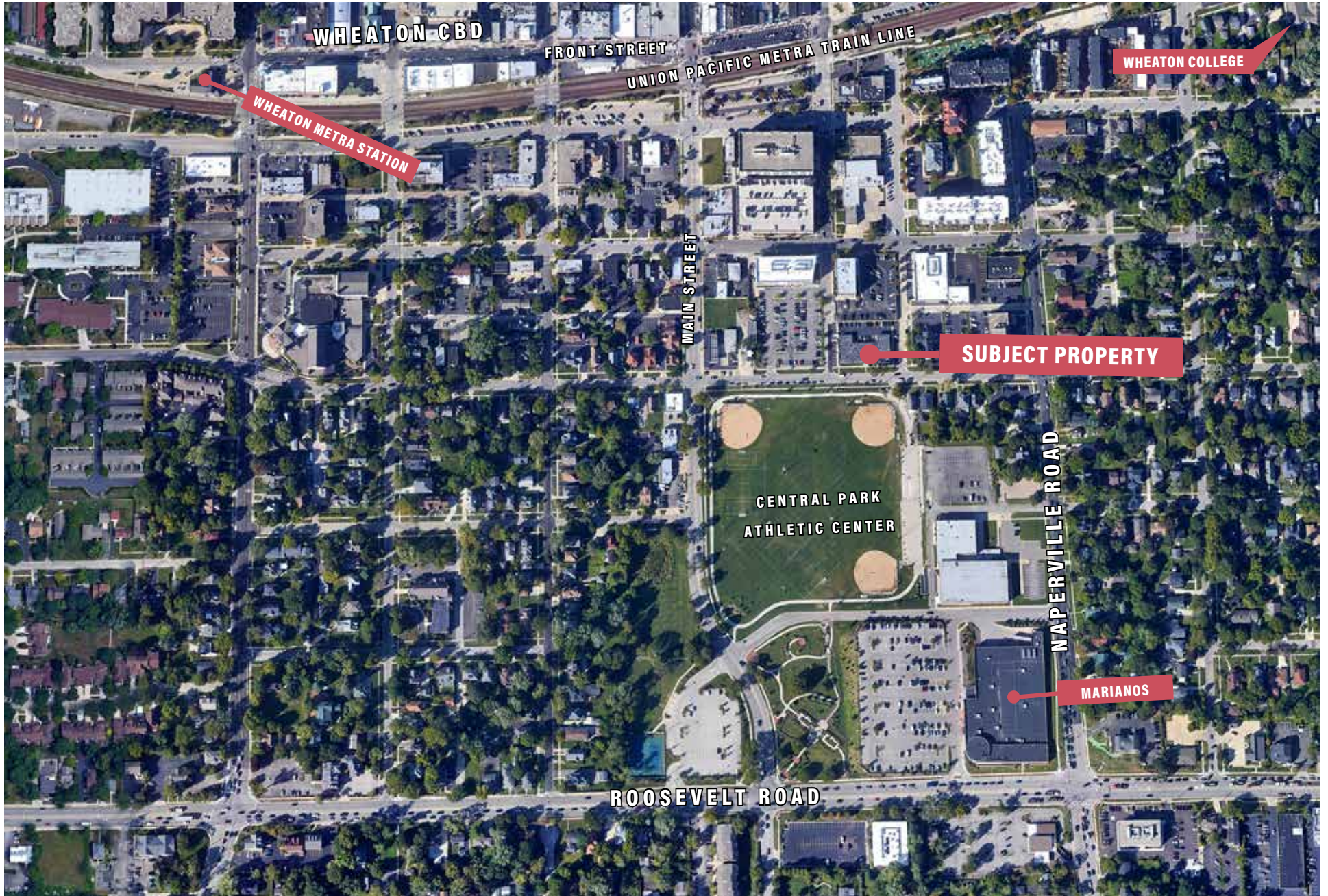
	1 MI	3 MI
TOTAL HOUSEHOLDS	5,906	39,040
MEDIAN HH INCOME	\$106,831	\$106,836
TOTAL POPULATION	17,221	105,607
DAYTIME EMPLOYEES	11,691	62,313



