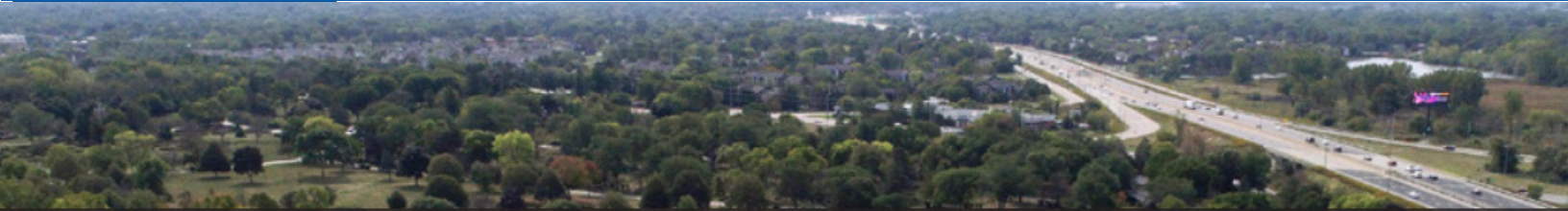




FOR SALE: 37,056 SF MULTI-TENANT OFFICE BUILDING
3115-3135 N. WILKE RD ARLINGTON HEIGHTS, IL
\$2,150,000 (\$58.02 PSF)



3115 N. WILKE ROAD | ARLINGTON HEIGHTS, ILLINOIS



Value Add or User/Investor Opportunity

37,056 SF Multi-Tenant Single Story Office Building
 Currently 94.7% Leased with up to 1,956 SF Available For A User
 Current Gross Income: \$611,467
 Existing Net Income: \$203,119
 Existing Cap Rate= 9.5%
 Proforma Cap Rate= 10.4%

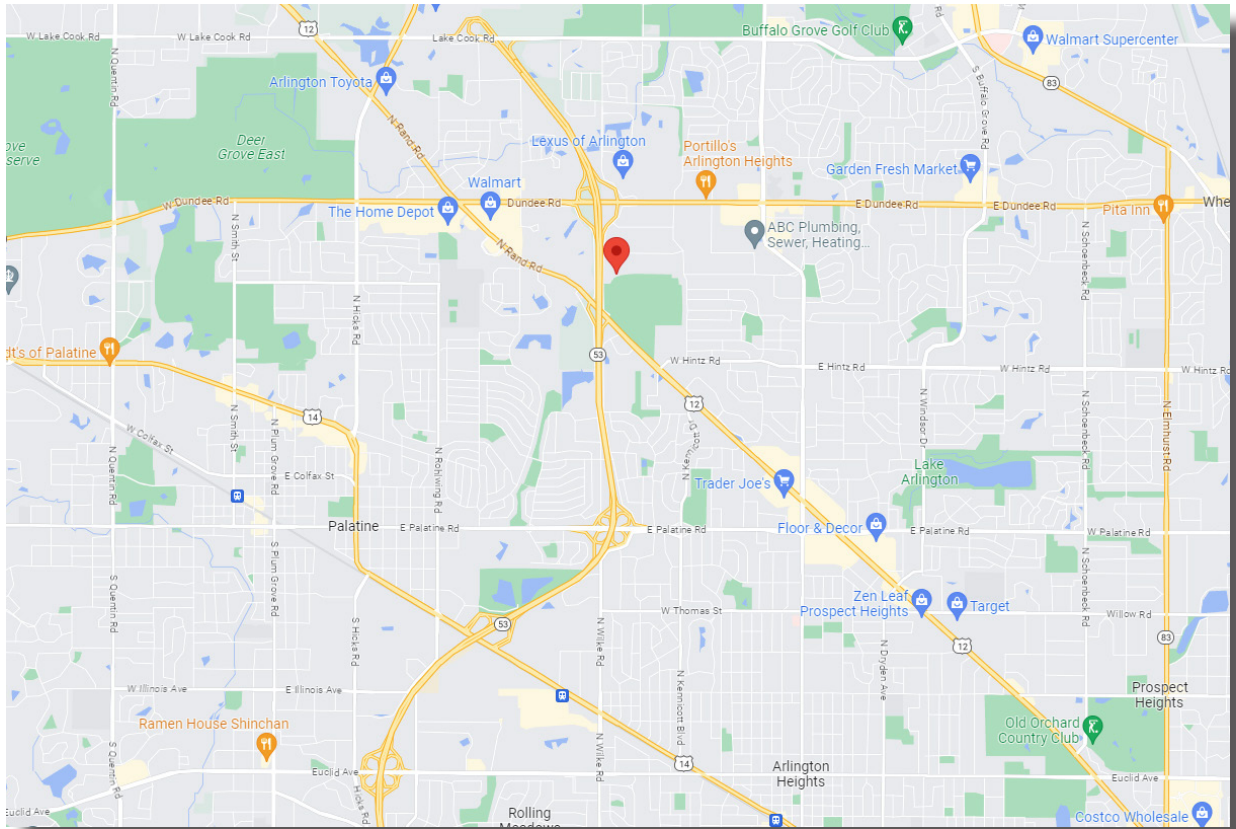
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Prepared by:



