



**Chicagoland
Commercial**
REAL ESTATE

Leasing | Sales | Tenant Advisory | Management

www.chicagolandcommercial.com 847.438.4300

FOR SALE

35,100 SF MULTI-TENANT
OFFICE BUILDING

◆
\$2,040,000
(\$58.12 PSF)



3115-3135 N. WILKE RD | ARLINGTON HEIGHTS, ILLINOIS



VALUE ADD OR USER/INVESTOR OPPORTUNITY



35,100 SF Multi-Tenant Single Story Office Building



Current Gross Income: \$611,467



Existing Net Income: \$222,053



Existing Cap Rate = 10.9%



100% Leased Occupancy



Randy Olczyk

Direct: 847.246.9611

randy@chicagolandcommercial.com



Ray Okigawa

Direct: 847.246.9632

ray@chicagolandcommercial.com

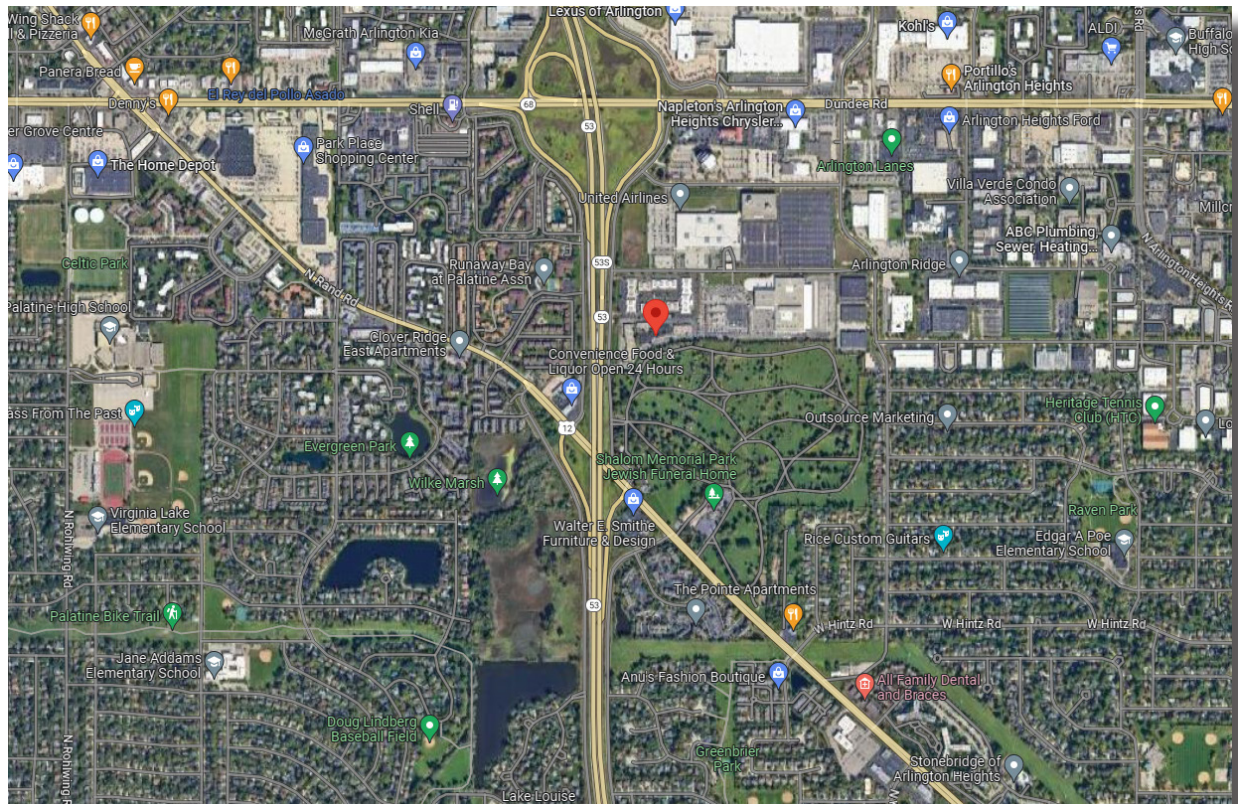
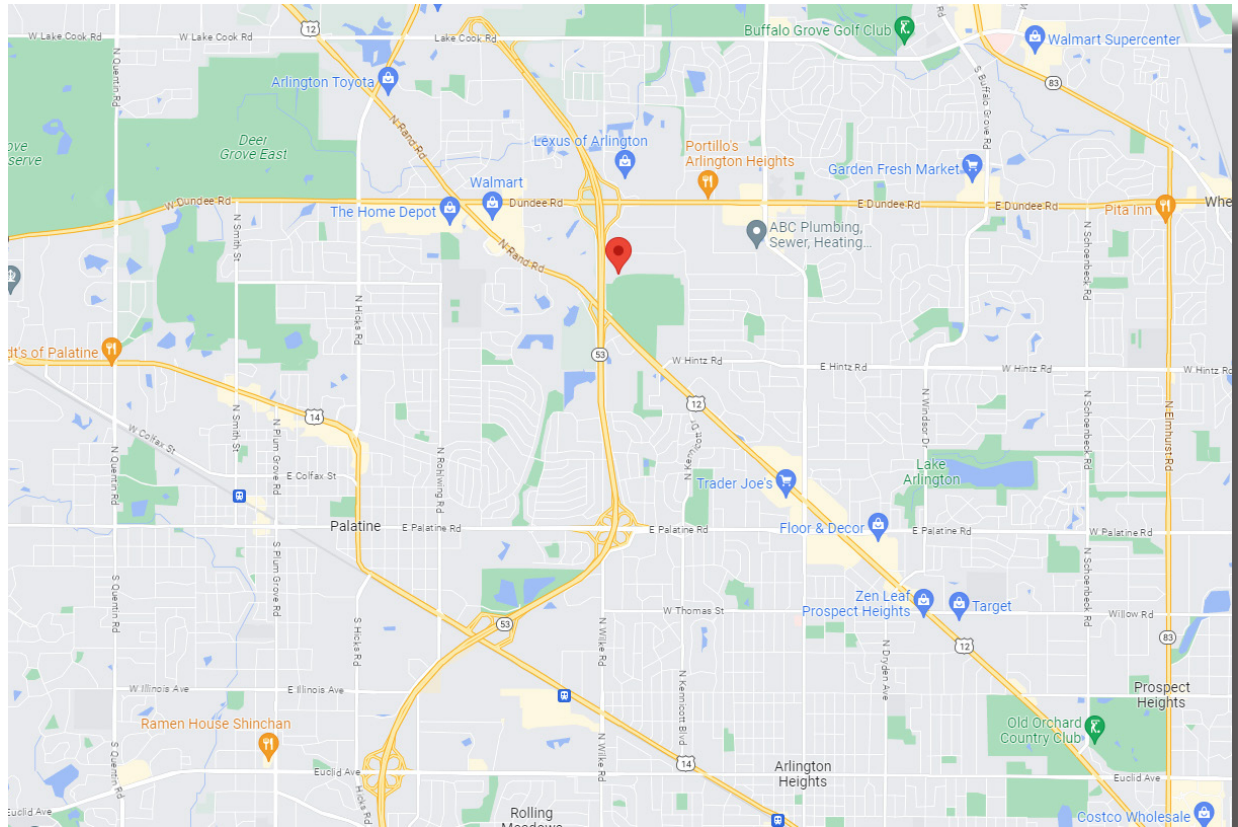
LEASING

