155 E. ALGONQUIN

ARLINGTON HEIGHTS, IL

Up to 150,000 SF Available

Adaptive Re-use to Class wA MOB Standard

Visibility From Over 150K Vehicles Per Day

BA BRADFORD ALLEN

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ARLINGTON HEIGHTS, IL

155 EAST ALGONQUIN ROAD presents a unique opportunity to locate your medical practice in a fully renovated building that is an integral part of a future 18-acre mixed-use, master-planned community containing up to 600 residential apartment units. Placed prominently alongside I-90 (the Jane Addams Tollway), the distinctively designed building offers strong branding exposure with visibility from over 150,000 vehicles per day. Readily accessible to Chicago's west/northwest suburbs and the wider Chicago metropolitan region, 155 East Algonquin Road is conveniently positioned for tenants and patrons alike.

BRANDING:

- Prominent signage opportunities on the building façade with exceptional visibility from I-90 (150,000+ daily vehicles).

COMPLETE RENOVATION:

- Full interior renovation consisting of a thoughtfully curated modern design aesthetic.
- Carefully implemented refresh of the building exterior breathing new life to its unique & distinctive architectural elements.
- All new MEP to Class A MOB standards.

AMENITIES & FEATURES:

- New parking structure providing ample covered parking with direct building access.
- Dedicated covered drop-off and pick-up areas immediately accessible to the building lobby.
- Building food service adjacent to lounge for tenant and patron use.

DISTINCT ARCHITECTURAL DESIGN:

- Widely recognized for its iconic architectural style.
- Multiple outdoor terraced spaces on every floor.
- Expansive three-story, sunlit atrium lobby with open seating options.

UNPARALLELED ACCESS:

- Located on the southeast corner of Arlington Heights Road and Algonquin Road and situated immediately off Exit 70 at the Arlington Heights Road and I-90 Interchange, the property is at the gateway to Arlington Heights.
- Bordering Northern DuPage County and within proximity to downtown Arlington Heights and the Metra Station.
- 10-minute drive from O'Hare International Airport.

Detailed specifications are in development and will be provided to interested parties upon completion.

