



OFFICE SPACE FOR LEASE

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

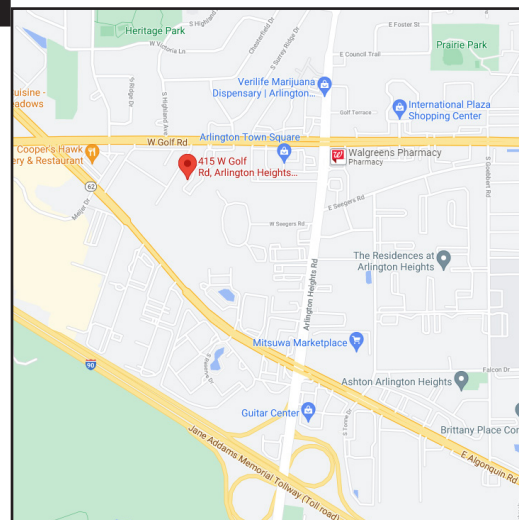


BUILDING FEATURES:

- 120 – 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 PSF Modified Gross**

AVAILABLE SPACE:

SUITE	SIZE (SF)	AVAILABLE/NOTES
5	1,512 SF	Sublease through 7/31/30
28-E*	215 SF	Private office (interior) \$495 Per Month*
36	1,075 SF	Available 10/1/26
47	627-3,482 SF	Available 3/31/27
52	1,350 SF	3 Private Offices, open area
33	120-555 SF	Individual Office Spaces
See floor plan for sizes and pricing		



