

# DOWNTOWN WHEATON BOUTIQUE OFFICE

101 S. Cross Street  
Wheaton, IL

Site area: .21 Acres  
Parking spaces: 12

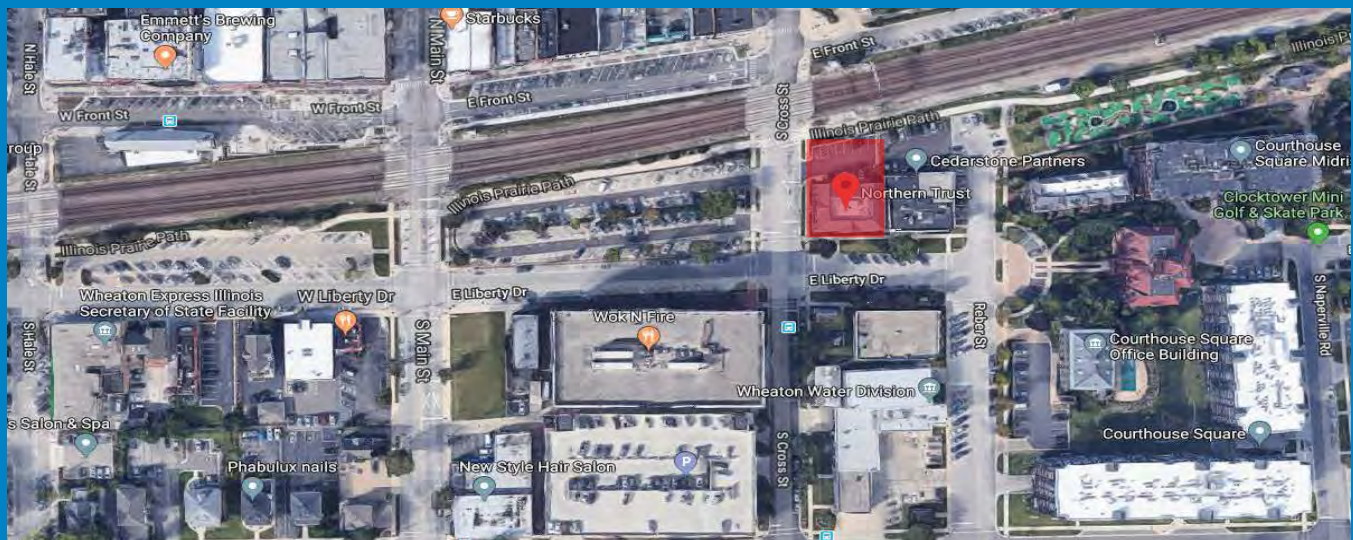


## Highly Improved Boutique Office Building Located in the heart of Downtown Wheaton, IL

- Former Wealth Management Office with High End Finishes Throughout
- 8,544 Sq. Ft. with elevator and partial basement
- Ideal location for Wealth Management, Investment Services or Healthcare
- Can be demised to 4,272 SF per floor
- Neighboring businesses include: First Trust, DuPage Medical and Wheaton Healthcare
- Rare off-street, dedicated parking for 12 cars
- Excellent visibility / signage from Cross Street and Metra Union Pacific West Line

**Building Size:** 8,544 Sq. Ft.

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