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FLEXIBLE FLOOR PLATES

22,000 RSF – 30,000 RSF floor plates

BRANDING

Building and monument signage

CUSTOMIZATION

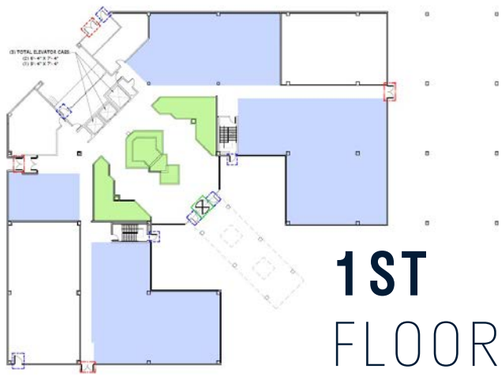
Participate in future look and feel

VISIBILITY

150,000+ vehicles per day

CONCEPTUAL RENDERINGS

FULL FLOOR OPPORTUNITIES



1ST FLOOR

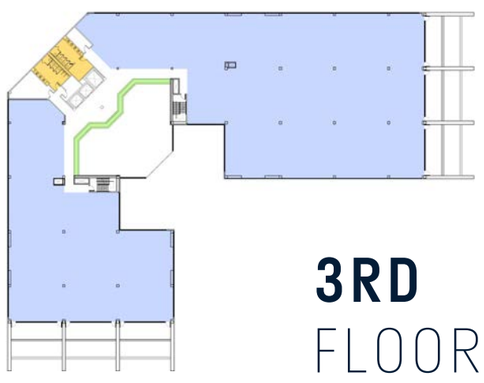
10,000 SF — 23,000 SF

2ND FLOOR

30,000 SF — 37,000 SF

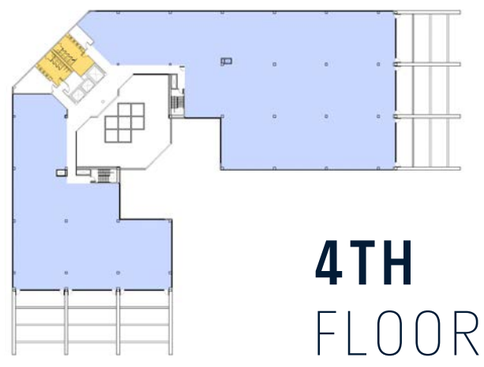
5TH FLOOR

23,000 SF — 27,000 SF



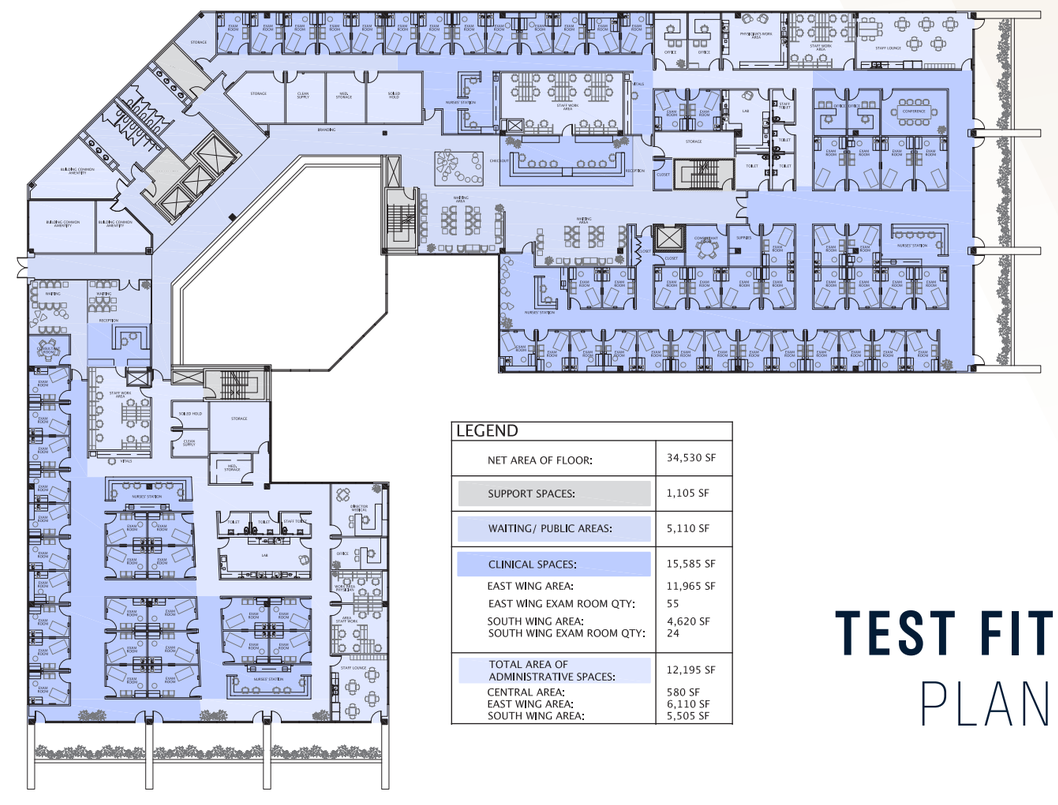
3RD FLOOR

28,000 SF — 36,000 SF



4TH FLOOR

25,000 SF — 29,000 SF



LEGEND	
NET AREA OF FLOOR:	34,530 SF
SUPPORT SPACES:	1,105 SF
WAITING/ PUBLIC AREAS:	5,110 SF
CLINICAL SPACES:	15,585 SF
EAST WING AREA:	11,965 SF
EAST WING EXAM ROOM QTY:	55
SOUTH WING AREA:	4,620 SF
SOUTH WING EXAM ROOM QTY:	24
TOTAL AREA OF ADMINISTRATIVE SPACES:	12,195 SF
CENTRAL AREA:	580 SF
EAST WING AREA:	6,110 SF
SOUTH WING AREA:	5,505 SF