SALES

TENANT ADVISORY

MANAGEMENT

LOCATION & AERIAL MAPs



Property Photos



Property Photos



Property Photos



■ SUBJECT PROPERTY HIGHLIGHTS

35,100 SF Multi-Tenant Office Property For Sale

(Asking Price \$2,040,000) (\$58.12 PSF)

- > Currently 100% leased
- > Currently over \$611,000 in existing Gross Income from 13 Current Tenants
- > Unique situation for a user or investor to own, and or occupy space & potentially manage or outsource management fees
- > Affords an Investor Flexibility in leasing space to increase income or selling office condo units to users at a premium price per SF

Three-building, single-story office complex fronting on the east side of Route 53 between Dundee and Rand Roads. Full interchange at Dundee Road. Professionally managed and operated, beautifully manicured landscaping, and maintained to a high level.

- > Located 1 block East of full Rt 53 & Dundee Rd full interchange
- > Ideal for Office or Medical
- > Tenant controlled HVAC and 24 hour access
- > Comcast high-speed internet and cable available
- > Operable windows
- > Private Restrooms
- > Professional Park-Like Setting
- > Building Signage Available
- > Units available for sale or lease
- > New 10 Year Medical lease of 4,121 SF
- > Existing NOI = \$222,053
- > Existing Cap Rate: 10.9%
- > 100% Occupancy



LEASING
.....

SALES
.....

TENANT ADVISORY
.....

MANAGEMENT
.....