MINI-SUITES INCLUDE GAS, ELECTRIC (SUITES 180-350 SF)
 *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



**Chicagoland
 Commercial**
 REAL ESTATE

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



IMPROVEMENTS

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





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BUILDING PHOTOGRAPHS



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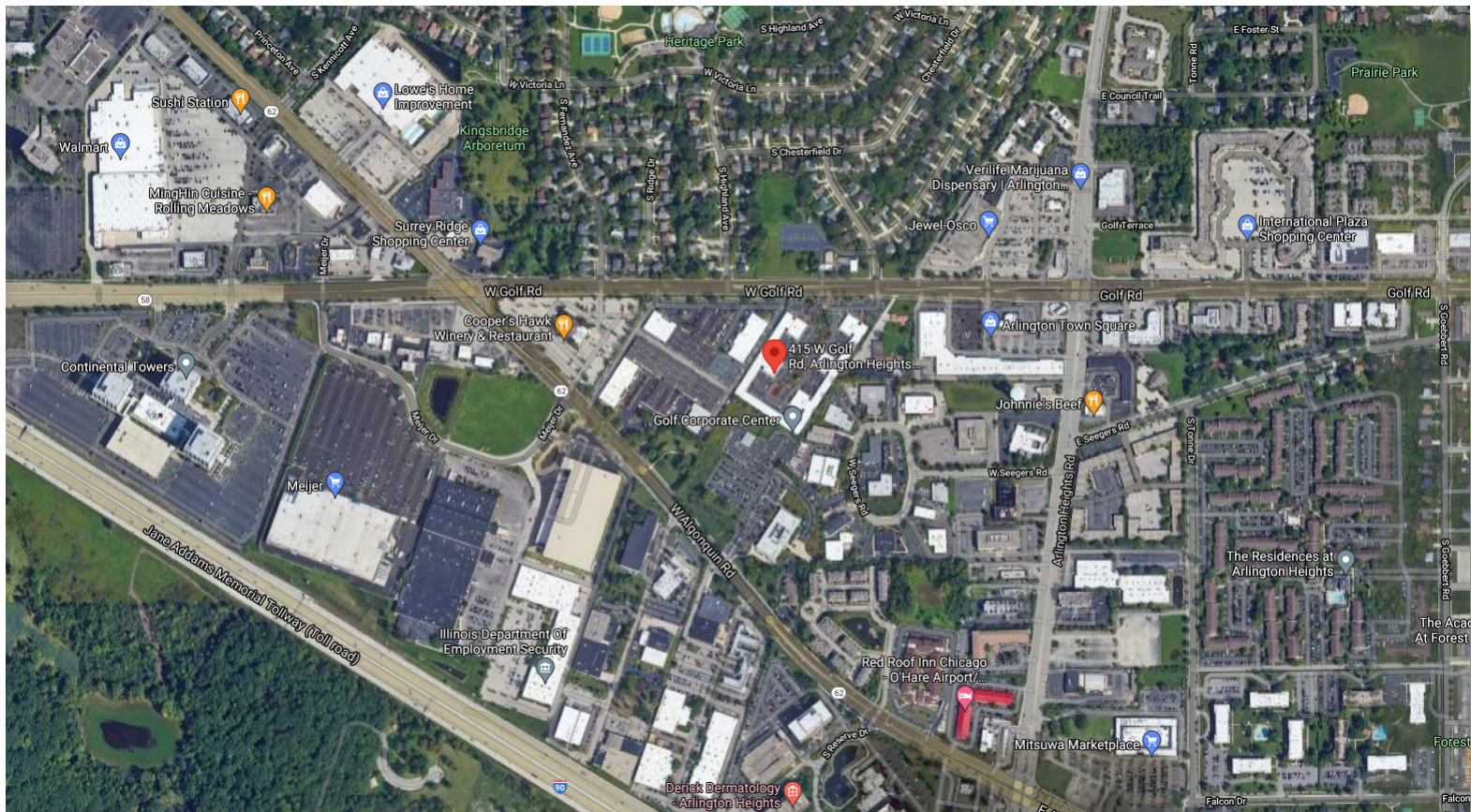
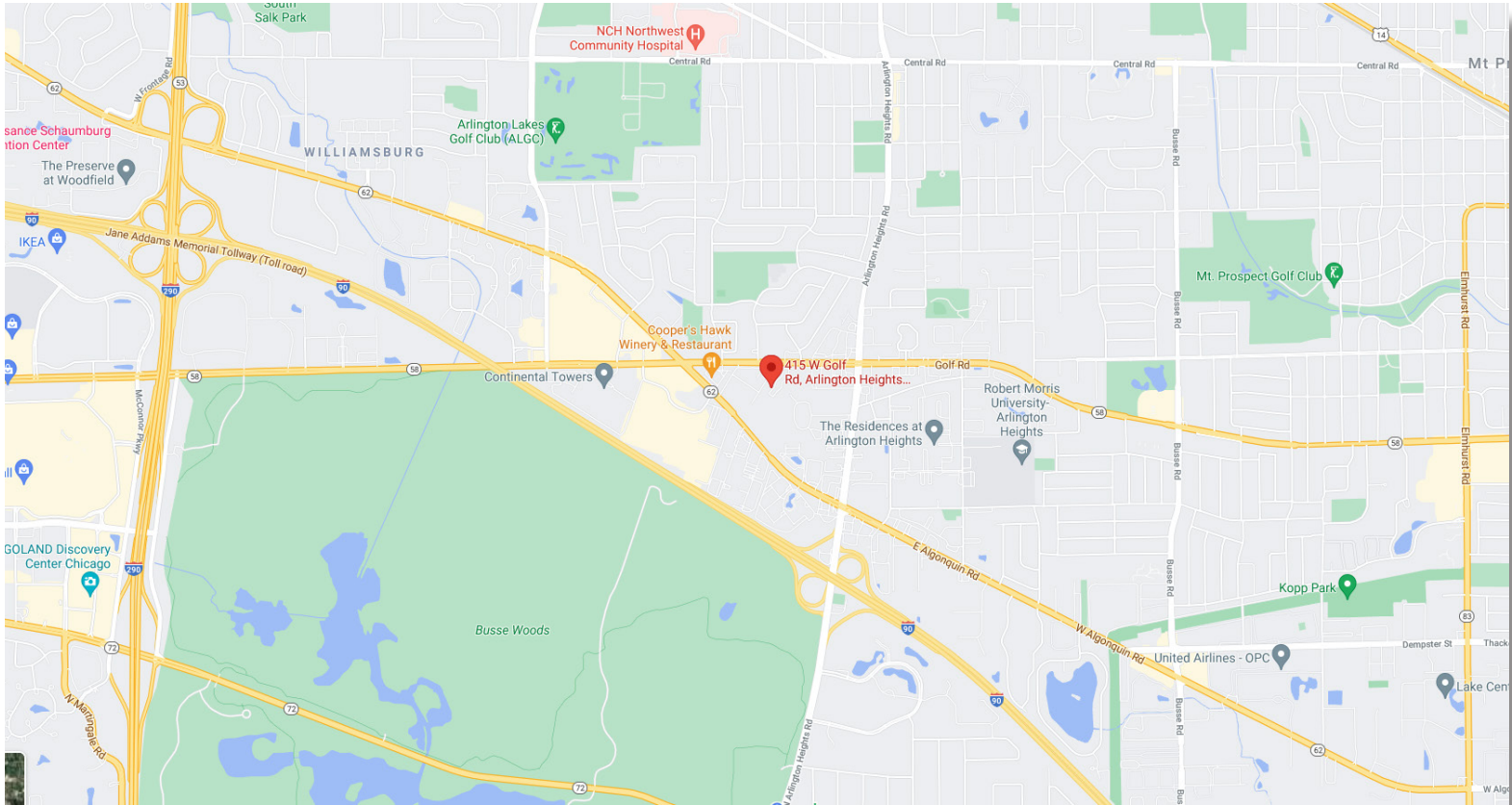