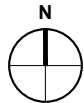
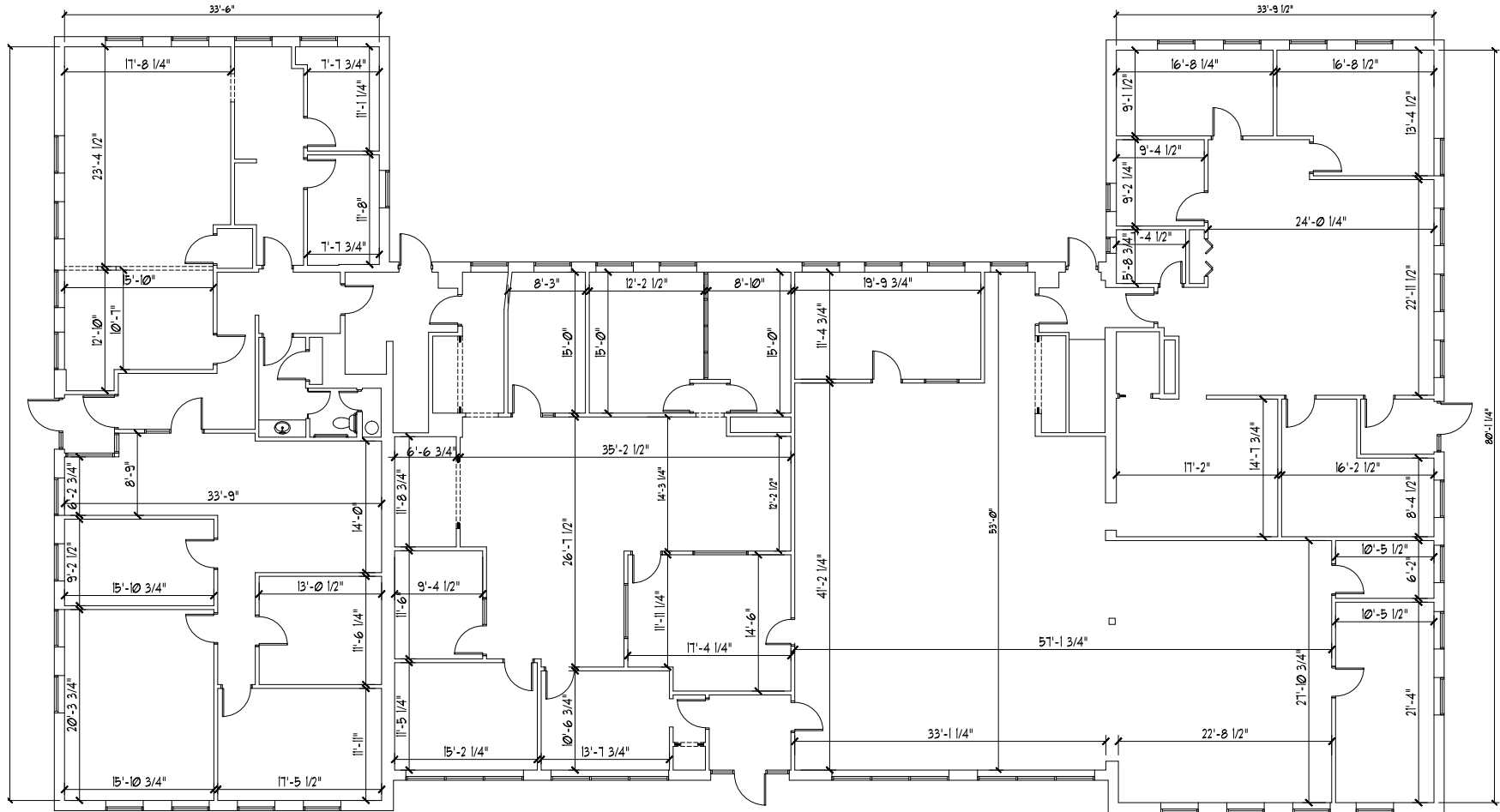
PROPERTY AERIAL



