



OFFICE SPACE FOR LEASE

GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL



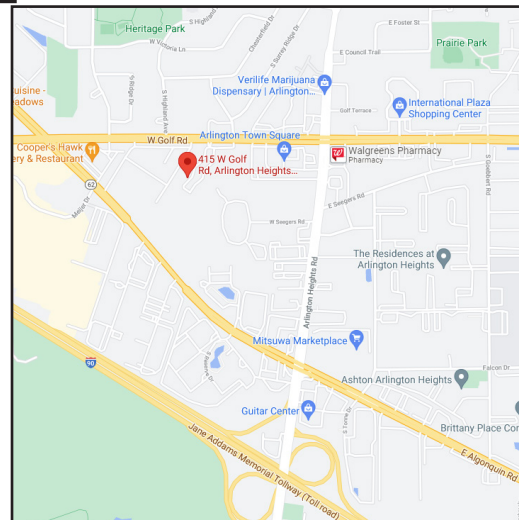
**Newly Renovated:
Parking Lot
Landscaping
LED Lighting
& More!**

BUILDING FEATURES:

- 138- 2,765 SF Office Space Available
- 24 hour access/tenant controlled HVAC
- Zoned M-2
- High End flexible build outs and terms
- Tenant signage available
- Comcast High Speed Internet & TV Available
- Minutes from Rt. 53 or I-90
- Recent Upgrades include new roof, LED lights & parking lot
- Located near intersection of Golf Rd & Algonquin Rd
- Pace Bus Stop located at property
- Walking distance to restaurants & hotels
- Fedex & UPS drop boxes on site
- Professional Property management
- 3-D Virtual Tours of select suites can be found at: www.chicagolandcommercial.com
- **Rental Rate: \$16.75-\$17.50 Modified Gross**

AVAILABLE SPACE:

SUITE	SIZE (SF)	AVAILABLE/NOTES
5	1,512 SF	Sublease through 7/31/30
7	650-2,765 SF	
22A&C	540 SF	Available 5/1/26
22A	180 SF	\$400 Per Month
22C	360 SF	\$595 Per Month
28E	215 SF	\$495 Per Month*
28-I	230 SF	\$495 Per Month*
28-J	220 SF	\$595 Per Month*
40	879-1,426 SF	Available in 30 Days
41	547 SF	Office with window & open area
57	935 SF	Available 5/1/26
59-B	205 SF	Private office (interior) \$350 Per Month



MINI-SUITES INCLUDE GAS, ELECTRIC

*ALSO INCLUDES COMCAST WI-FI INTERNET SERVICE!

FOR MORE INFORMATION:

RANDY OLCZYK
Direct: 847.246.9611

randy@chicagolandcommercial.com

LEASING | SALES | TENANT ADVISORY | MANAGEMENT

RAY OKIGAWA
Direct: 847.246.9632

Ray@chicagolandcommercial.com



4811 Enerson Ave Suite 112, Palatine, IL

www.chicagolandcommercial.com



OFFICE/MEDICAL SPACE FOR LEASE

GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL

BUILDING PHOTOGRAPHS

TENANT SIGNAGE AVAILABLE



IMPROVEMENTS

Over \$700,000 In Recent Property Improvements. Including New Roof, Parking Lot, Landscaping & Deck/ Patio areas.





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GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL

BUILDING PHOTOGRAPHS



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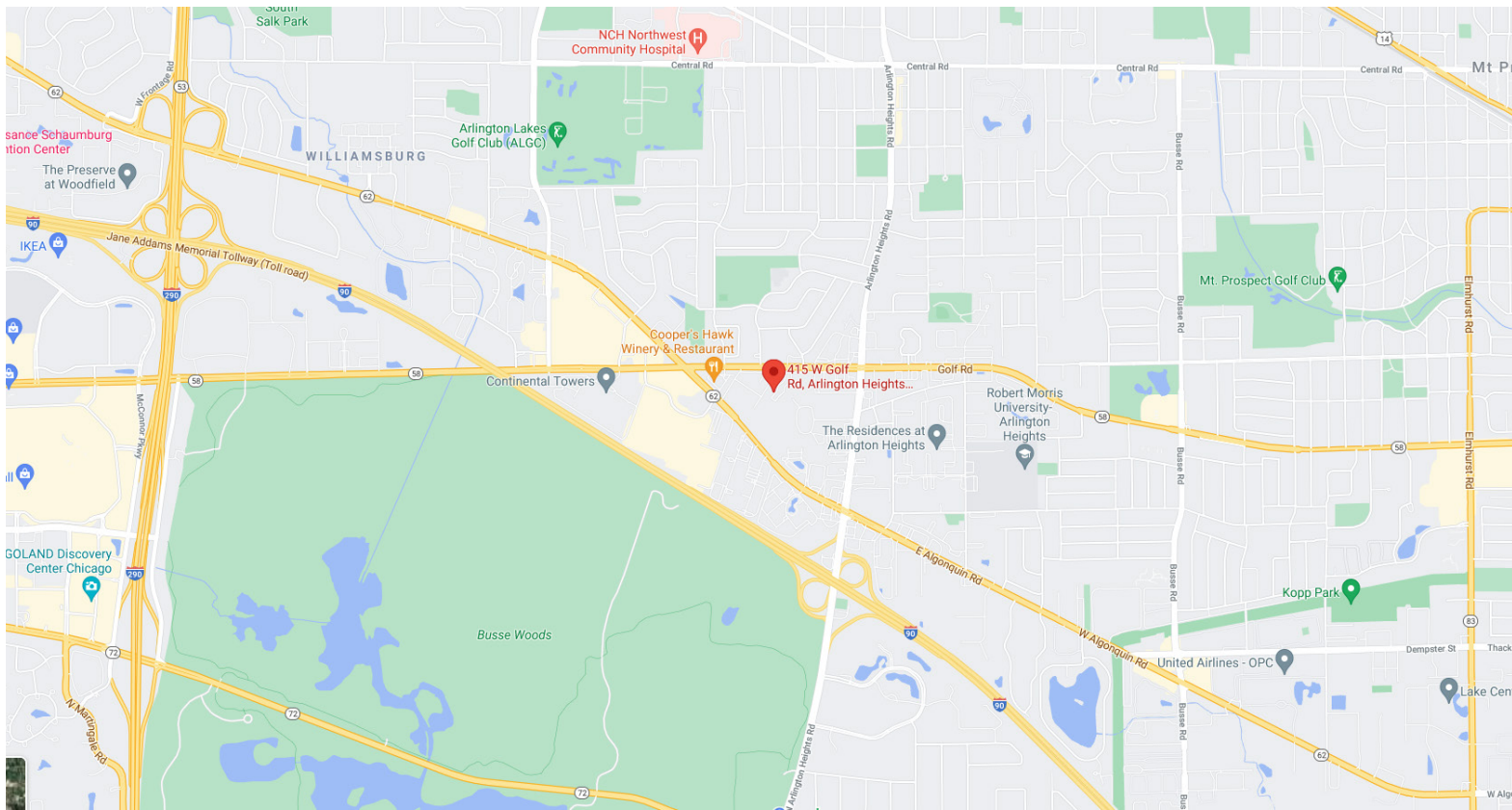




