

OFFICE CONDOMINIUMS FOR SALE

Wheaton Executive Center

Wheaton, Illinois



Units Available
For
Purchase

Exclusive Marketing Agent



SUBURBAN REAL ESTATE SERVICES, INC.

Bryan E. Barus, CCIM (Ext. 111)

James K. Dunn (Ext 119)

630-778-1800

www.sresi.com



Wheaton Executive Center combines flexibility, quality and state-of-the-art features into a well-appointed and well-landscaped development. Wheaton Executive Center offers the advantages of a comprehensive site plan, complimented by immediate access to the DuPage County Government Complex.

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HIGHLIGHTS

- ◆ Immediate Access To The DuPage County Government Complex
- ◆ Space From 1,500 Square Feet
- ◆ Custom Designed Space
- ◆ State-Of-The-Art Energy Efficient Building
- ◆ Restaurants, Public Transportation and Financial Institutions Nearby
- ◆ Professional Building Management

OWNERSHIP BENEFITS

- ◆ Cheaper to Own than rent
- ◆ Build equity / Principal reduction
- ◆ Tax Deductions (real estate taxes, mortgage interest, depreciation)
- ◆ Insulation from market conditions
- ◆ Custom designed space
- ◆ New energy efficient HVAC system
- ◆ Low maintenance building

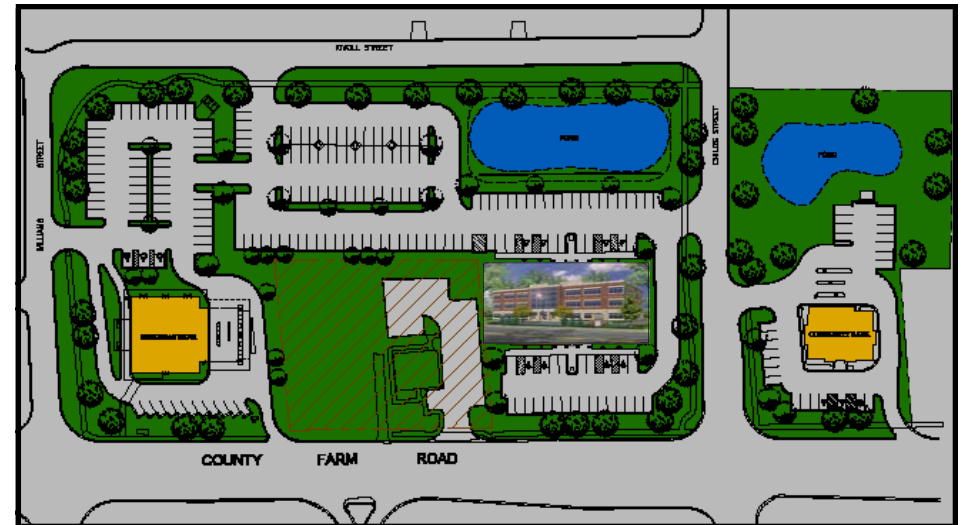
ECONOMIC SUMMARY

Sale Price: \$205.00 per square foot (core & shell only).

Lease Price: \$17.00 per square foot Net.

Real Estate Taxes: \$1.80 per square foot

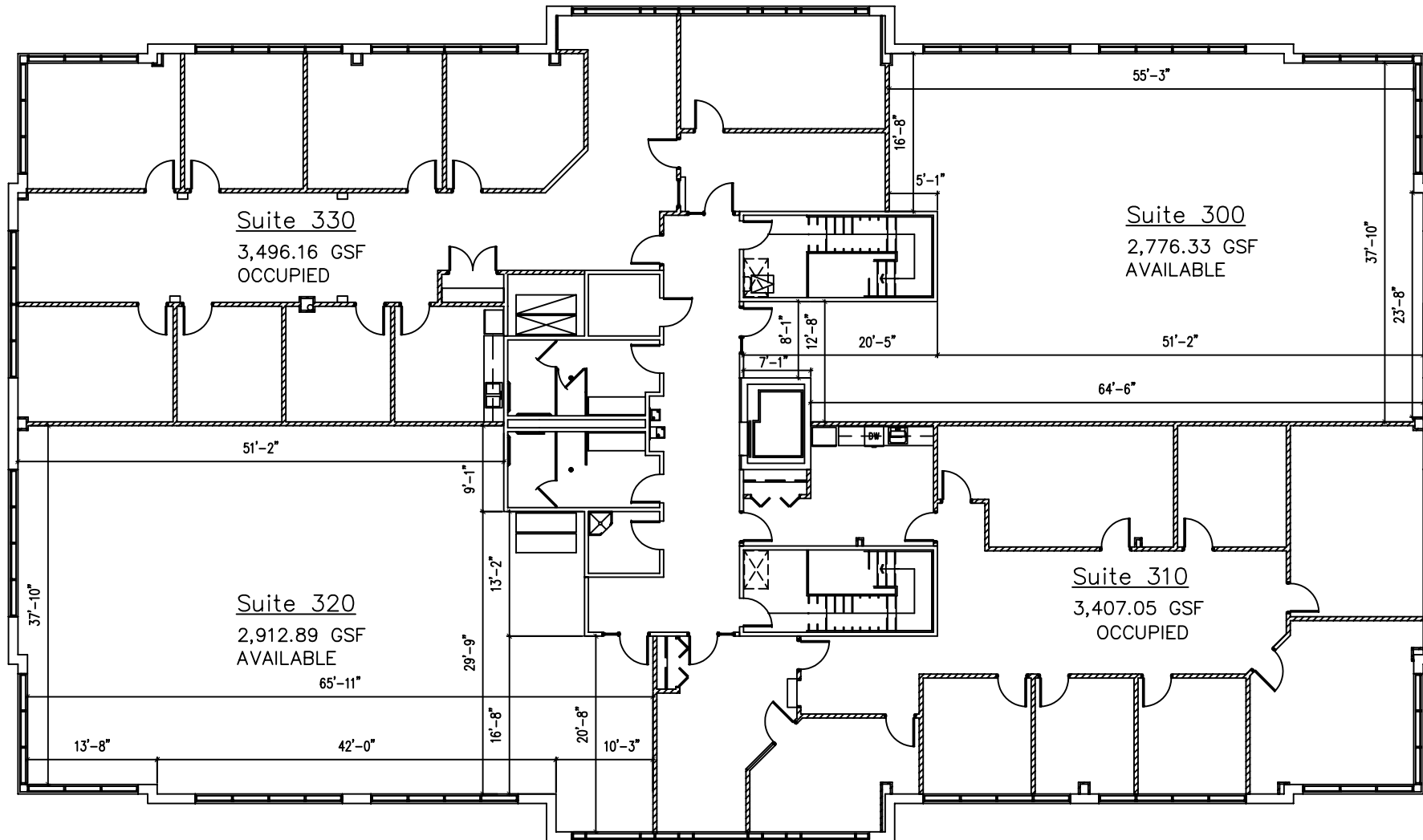
Operating Expenses: \$3.63 per square foot



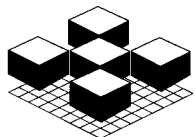
A Development By:



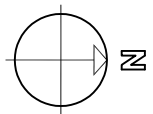
Doyle Development, LLC



02.21.07



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Wheaton Executive Center Third Floor
 Wheaton, Illinois