PROPERTY AERIAL



FLOOR PLAN

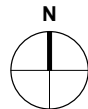
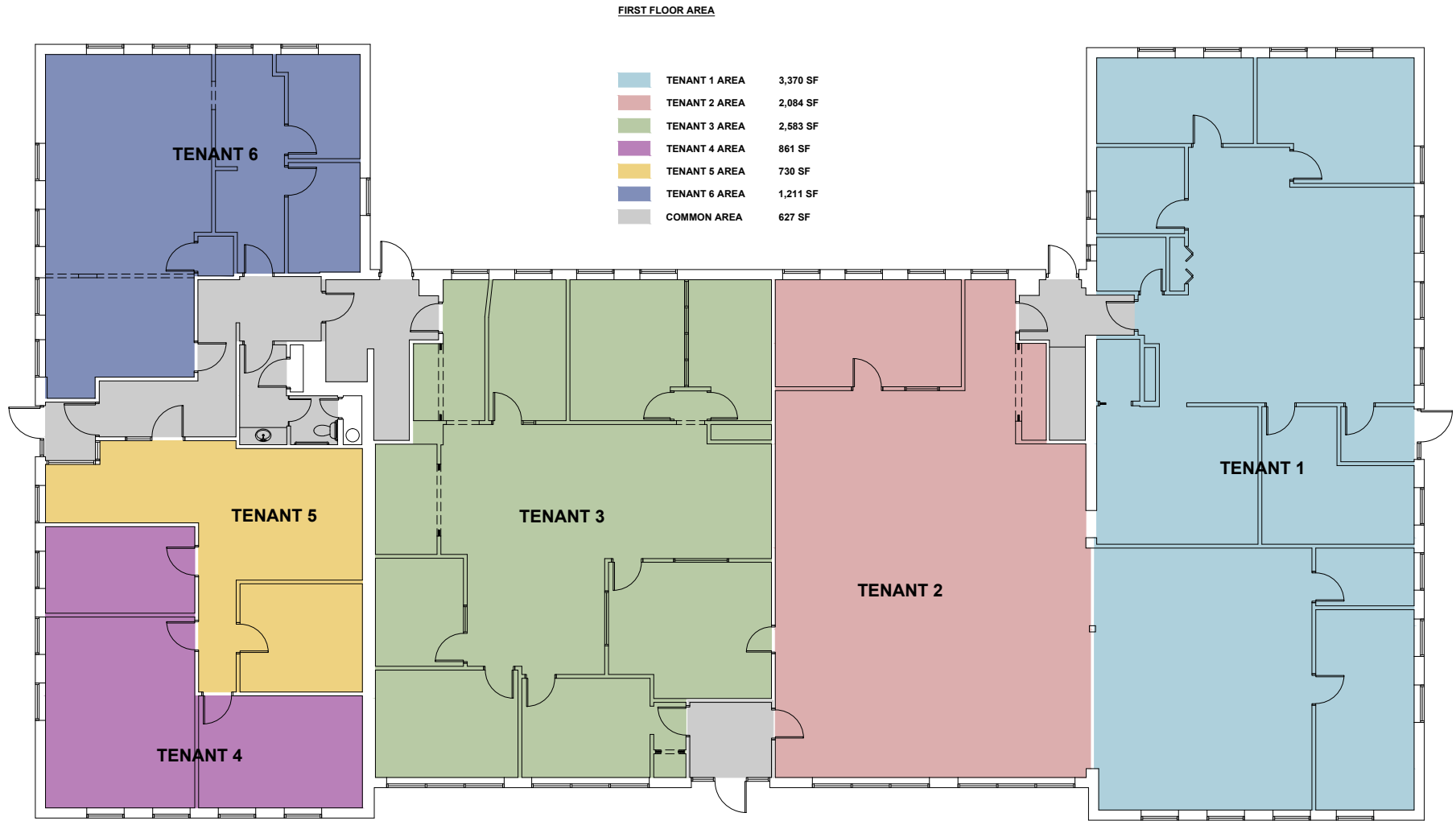


EXISTING FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"