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LOCATION & AERIAL MAPS



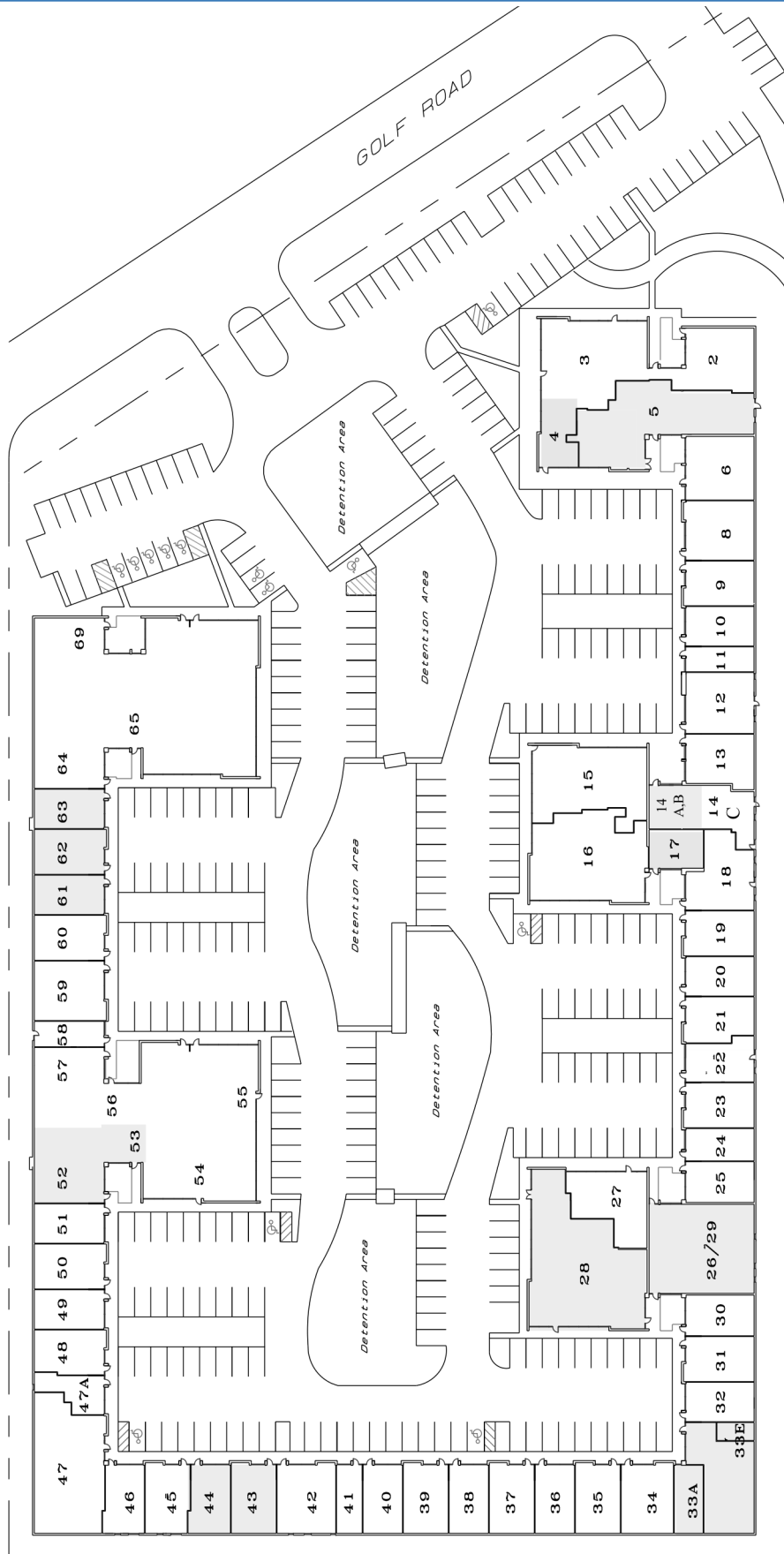
Brokers of Chicagoland Commercial, Inc. have a minority ownership interest in the property. Information contained herein has been obtained from the owners of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.