TEST FIT PLAN

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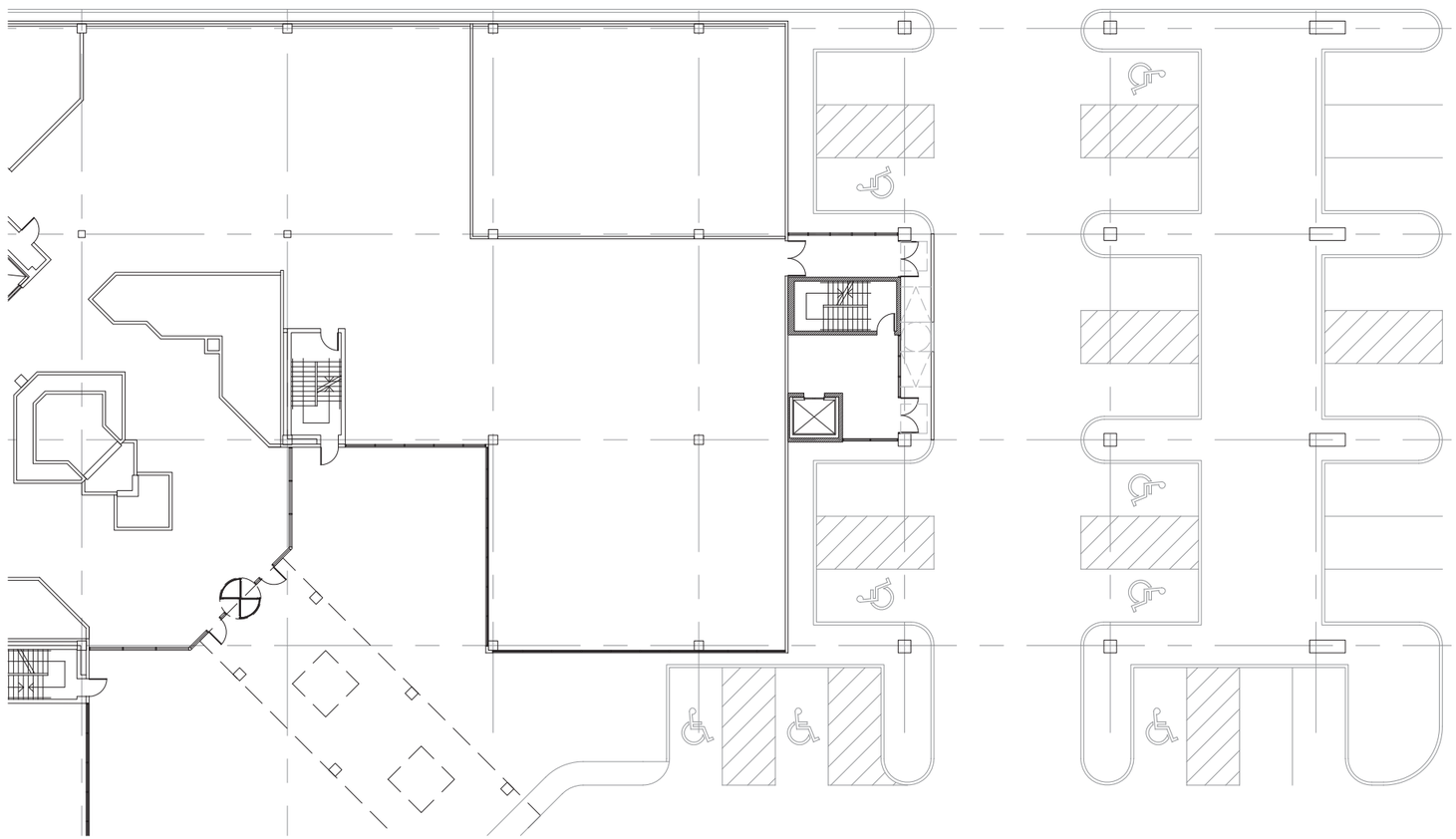

TEST FIT PLAN

Incorporating Private Entrance & Elevator

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SITE PLAN

For more information, please contact:

JOEL BERGER
+1 312 994 5664
jberger@bradfordallen.com

JUSTIN PUISIS
+1 312 994 5771
jpuisis@bradfordallen.com

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