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LOCATION & AERIAL MAPS



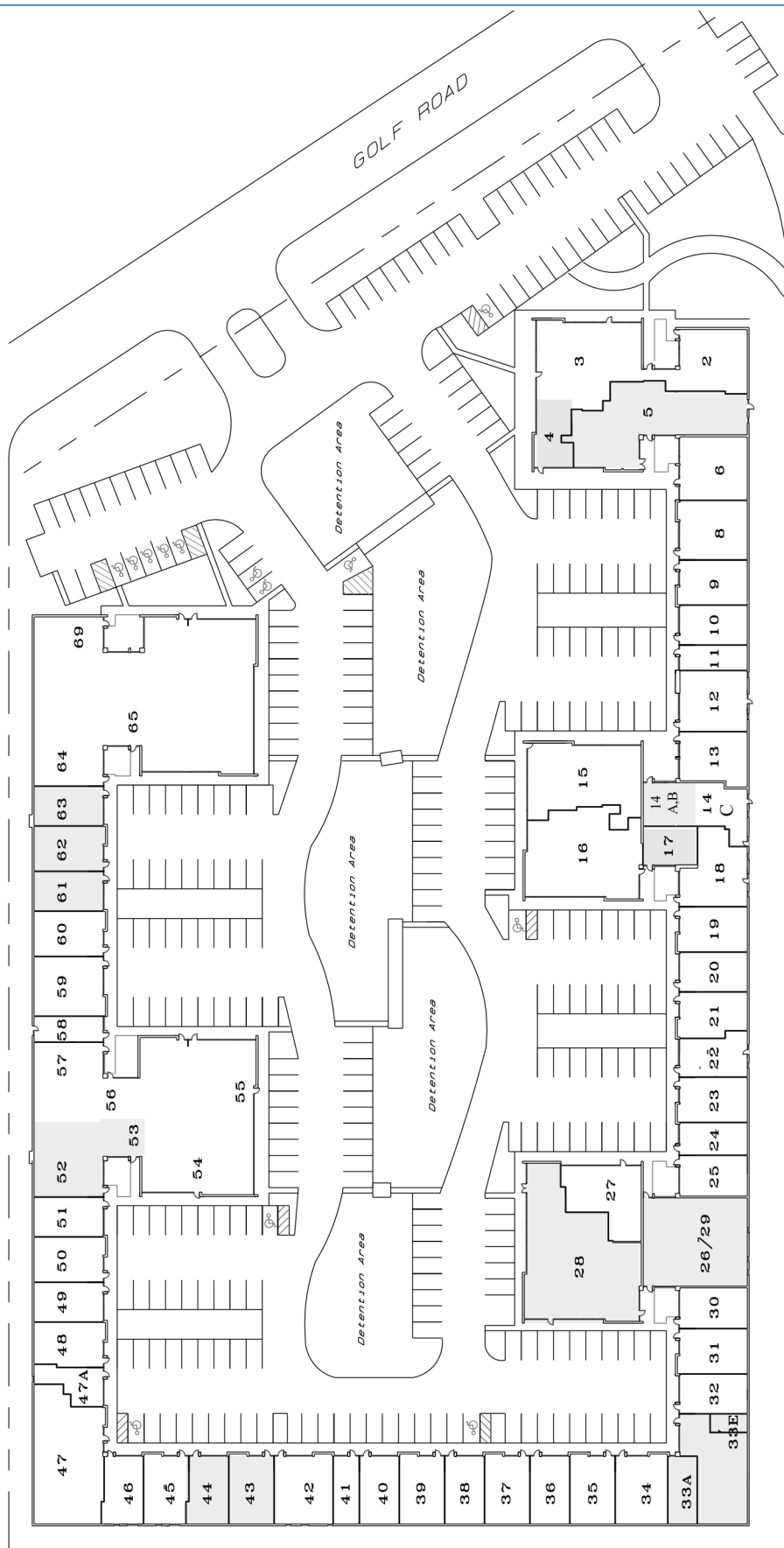
Brokers of Chicagoland Commercial, Inc. have a minority ownership interest in the property. Information contained herein has been obtained from the owners of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.



