



OFFICE SPACE FOR LEASE

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



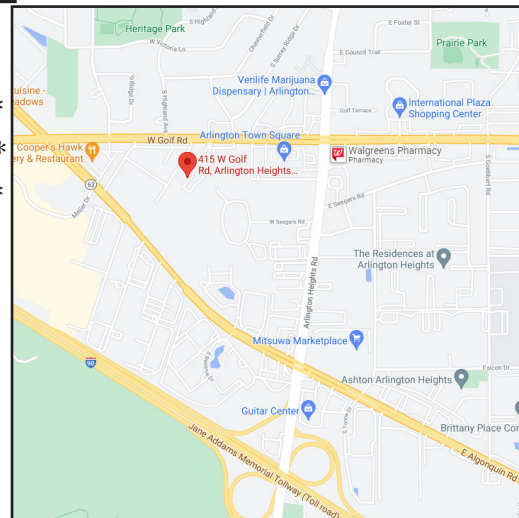
**Newly Renovated:
Parking Lot
Landscaping
LED Lighting
& More!**

BUILDING FEATURES:

- 138– 3,482 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 on brochure or 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
14-D	295	Private office (window) \$475 Per Month*
28-E	215 SF	Private office (interior) \$495 Per Month*
28-I	230 SF	Private office (window) \$495 Per Month*
32	1,326 SF	3 Private Offices & open space (5/1/26)
47	627-3,482 SF	Available 3/31/27
52-53	1,350 SF	Offices, open space, reception & more
57	935 SF	2 Offices & open space
59-B	205 SF	Private office (interior) \$350 Per Month



MINI-SUITES INCLUDE GAS, ELECTRIC (SUITES 180-350 SF)
*ALSO INCLUDES COMCAST WI-FI INTERNET SERVICE!

FOR MORE INFORMATION:

RANDY OLCZYK
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LEASING | SALES | TENANT ADVISORY | MANAGEMENT

RAY OKIGAWA
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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.





OFFICE/MEDICAL SPACE FOR LEASE

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

BUILDING PHOTOGRAPHS



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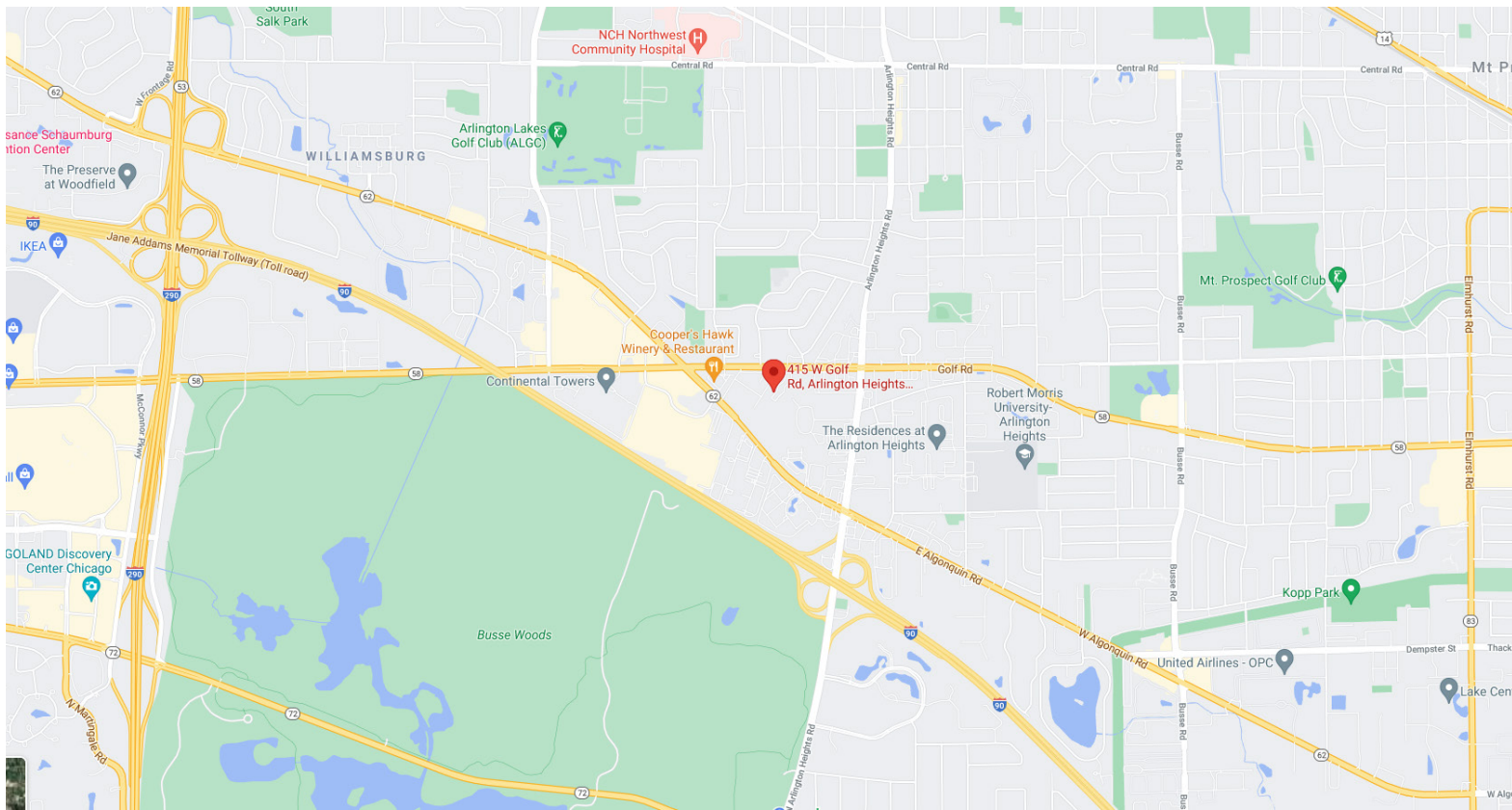




