

OFFICE BUILDING FOR LEASE

GOLF OFFICE CENTER

415 E. GOLF RD. , ARLINGTON HEIGHTS, IL 60005

SCOTT WHISLER, CCIM

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BRIAN PROPERTIES, INC.

2045 S. Arlington Heights Rd. Suite #100

Arlington Heights, IL 60005

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EXECUTIVE SUMMARY

GOLF OFFICE CENTER

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OFFERING SUMMARY

Building Size: 18,322 SF

Available SF: 1,300 SF

Rental Rate: \$14.50 SF/yr (MG)

Parking Ratio: 3.6 per 1,000

Zoning: OT - Office Transitional

Expense Stops:

Tax Stops: \$79,038

PROPERTY OVERVIEW

The subject property is an established office destination in the Arlington Heights, IL community. The office spaces available for lease are suitable for a variety of businesses, and the property provides tenants with a high-quality environment in which to operate. The property is well-maintained and offers ample parking for customers. In addition, the location is highly visible and easily accessible, making it ideal for businesses looking to attract new customers.

LOCATION OVERVIEW

The subject property is an outstanding office opportunity located in the high-traffic northwest suburb of Arlington Heights. The property is situated along Golf Rd. providing excellent visibility and access. The property benefits from close proximity to Interstate 90 and is only 2.8 miles from downtown Arlington Heights. This village is a highly desirable northwest suburb, with a population of approximately 75,525.

PROPERTY HIGHLIGHTS

- Single-story building makes ingress and egress easy to manage and perfect for small businesses
- All units are individually metered for electric & gas, so you only pay for what you use
- Each suite has its own front door and private entrance, giving your business a professional appearance
- The tenant is responsible for their own janitorial needs
- Tenants can control their HVAC equipment

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AVAILABLE SPACES

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SUITE NUMBER	SIZE (SF)	LEASE RATE	MONTHLY GROSS RENT	LEASE TYPE	COMMENTS
Suite 116	1,300 SF	\$14.50 SF/yr	\$1,570	Modified Gross	

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ADDITIONAL PHOTOS

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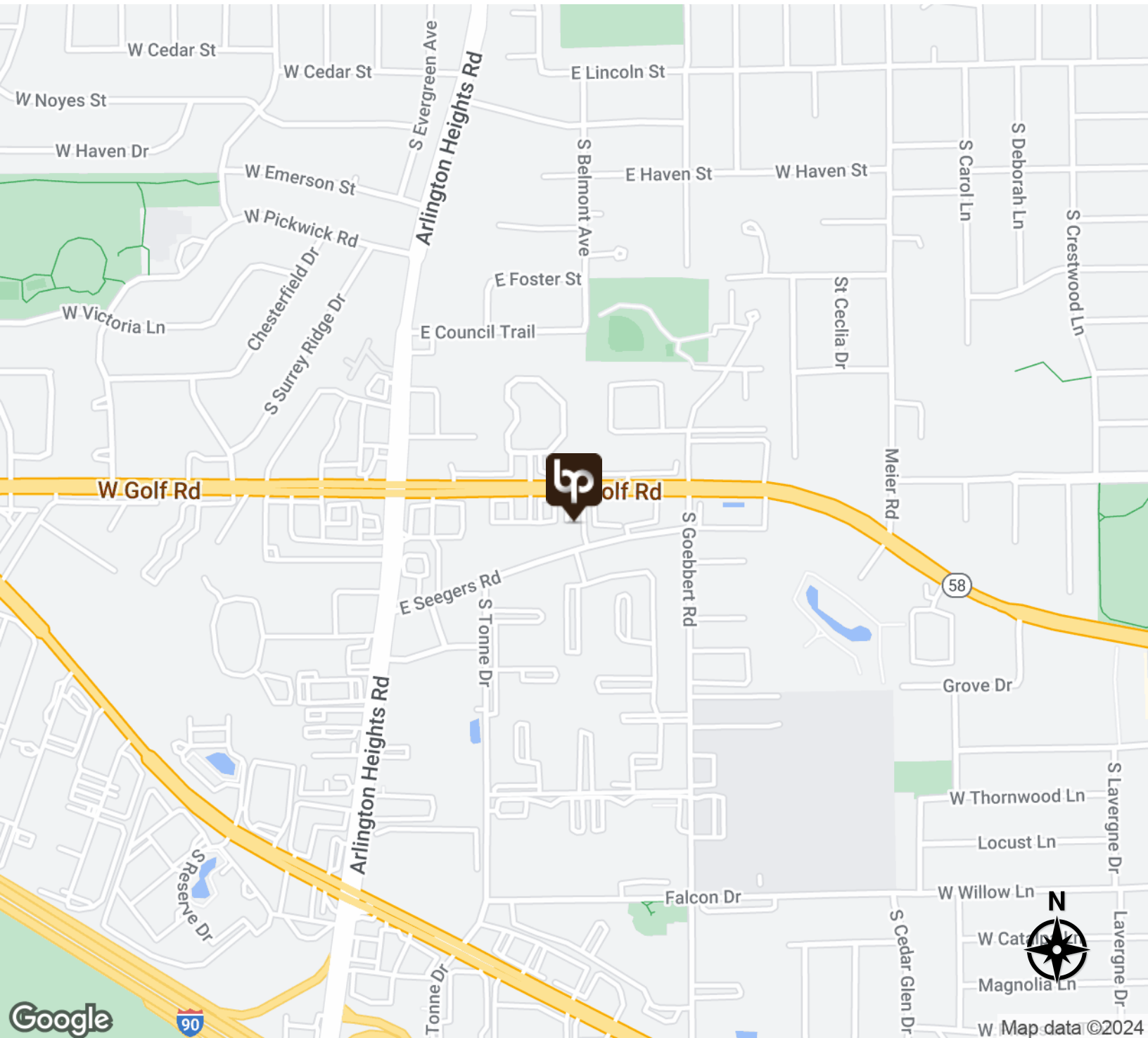