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BUILDING SITE PLAN



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DRONE AERIAL PHOTO

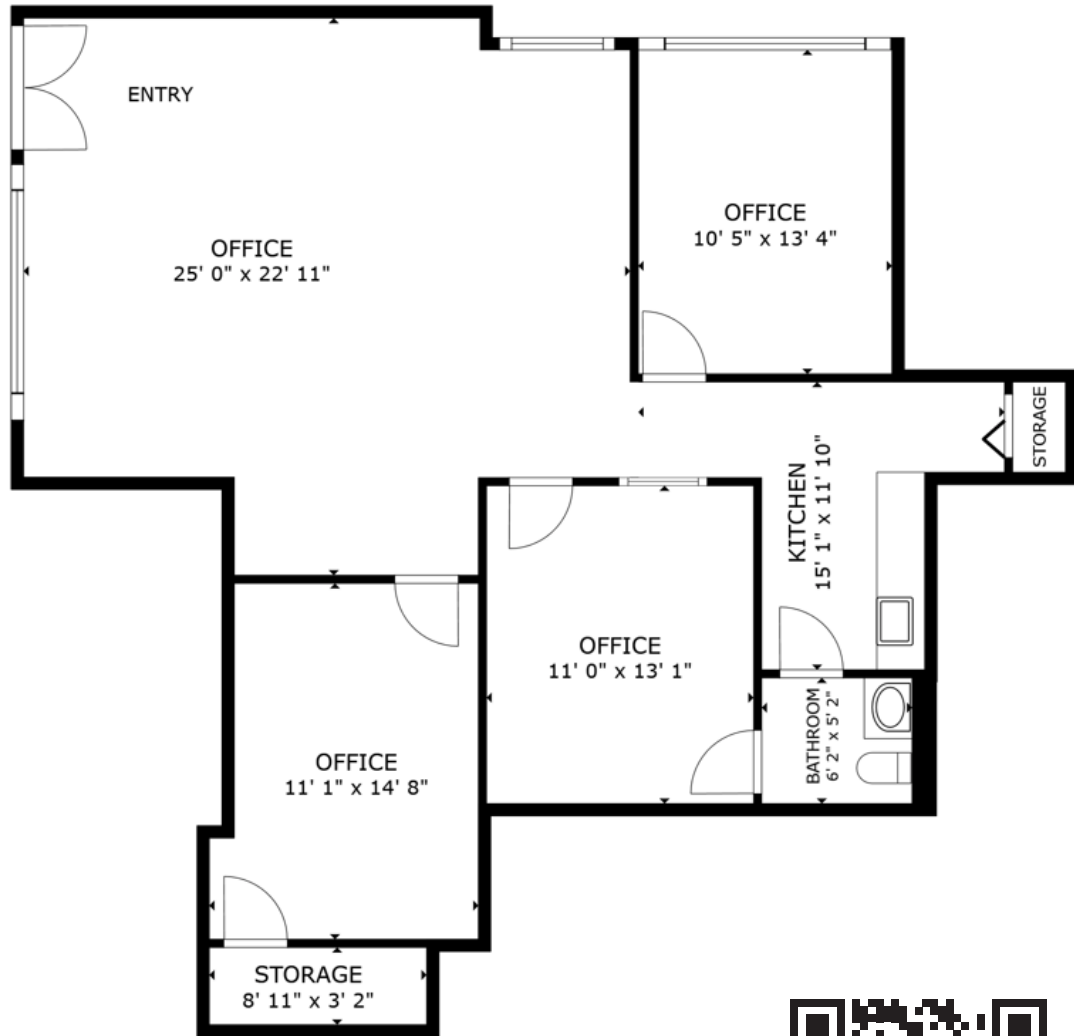




OFFICE/MEDICAL SPACE FOR LEASE

GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL

OFFICE SPACE FOR LEASE (1,512 SF) - SUITE 5



FLOOR PLAN



Scan the QR code or click [here](#) for a 3-D Virtual Tour of the space!