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GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL

LOCATION & AERIAL MAPS



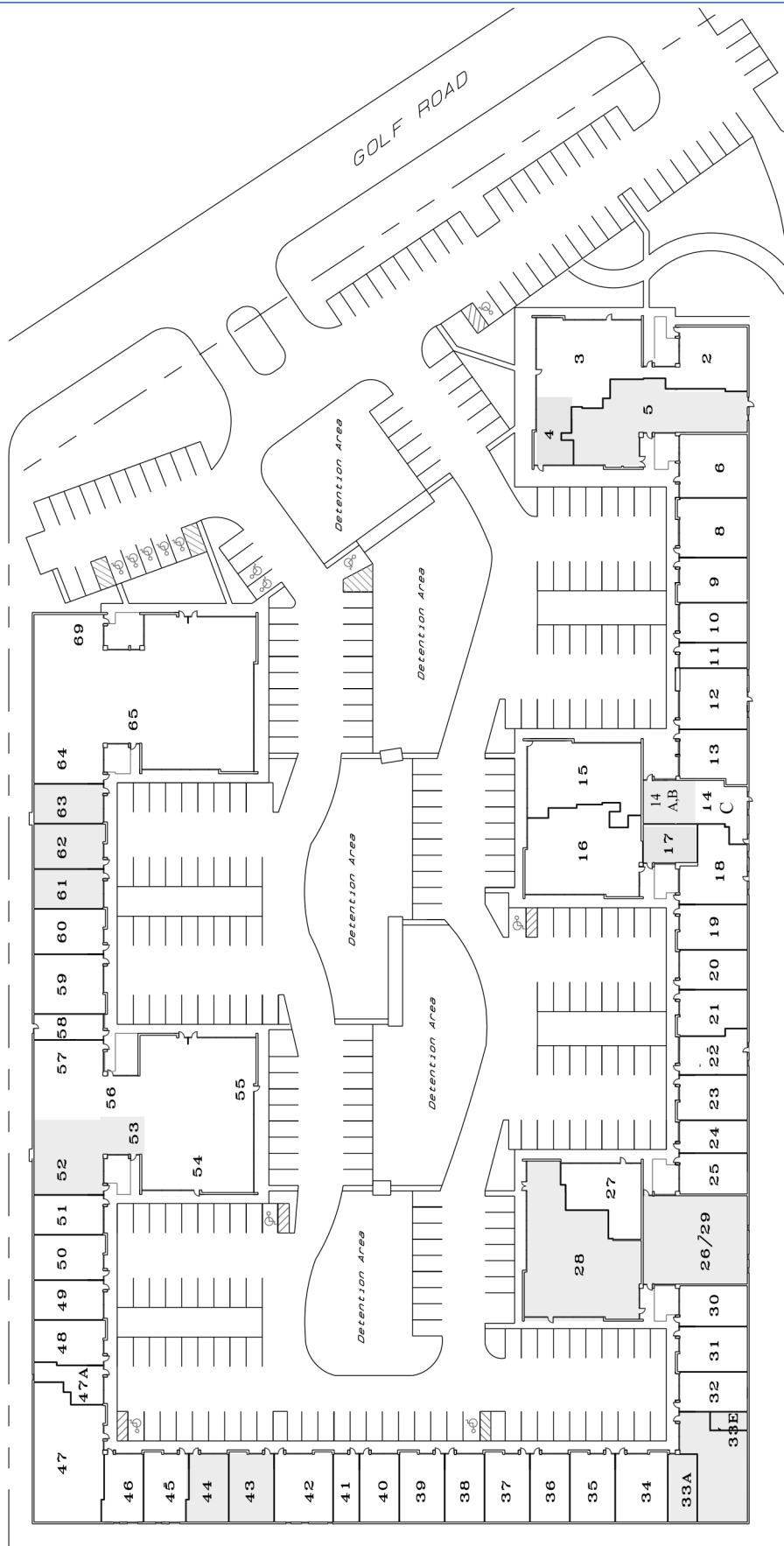
Brokers of Chicagoland Commercial, Inc. have a minority ownership interest in the property. Information contained herein has been obtained from the owners of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.