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LOCATION MAP

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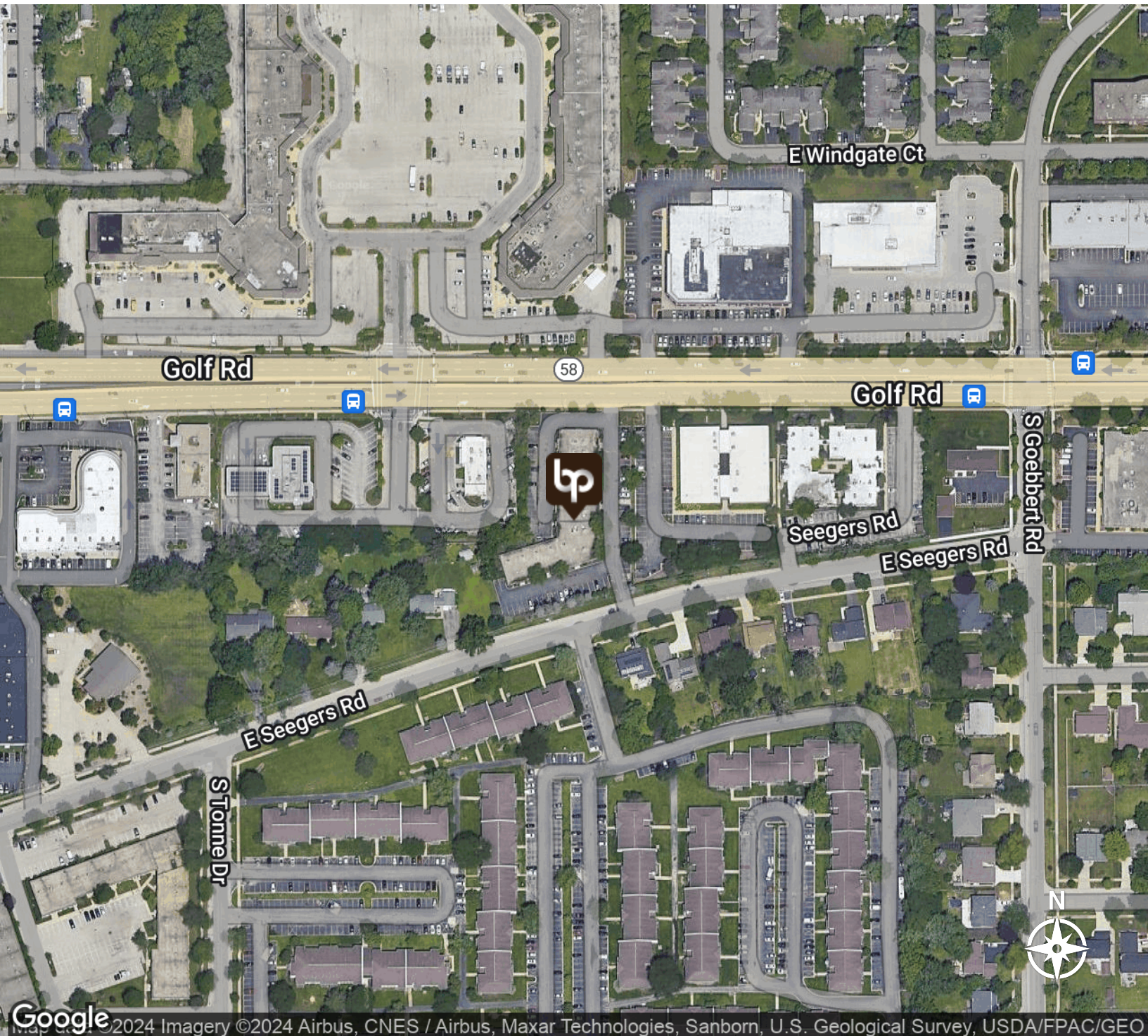


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AERIAL MAP

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