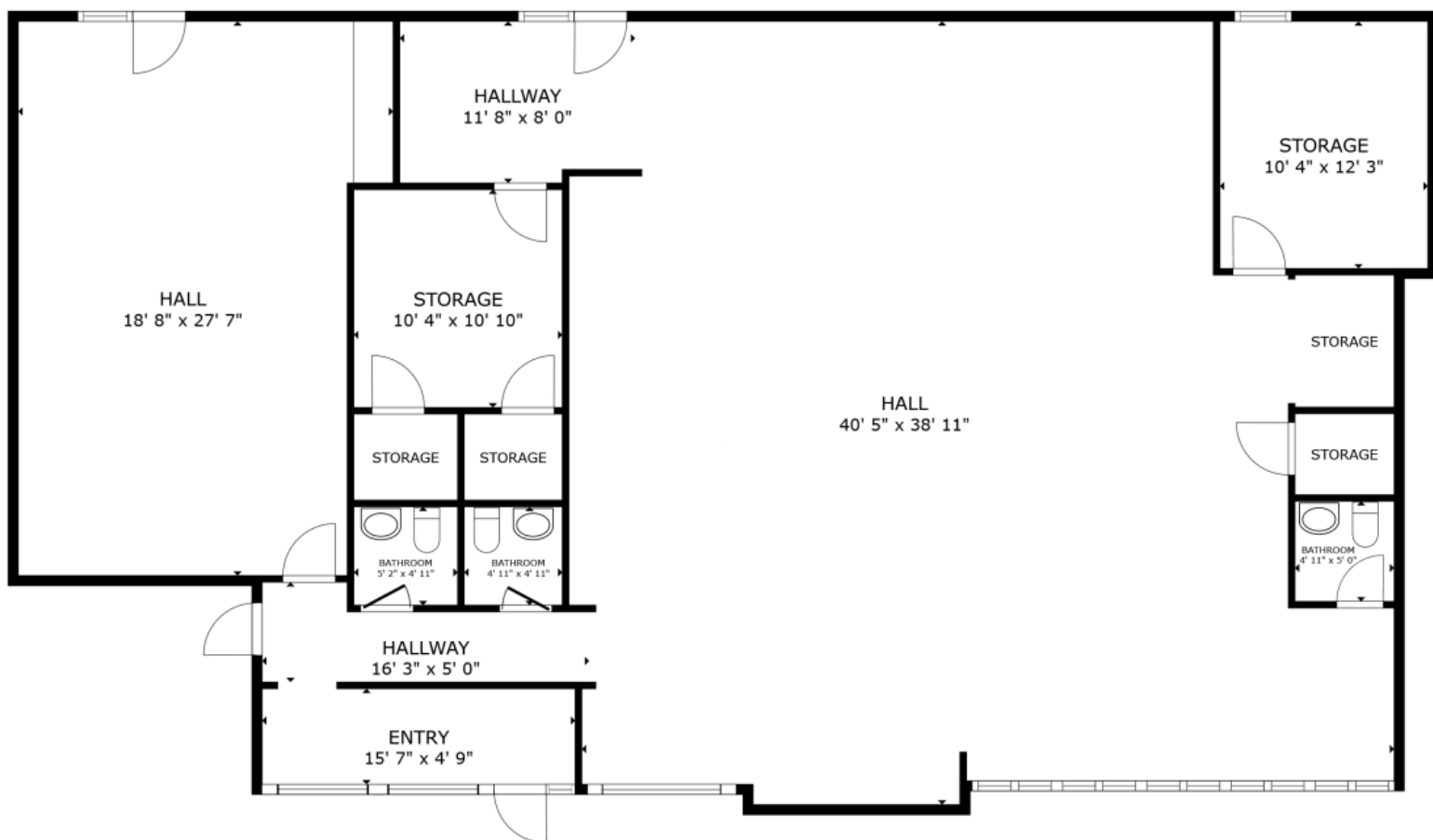


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650-2,765 SF- SUITE 7

Scan the QR code or click [here](#) for a 3-D Virtual Tour of the space!