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BUILDING SITE PLAN





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DRONE AERIAL PHOTO



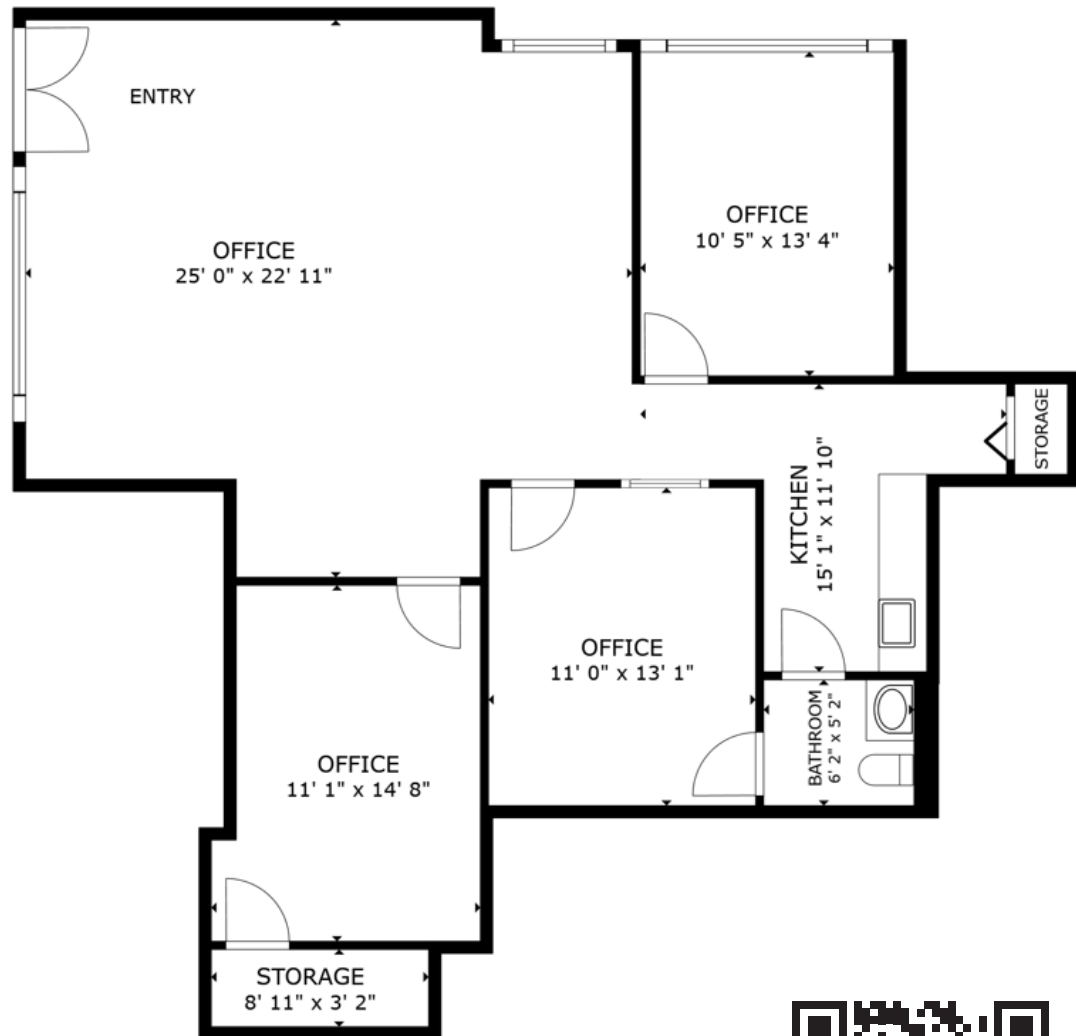
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OFFICE SPACE FOR LEASE (1,512 SF) - SUITE 5