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BUILDING SITE PLAN





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DRONE AERIAL PHOTO



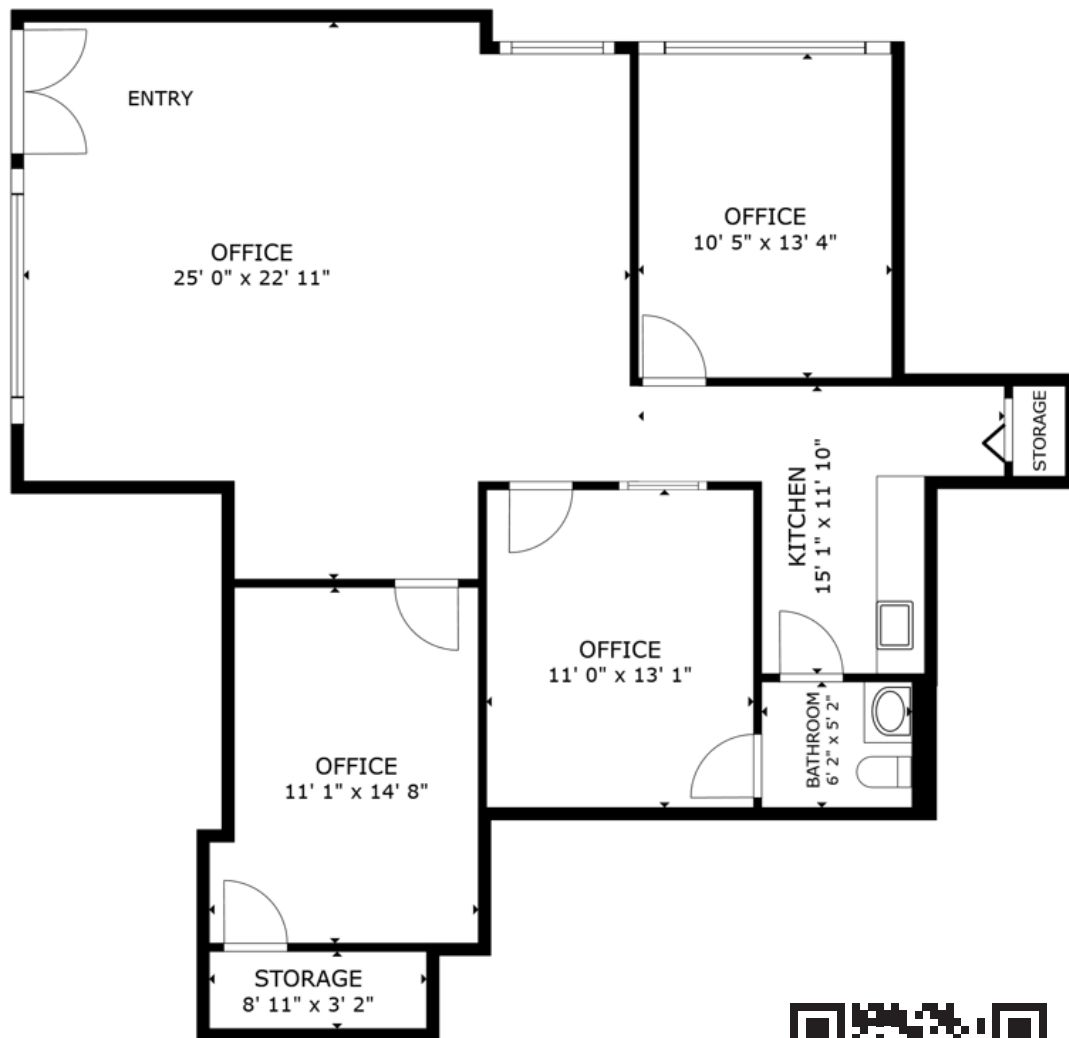
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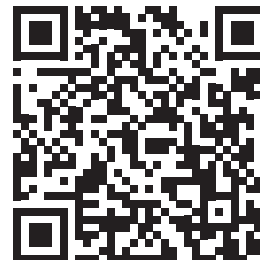
OFFICE/MEDICAL SPACE FOR LEASE