FLOOR PLAN

*****SUITE IS EASILY DIVISIBLE*****

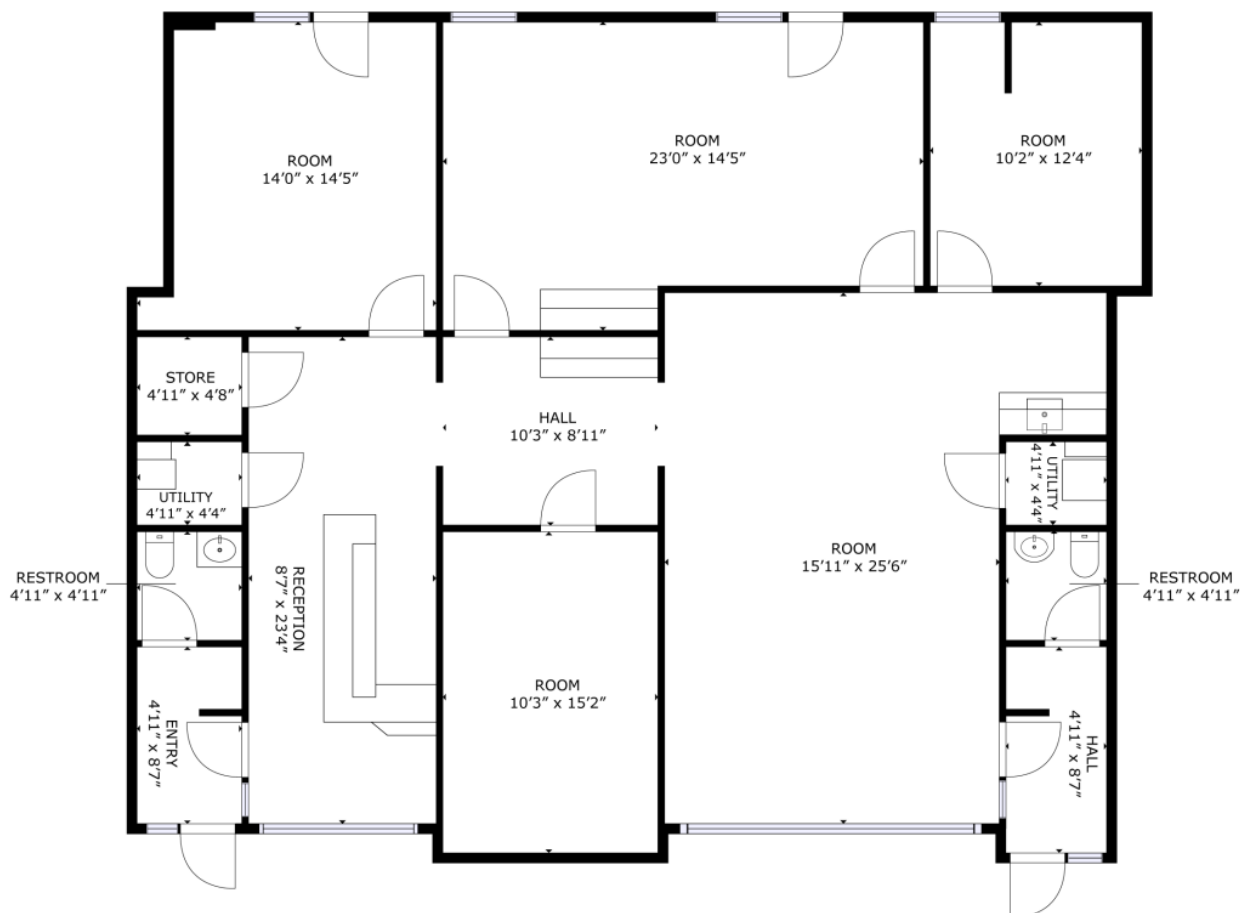


OFFICE/MEDICAL SPACE FOR LEASE

GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL

1,873 SF - SUITE 12

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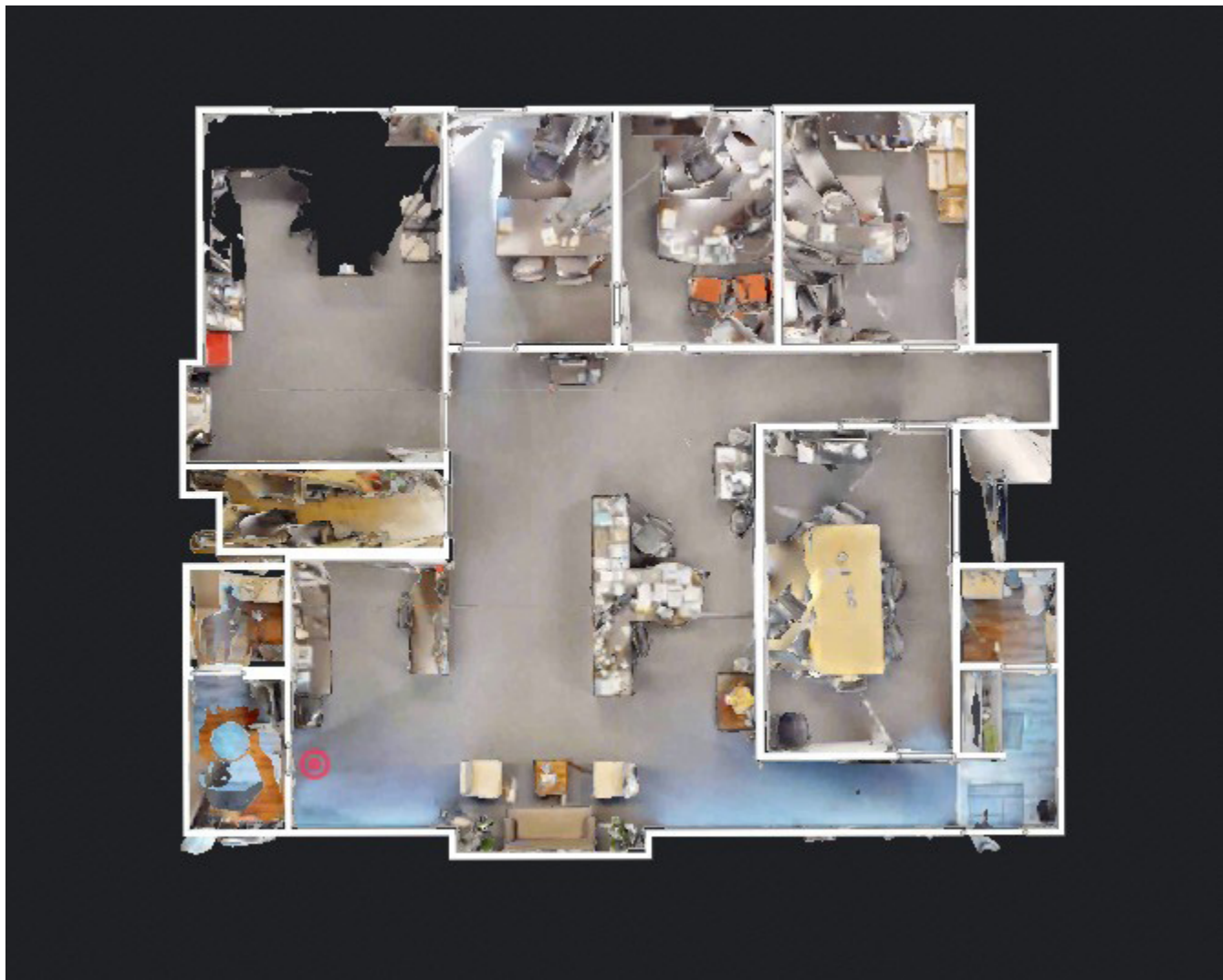




