

High Visibility Office Building For Lease

512 Higgins Road – Park Ridge

2,700 SF



Property Overview

512 Higgins Road offers a rare opportunity to lease a stand-alone 2,700 RSF office building with parking in highly desirable Park Ridge, offering excellent access to Higgins Road, I-294, and O'Hare International Airport.

This efficient, professional office building is well suited for firms seeking building identity, convenience, and parking without high-rise complexity. The space is available as-is and can accommodate professional, medical, or service office users seeking a functional, move-in-ready layout.

Property Highlights

- Stand-alone professional office building
- 2,700 RSF available for single tenant
- Dedicated on-site parking (approx. 8 spaces)
- Efficient layout for professional or medical users
- Minutes to Park Ridge restaurants and amenities
- 15,000 – 30,000 VPD along Higgins Road

Space Features

- Reception and waiting area
- Private offices and restrooms
- Conference room
- Open workspace options
- Kitchenette / break area
- Flexible configuration potential

Location Advantages

The property provides convenient regional access serving Park Ridge, Rosemont, Des Plaines, and Chicago's northwest submarkets. Tenants benefit from proximity to dining, hotels, retail, and business services.

Lease Rate

\$18.00/SF Modified Gross

Available Immediately



GINA CARUSO

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KEITH LORD

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Second Floor Flex Office Space



First Floor Kitchen / Break Room



Conference Room



Building Rear (8 parking spaces)