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!



OFFICE/MEDICAL SPACE FOR LEASE

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

OFFICE SPACE FOR LEASE (295 SF) - SUITE 14-D



Step inside the space—scan the QR code or click [here](#) for a virtual tour.

For leasing information or to schedule a tour, please contact:

Randy Olczyk

Direct: 847.246.9611

randy@chicagolandcommercial.com

Ray Okigawa

Direct: 847.246.9632

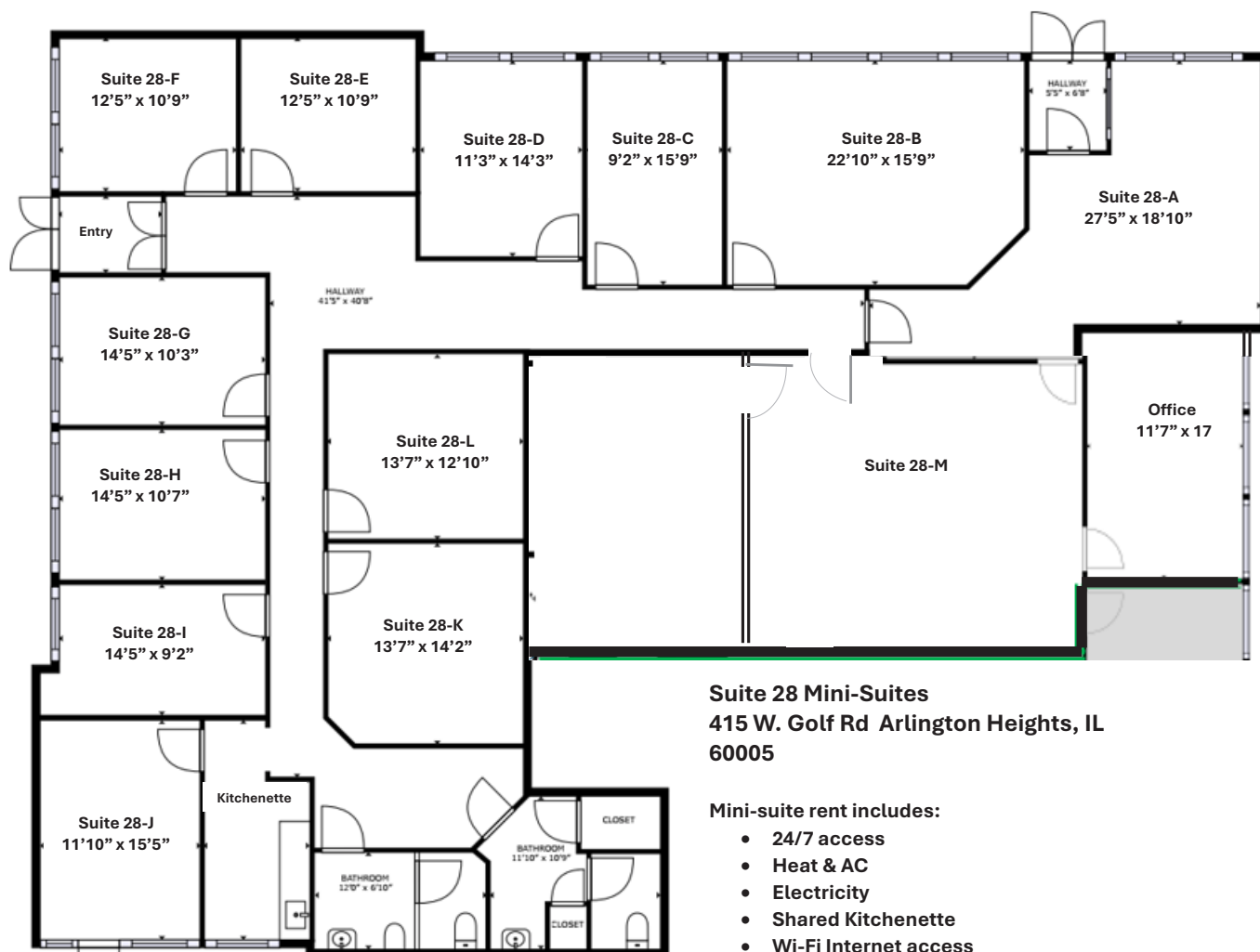