OFFICE/MEDICAL SPACE FOR LEASE

GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL

- SUITE 19



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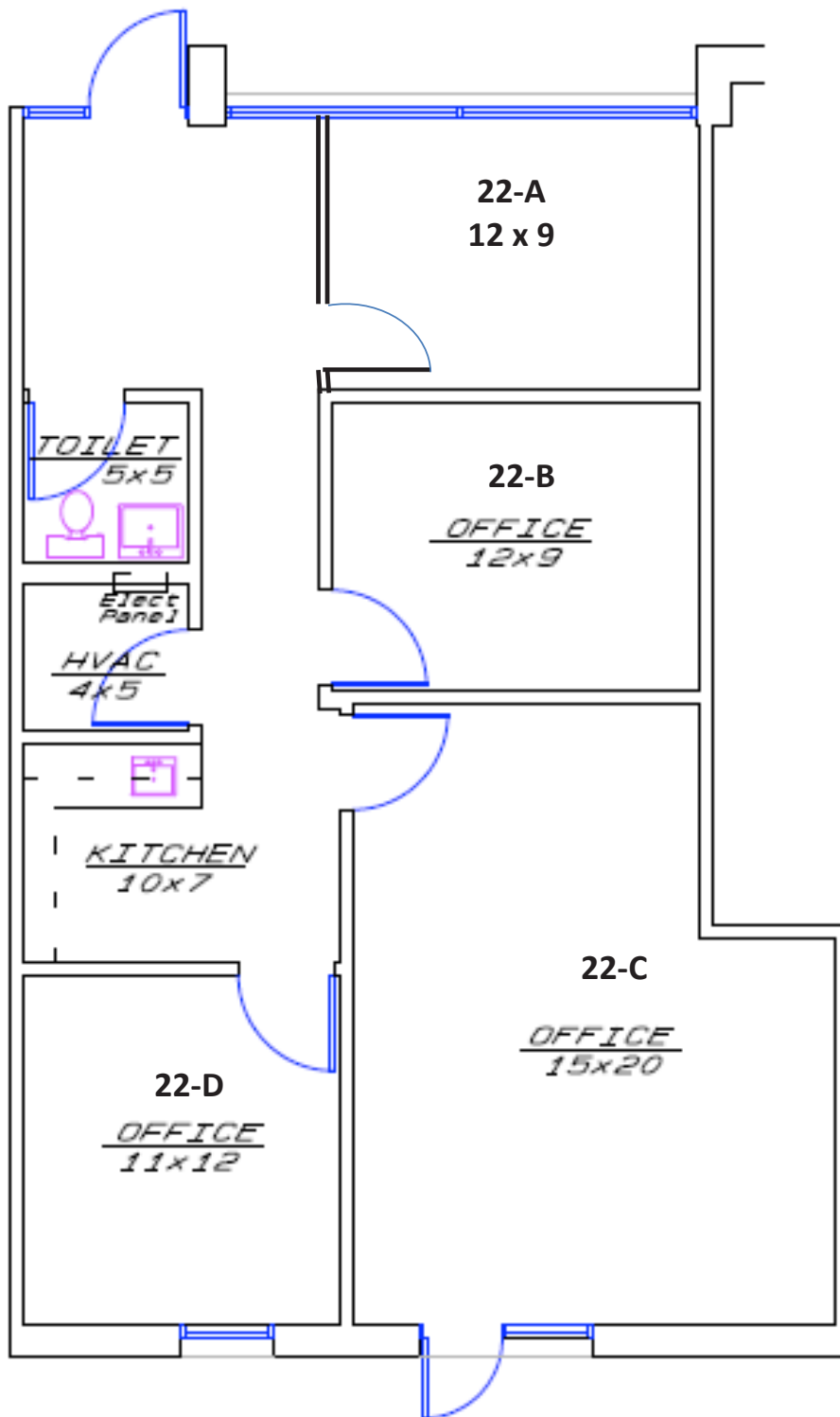




OFFICE/MEDICAL SPACE FOR LEASE

GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL

OFFICE SPACE FOR LEASE - SUITE 22



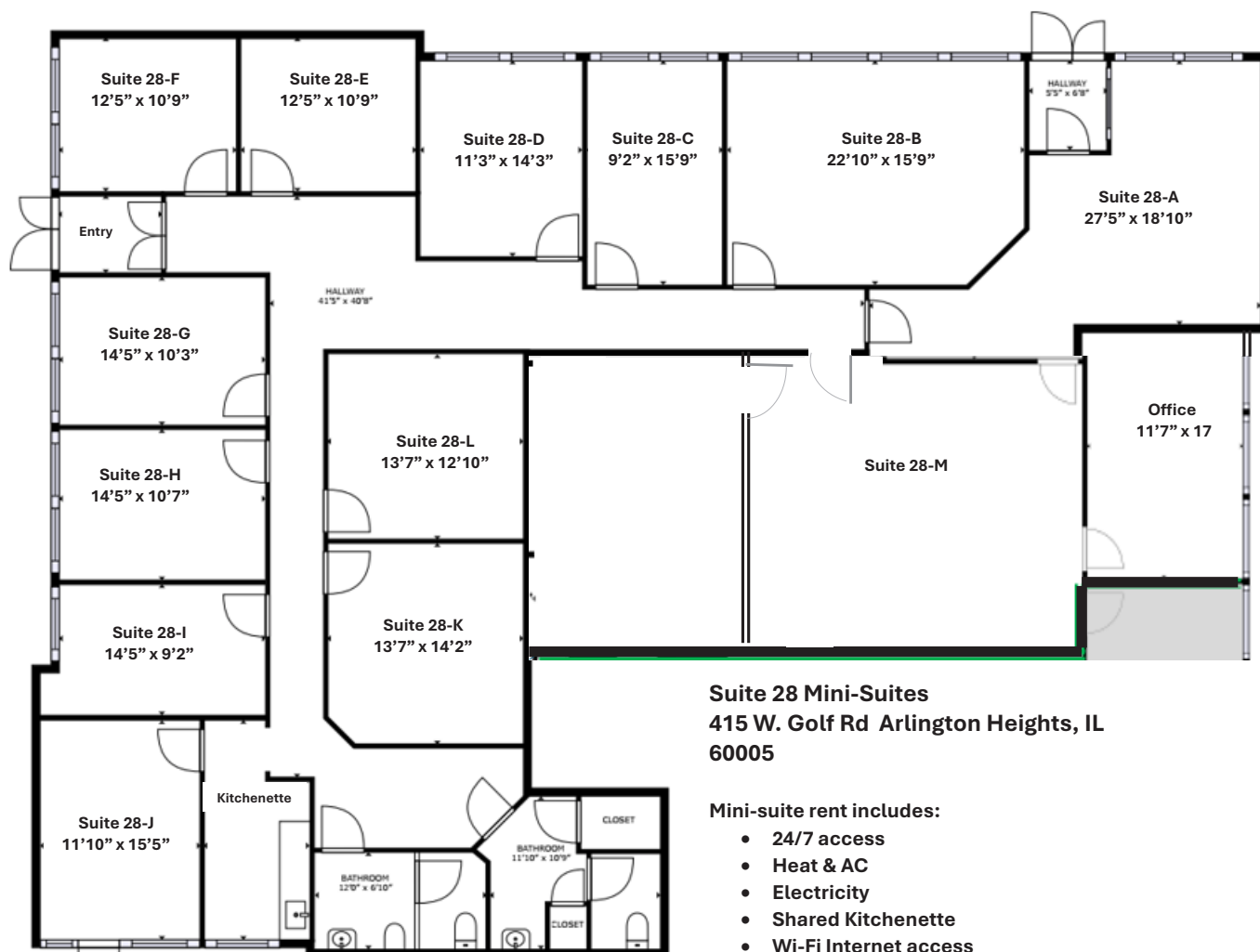
415 W. Golf Rd.
Suite 22
Arlington Heights, IL 60005