■ LOCATION & AERIAL MAPS



Property Photos



Property Photos



Property Photos



■ SUBJECT PROPERTY HIGHLIGHTS

37,056 SF Multi-Tenant Office Property For Sale

(Asking Price \$2,150,000) (\$58.02 PSF)

- > Currently 94% leased with approx 1,956 SF Vacant (1 individual suite)
- > 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 = \$203,119
- > Existing Cap Rate: 9.5% (Pro-forma 10.4%)

■ DESCRIPTION

PROPERTY:	3115, 3125 & 3135 N. Wilke Road Arlington Heights ,Illinois
BUILDING TYPE:	Single Story Multi-tenant Office Building
OCCUPANCY:	Currently 94% leased with approx 1,956 SF Vacant (1 individual suite)
SIZE:	37,056 SF
CUREMT GROSS INCOME	\$611,467 per year
CURRENT NET INCOME:	\$203,119
PROFORMA NET INCOME:	\$222,679 per year Assumes leasing 1,956 SF @ market rent
2025 REAL ESTATE TAXES:	(\$4.80 PSF)
2026 ASSOCIATION & OPERATING EXPENSES:	(\$4.88 PSF)

Sales Price: \$2,150,000 (\$58.02 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
Vacant	3125	I	1,956

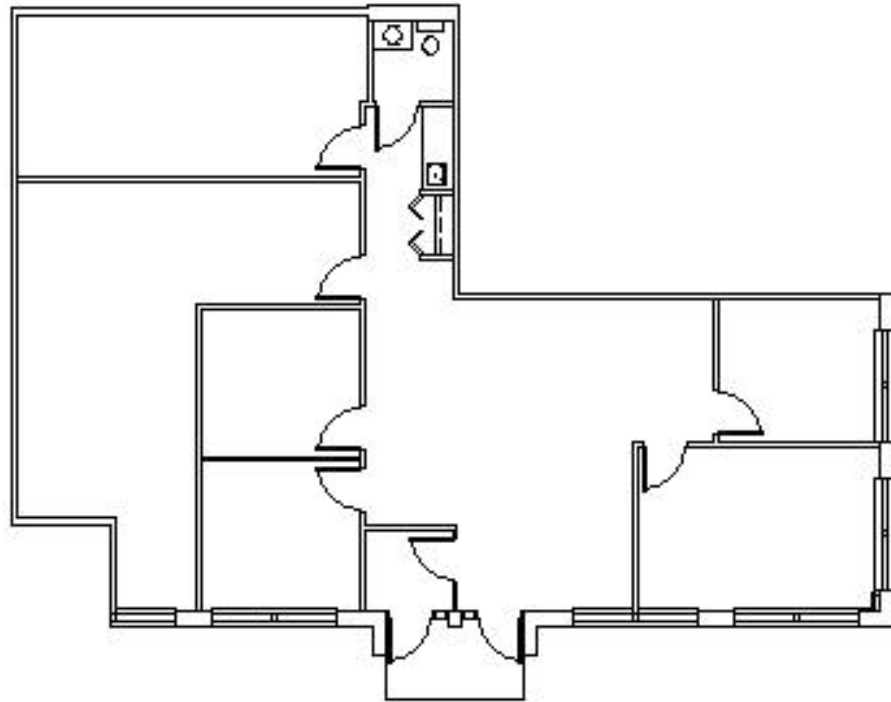
Total SF:	37,056
Leased SF:	33,840
Vacant SF:	1,956
Occupancy %	94.7%



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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 _____

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