Ray@chicagolandcommercial.com



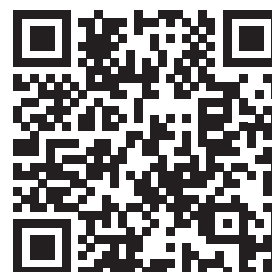
OFFICE/MEDICAL SPACE FOR LEASE

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

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!





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

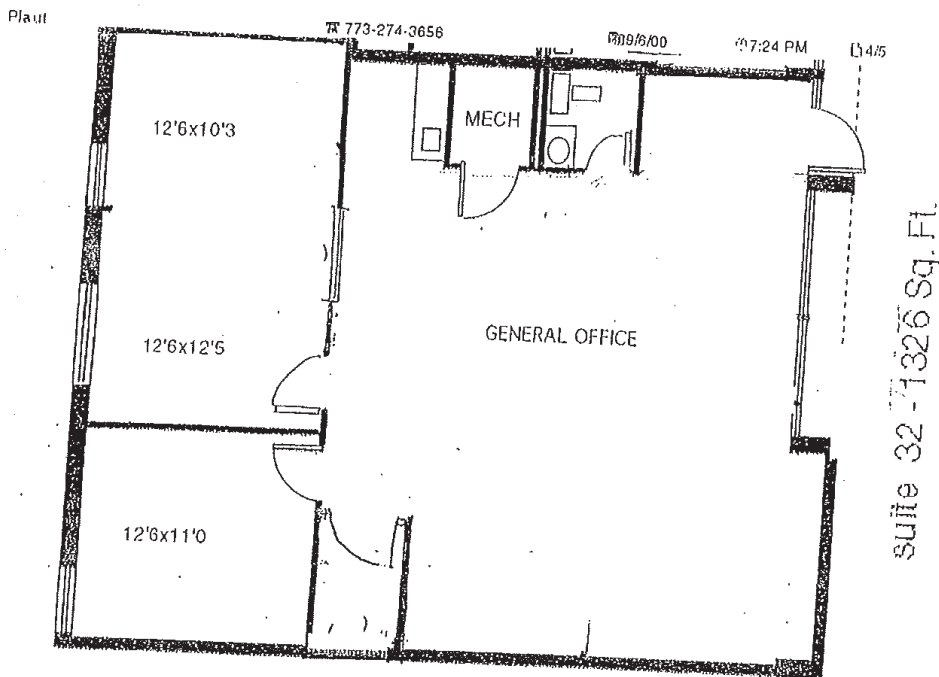
OFFICE SPACE FOR LEASE (1,326 SF) - SUITE 32

Get a closer look—scan the QR code or click [here](#) to explore the space in 3D



EXHIBIT "C"