FLOOR PLAN



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



SUITE 33 MINI SUITES(120-555 SF)



January 22, 2013

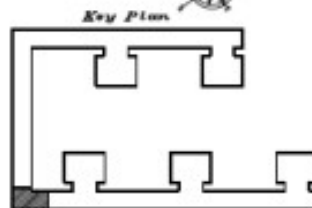


NOTE: FOR PLANNING PURPOSES, ALL ROOM DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST FOOT AND ARE APPROXIMATED. EXACT FOOTAGE SHALL BE DETERMINED AND REVIEWED PRIOR TO LEASE SIGNING.

RBG, Inc.
Architects/Builders
415 W. Golf Road
Suite 8
Arlington Hts., IL 60005
847-734-0825
(F) 847-734-0832
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Leasing
Sales
Tenant advisory
management



Suite 33 Mini Suites

Monthly rents include heat, AC, electricity, and access to shared kitchenette

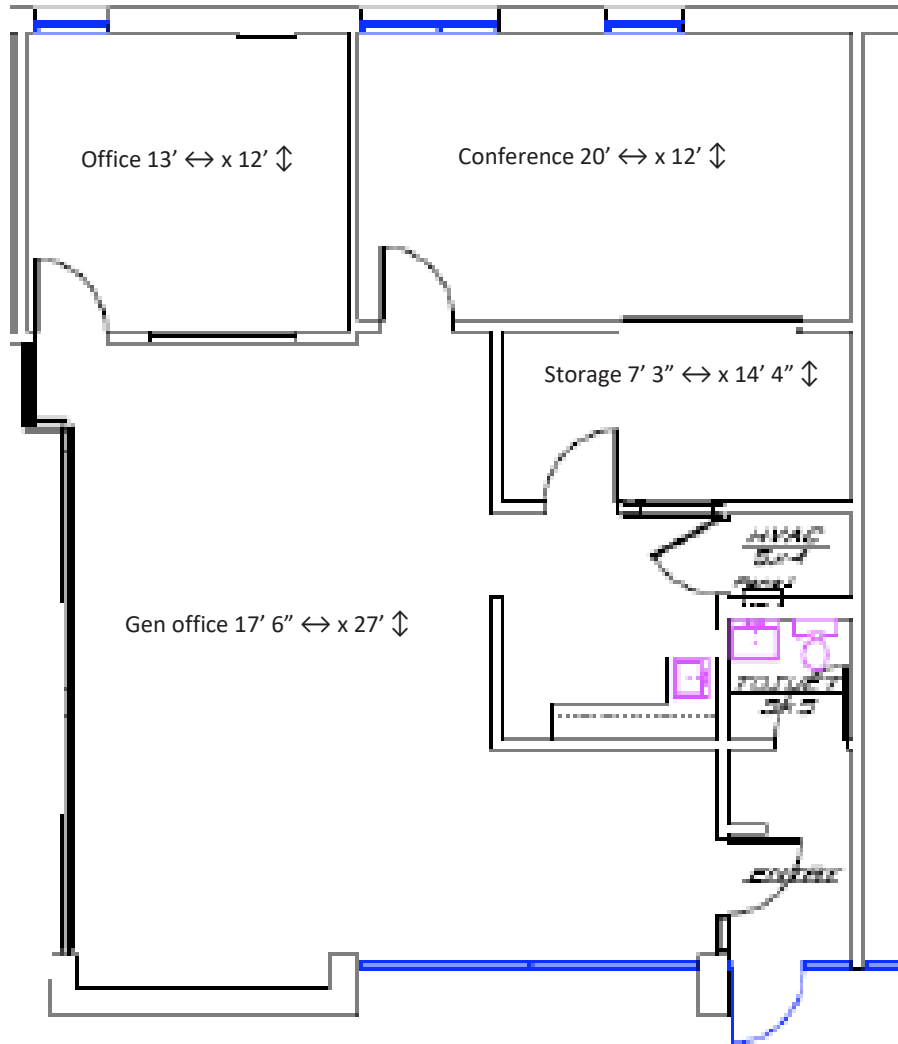
Suite	Monthly Rent	
33-A	\$595.00	12' X 23 office with window & sink
33-C	\$525.00	13' x 23' office with window and back door
33-E	\$550.00	15' x 15' corner office with windows on 2 walls
33-F	\$550.00	16' x 13' office with windows & closet storage
33-G	\$995.00	37' x 15' office with open area, office, & windows
33-H	\$395.00	12' x 10 interior office



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OFFICE SPACE FOR LEASE (1,075 SF) SUITE 36