FLOOR PLAN

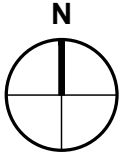
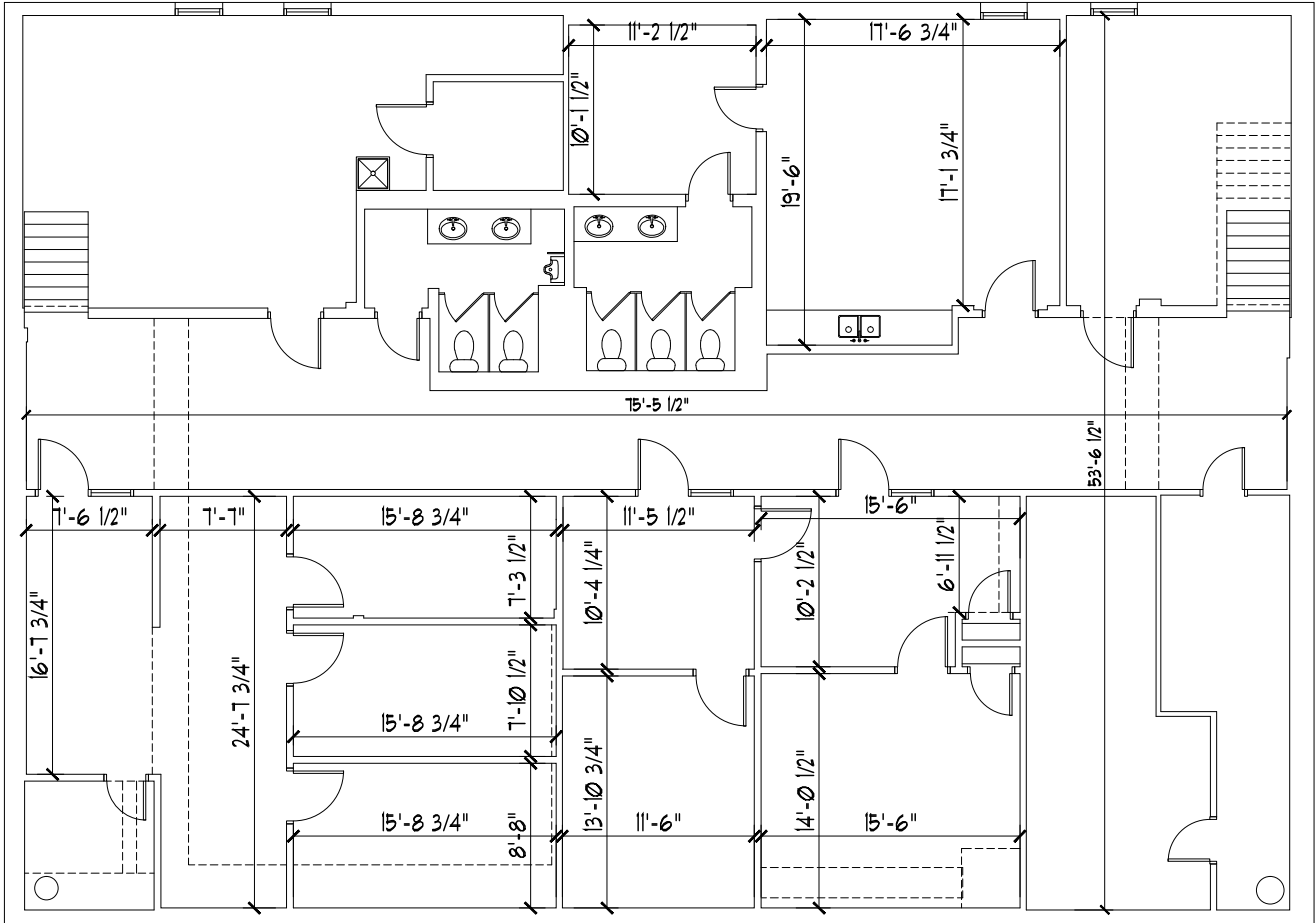


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SCALE: 3/32" = 1'-0"



FLOOR PLAN








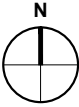
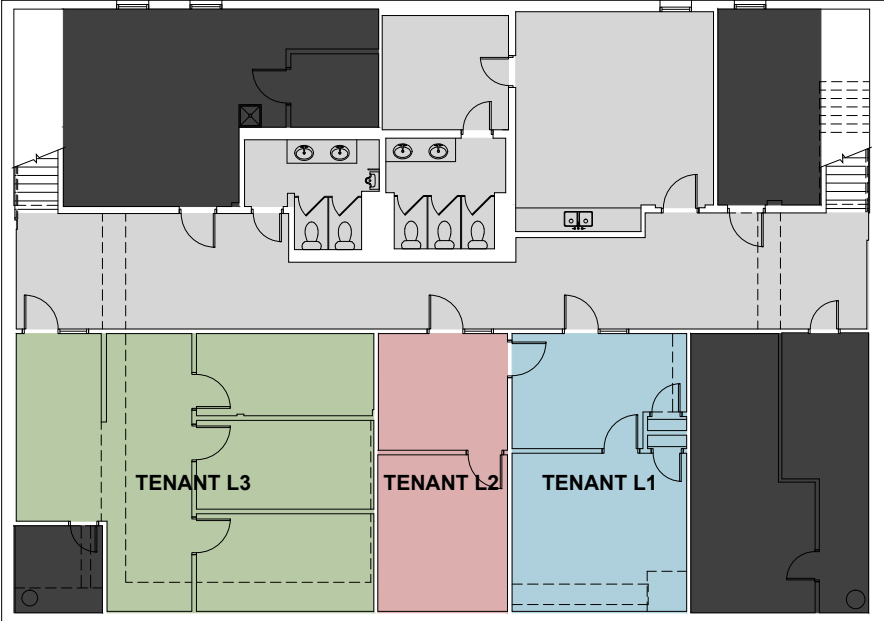
EXISTING BASEMENT PLAN

SCALE: 3/32" = 1'-0"

FLOOR PLAN

LOWER LEVEL AREA

	TENANT L1 AREA	480 SF
	TENANT L2 AREA	355 SF
	TENANT L3 AREA	923 SF
	MECHANICAL AREA	1,013 SF
	COMMON AREA	1,294 SF



**EXISTING
LOWER LEVEL PLAN**

SCALE: 3/32" = 1'-0"





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EXCLUSIVE AGENT

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