OFFICE PLAN



Golf Corporate Centre
415 W. Golf Road – Suite 32
Arlington Heights, Illinois

Approximately 1326 rentable square feet

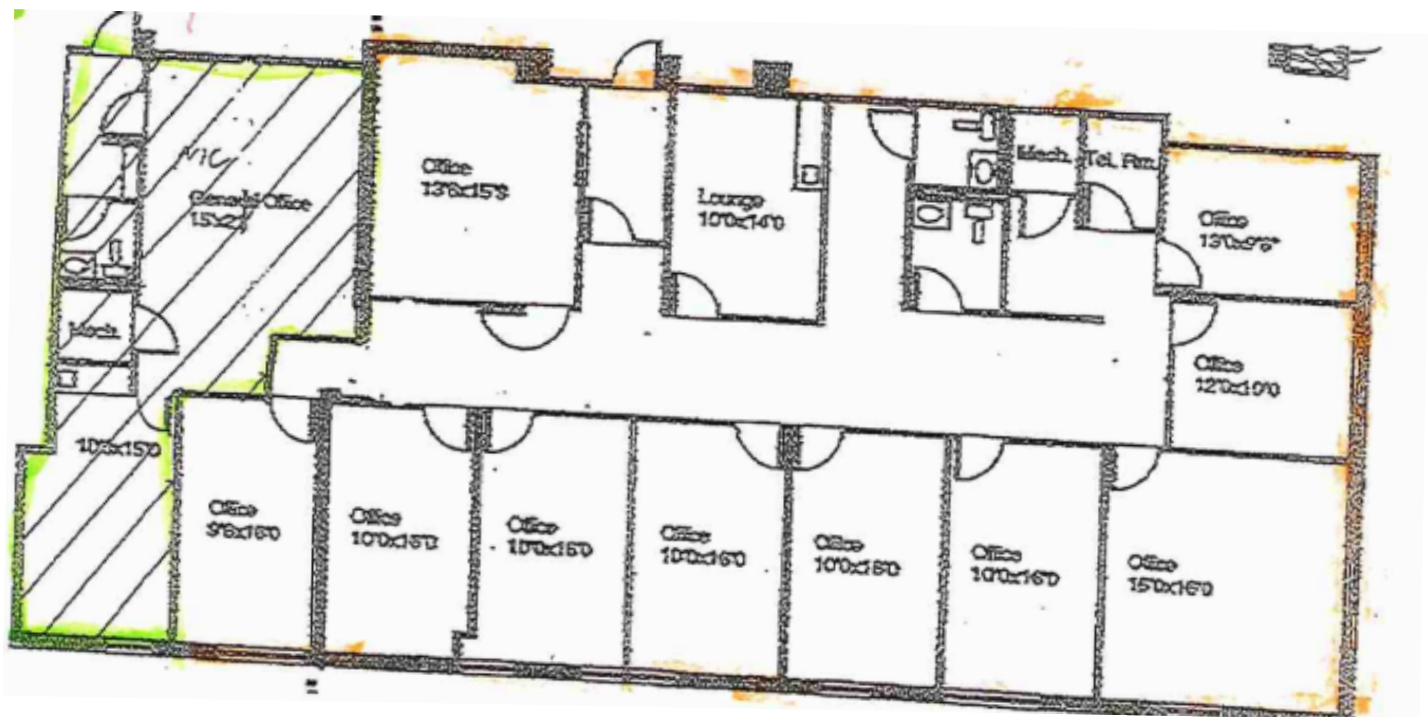




OFFICE/MEDICAL SPACE FOR LEASE

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OFFICE SPACE FOR LEASE (627 - 3,482 SF) - SUITE 47