Suite 36 = 1,075 RSF

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

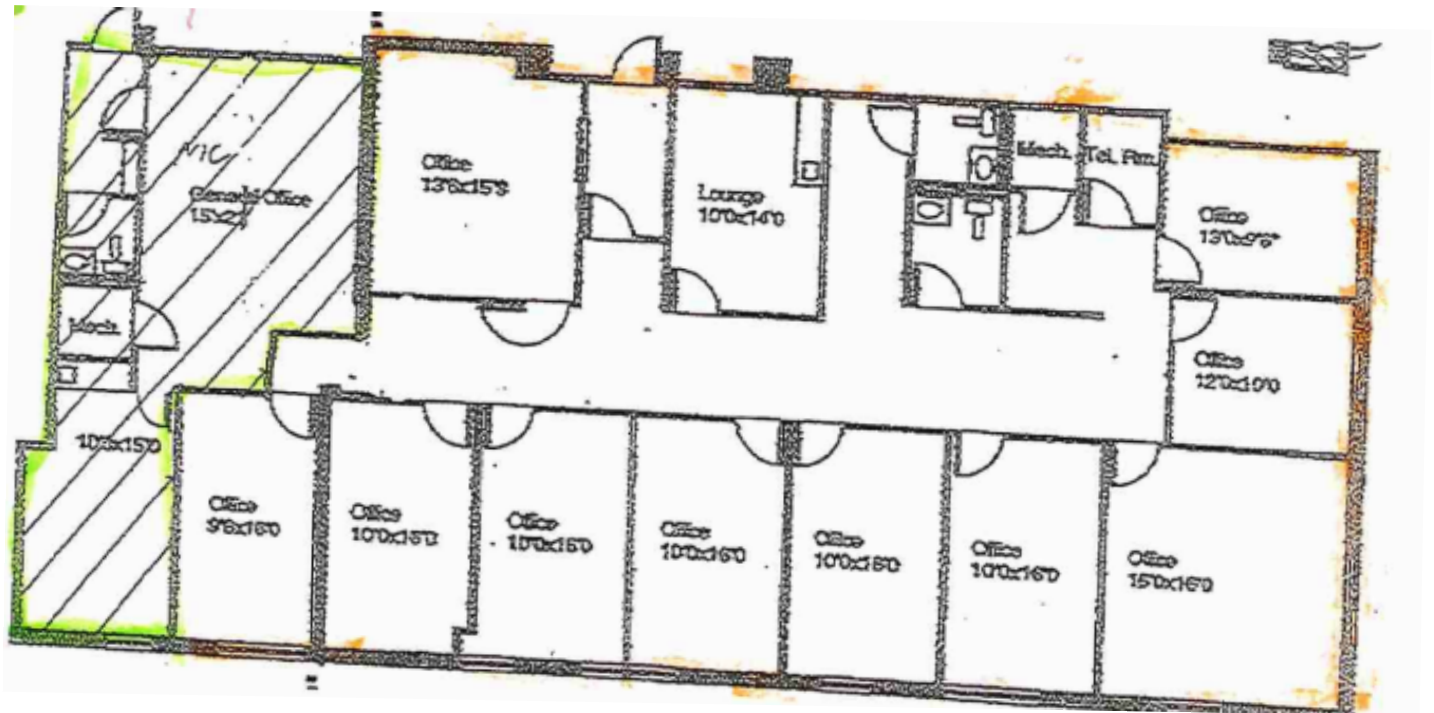




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OFFICE SPACE FOR LEASE (627-3,482 SF) - SUITE 47

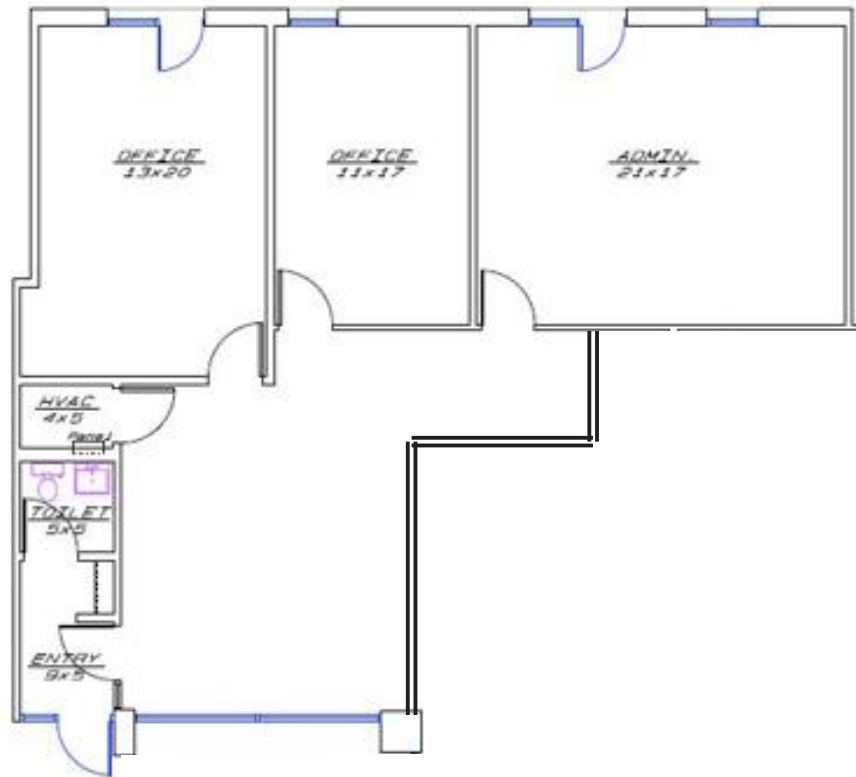




OFFICE/MEDICAL SPACE FOR LEASE

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

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



Golf Corporate Center
415 W. Golf Rd.
Suite 52
1,350 RSF