■ DESCRIPTION

PROPERTY:

3115, 3125 & 3135 N. Wilke Road
Arlington Heights ,Illinois

BUILDING TYPE:

Single Story Multi-tenant Office Building

OCCUPANCY:

Currently 100% leased with 13 current tenants

SIZE:

35,100 SF

CUREMT GROSS INCOME

\$611,467

EXISTING NET INCOME:

\$222,053
*10.9% CAP Rate
*100% Occupancy

2025 REAL ESTATE TAXES:

(\$4.80 PSF)

**2026 ASSOCIATION &
OPERATING EXPENSES:**

(\$4.88 PSF)

Sales Price: \$2,040,000 (\$58.12 PSF)

PROPERTY RENT ROLL

Tenant	Building	Suite	SQ.FT.
BDS Haulers, Inc.	3125	E	655
Dan Buckey Associates Inc.	3115	G	2,070
Kensington Financial Services & Kurt Reif	3135	A	4,594
The JRB Group Architects	3115	F	1,577
Lindy Meyer	3125	D	655
Pinnacle Innovations, Inc.	3125	B	1,310
Psemi Corporation	3135	B	9,647
Real People Realty Inc.	3115	S	1,273
Safemax, Inc.	3115	N	1,080
Spine And Joint Center Of Illinois, Pllc	3115	C	3,886
The Maids - Chicago Nw Suburbs, Inc.	3135	C	1,479
The Treehouse Center For Growth And Learning	3115	HIO	4,121
Worksmart Systems	3125	H	1,493
 Common Area Gym	 3115	 J	 630
Common Area Vend/Conf. Room	3115	K	630

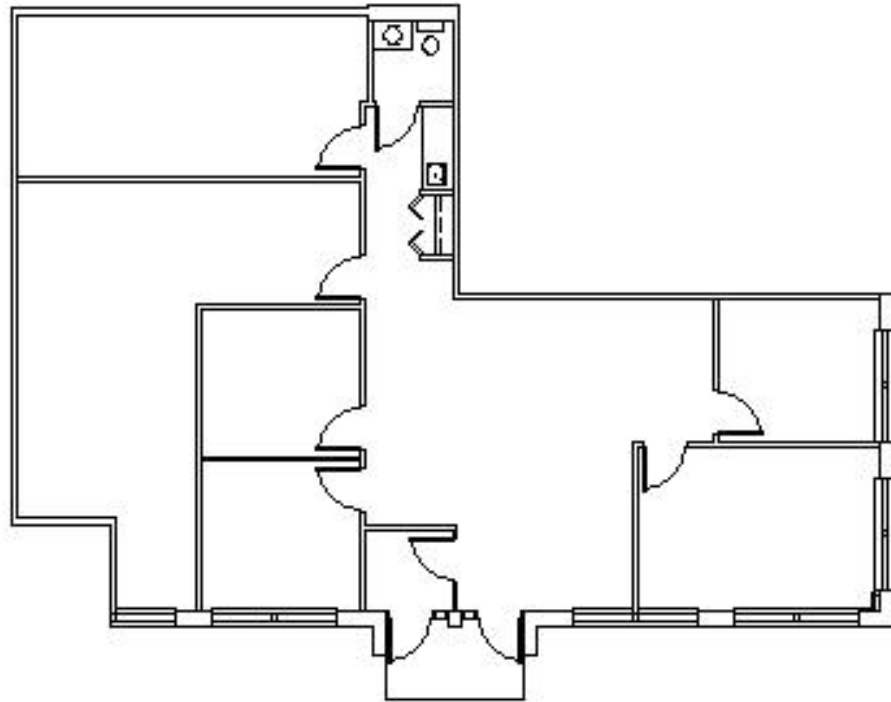
Total SF:	35,100
Leased SF: SF:	33,840
Vacant SF:	0
Occupancy %	100.0%



Leasing
Sales
Tenant Advisory
Management

Serving Chicagoland Since 2002

VACANT FLOOR PLANS



3125 N. Wilke Rd. Suite I

1,956 Rentable SF

- Professional park-like setting
- Excellent parking access
- 3.61:1,000 parking ratio
- Good access to Route 53
- Common area conference room
- Work-out area on-site
- Private bathrooms
- 24/7 direct access to suites
- Tenant/owner controlled HVAC
- Fully fire sprinklered
- Operable windows



**Chicagoland
Commercial
REAL ESTATE**

Leasing
Sales
Tenant Advisory
Management

Serving Chicagoland Since 2002