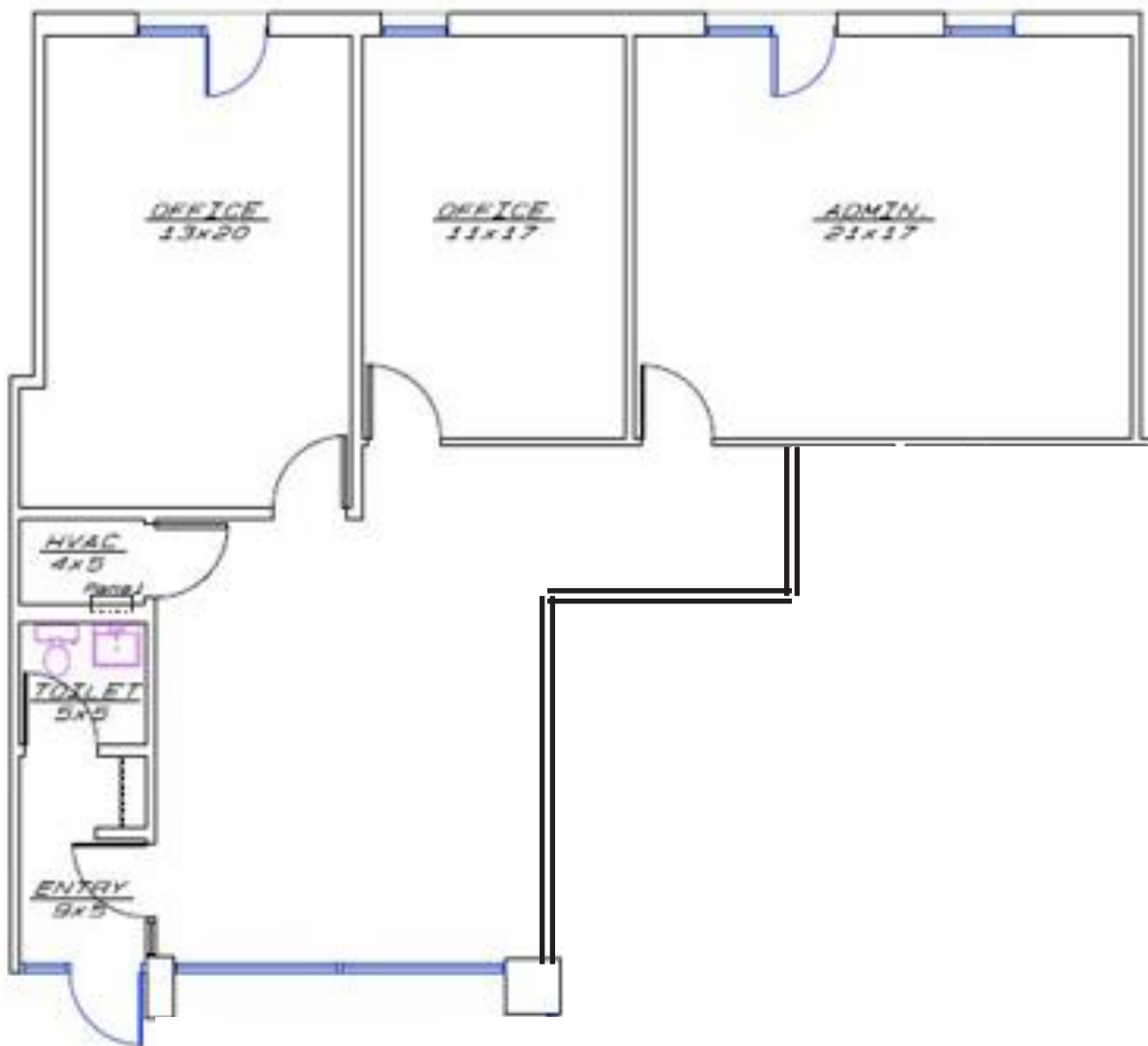




OFFICE/MEDICAL SPACE FOR LEASE

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

OFFICE SPACE FOR LEASE (1,350 SF) - SUITE 52-53



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

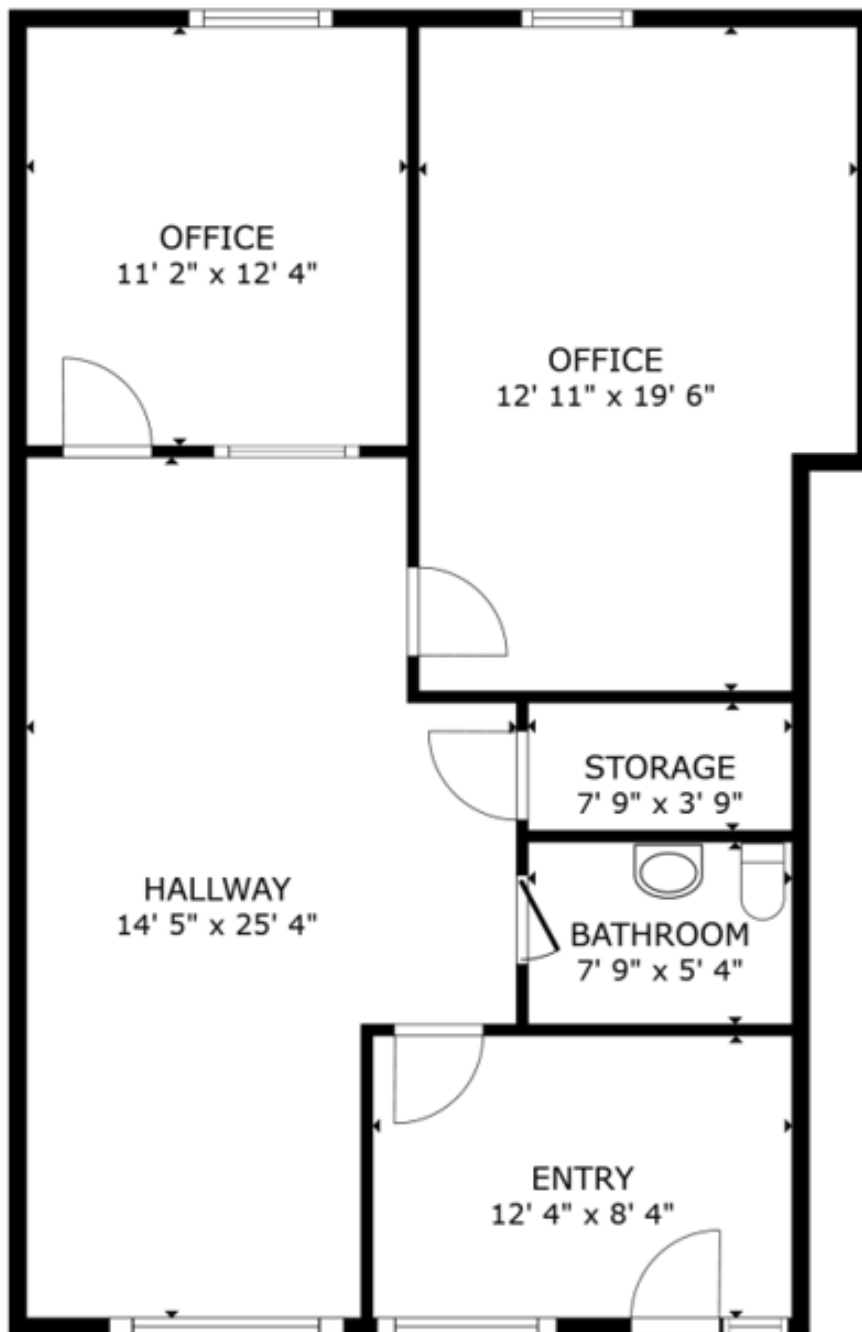




OFFICE/MEDICAL SPACE FOR LEASE