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ALL INCLUSIVE EXECUTIVE OFFICE SUITES FROM 215 -500 SF SUITE 28 MINI SUITES



Scan the QR code or click [here](#) for a 3-D Virtual Tour of the space!



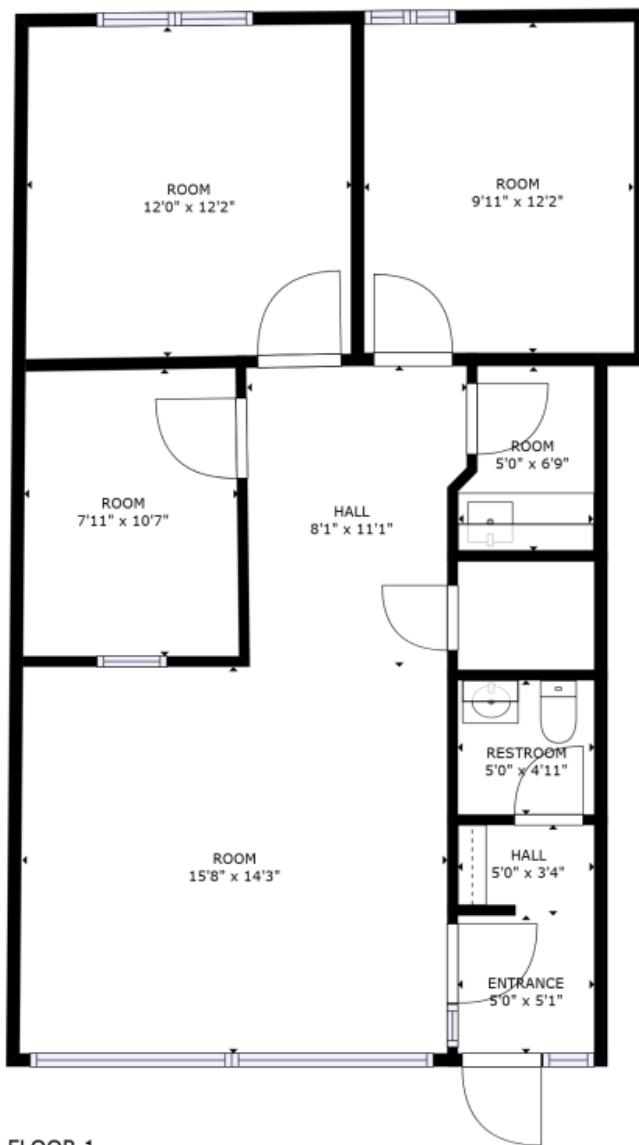


OFFICE/MEDICAL SPACE FOR LEASE

GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL

OFFICE SPACE FOR LEASE - SUITE 40

Scan the QR code or click [here](#) for a 3-D Virtual Tour of the space!

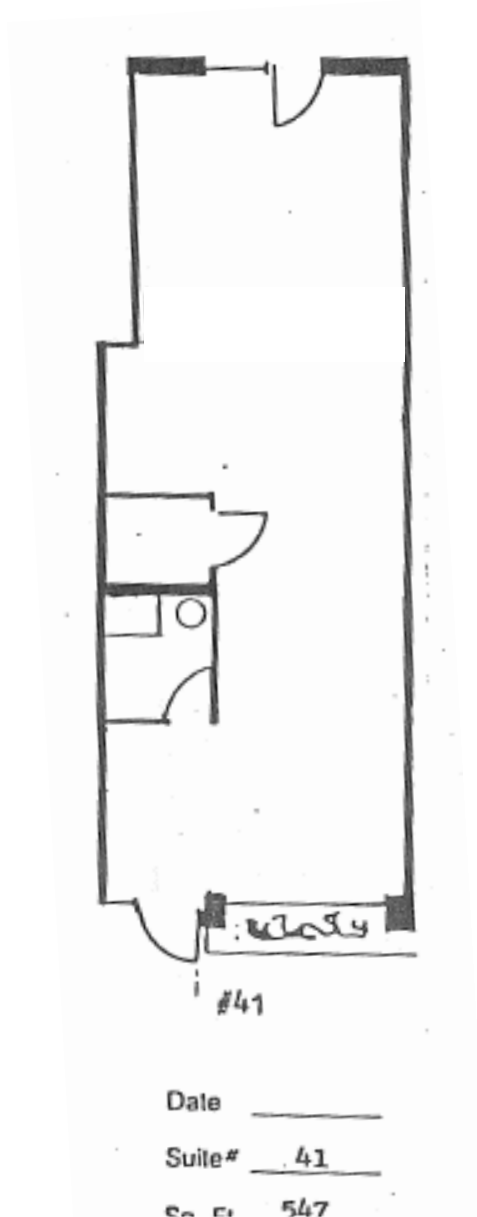




OFFICE/MEDICAL SPACE FOR LEASE

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OFFICE SPACE FOR LEASE - SUITE 41





OFFICE/MEDICAL SPACE FOR LEASE

GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL

- SUITE 55 A-K



Scan the QR code or click [here](#) for a 3-D Virtual Tour of the space!

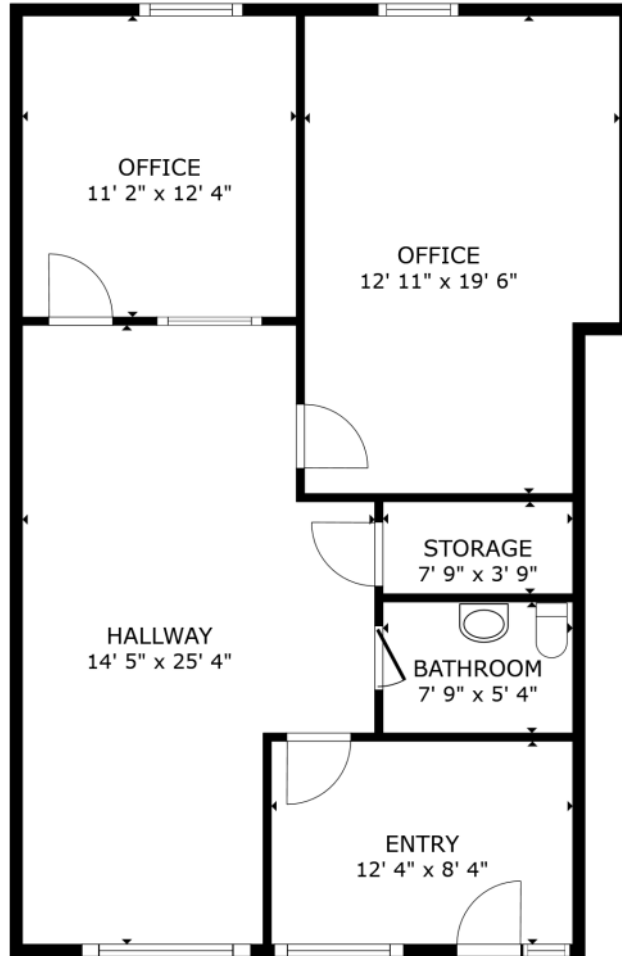




OFFICE/MEDICAL SPACE FOR LEASE

GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL

OFFICE SPACE FOR LEASE - SUITE 57



FLOOR PLAN



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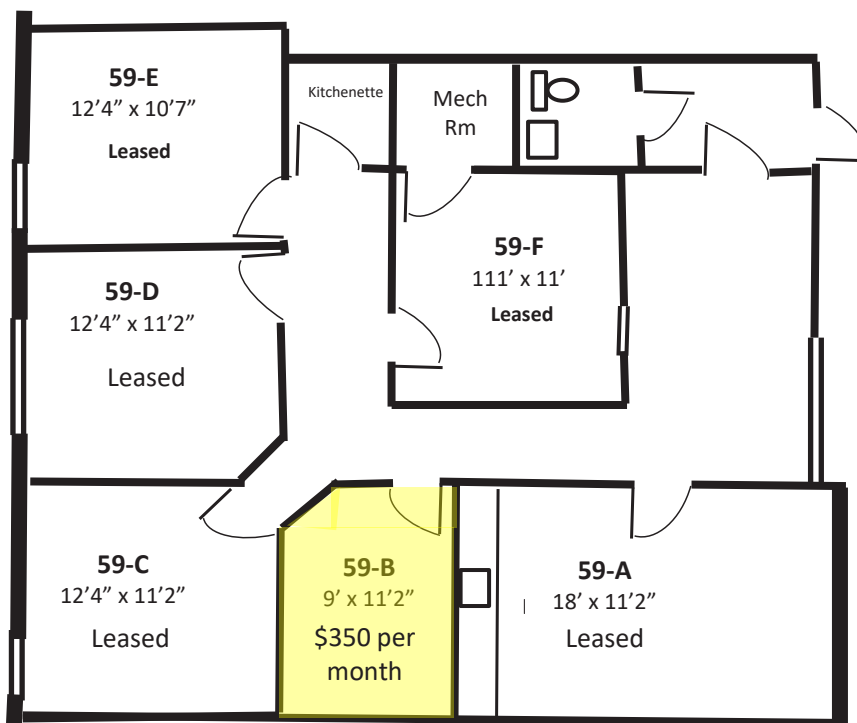
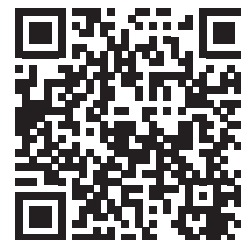


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MINI SUITES AVAILABLE - SUITE 59B

Scan the QR code or click [here](#) for a 3-D Virtual Tour of the space!



415 W. Golf Rd
Suite 59
Arlington Heights, IL

Monthly rents include
Electricity, heating,
AC, 24/7 access