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OFFICE SPACE FOR LEASE (935 SF) - SUITE 57



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



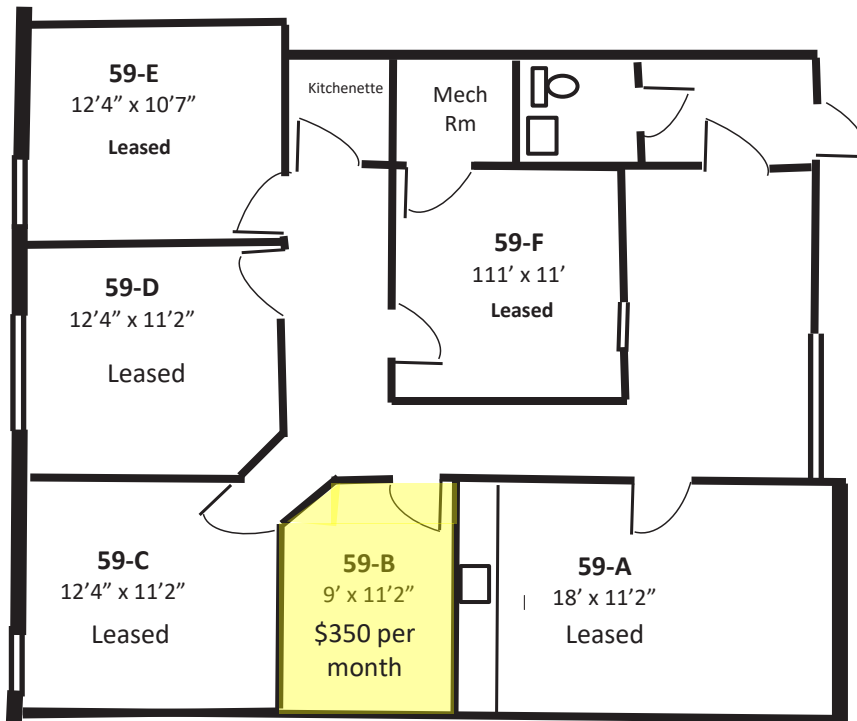
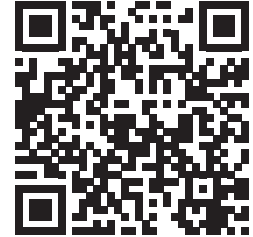


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GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL

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