



OFFICE/MEDICAL SPACE FOR LEASE

SIGNATURE SQUARE SOUTH

617-657 E. GOLF ROAD, ARLINGTON HEIGHTS, IL

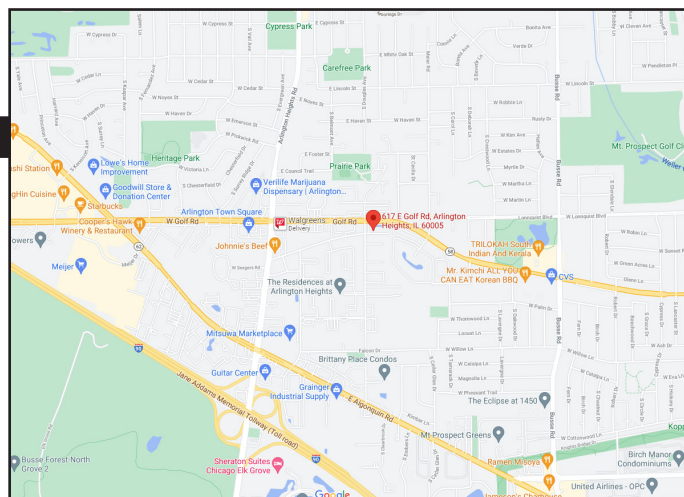


BUILDING FEATURES:

- 2,700 SF Office or Medical Space Available
- Located at stoplight intersection of Golf Road & Goebbert Road
- Minutes from RT 53 & I-90
- Tenant controlled HVAC & 24-hour tenant access
- Comcast high-speed internet and cable available
- Beautifully landscaped with fountain and pond
- *** New Parking Lot Installed 2025!! ***
- New Building Monument Sign with Tenant Signage Available
- High-end buildouts
- Zoned O-T
- Operable windows & tenant signage available
- Asking Rent: \$18.00-\$18.75 PSF Modified Gross

AVAILABLE SPACE:

BLDNG #	SUITE	SIZE	Available
617	105 & 106	1,574 SF	Available 12/1/26



FOR MORE INFORMATION:

RANDY OLCZYK
President/Principal
Direct: 847.246.9611
randy@chicagolandcommercial.com

RAY OKIGAWA
Senior Vice President
Direct: 847.246.9632
ray@chicagolandcommercial.com



**Chicagoland
Commercial
REAL ESTATE**

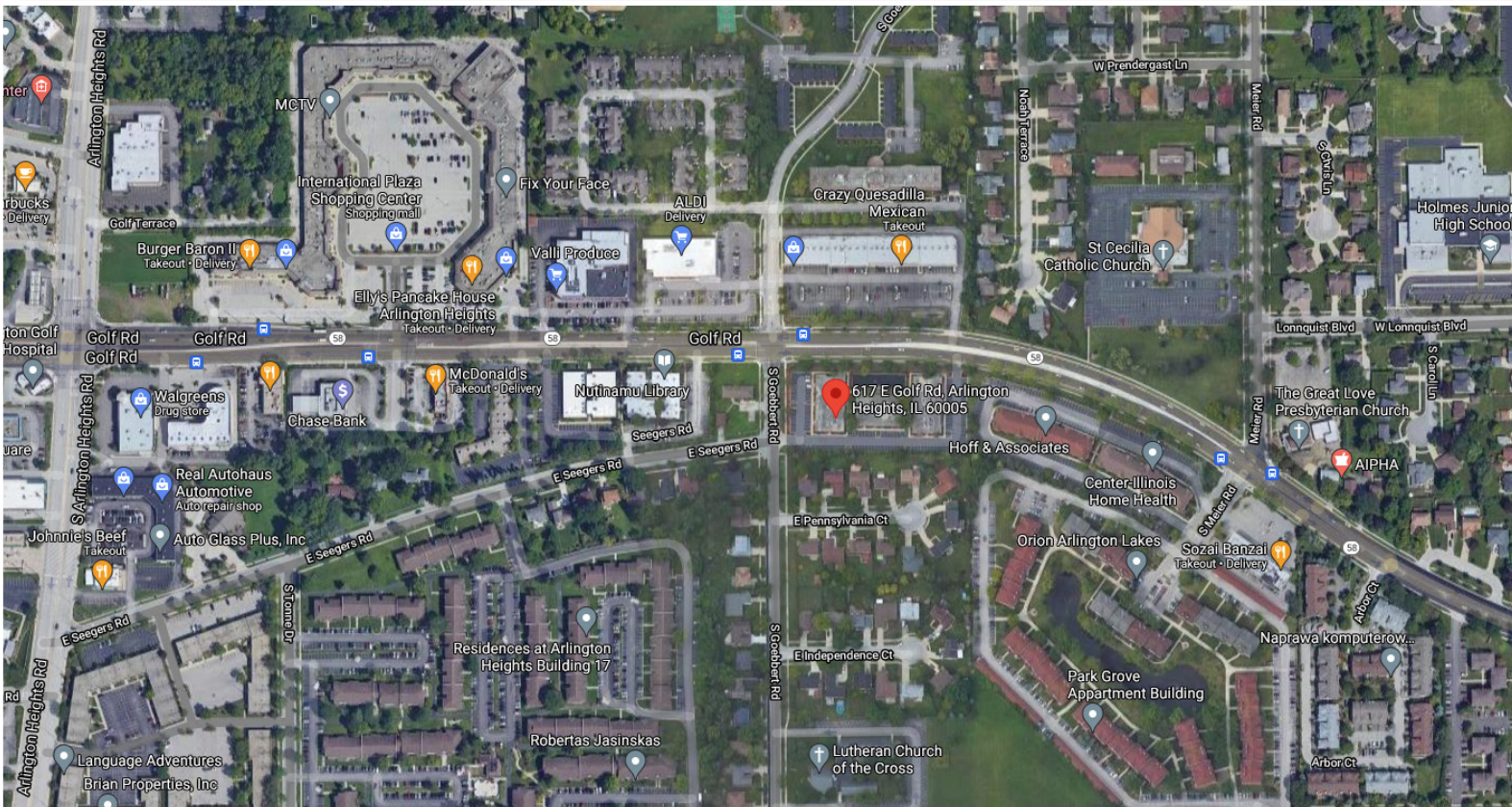
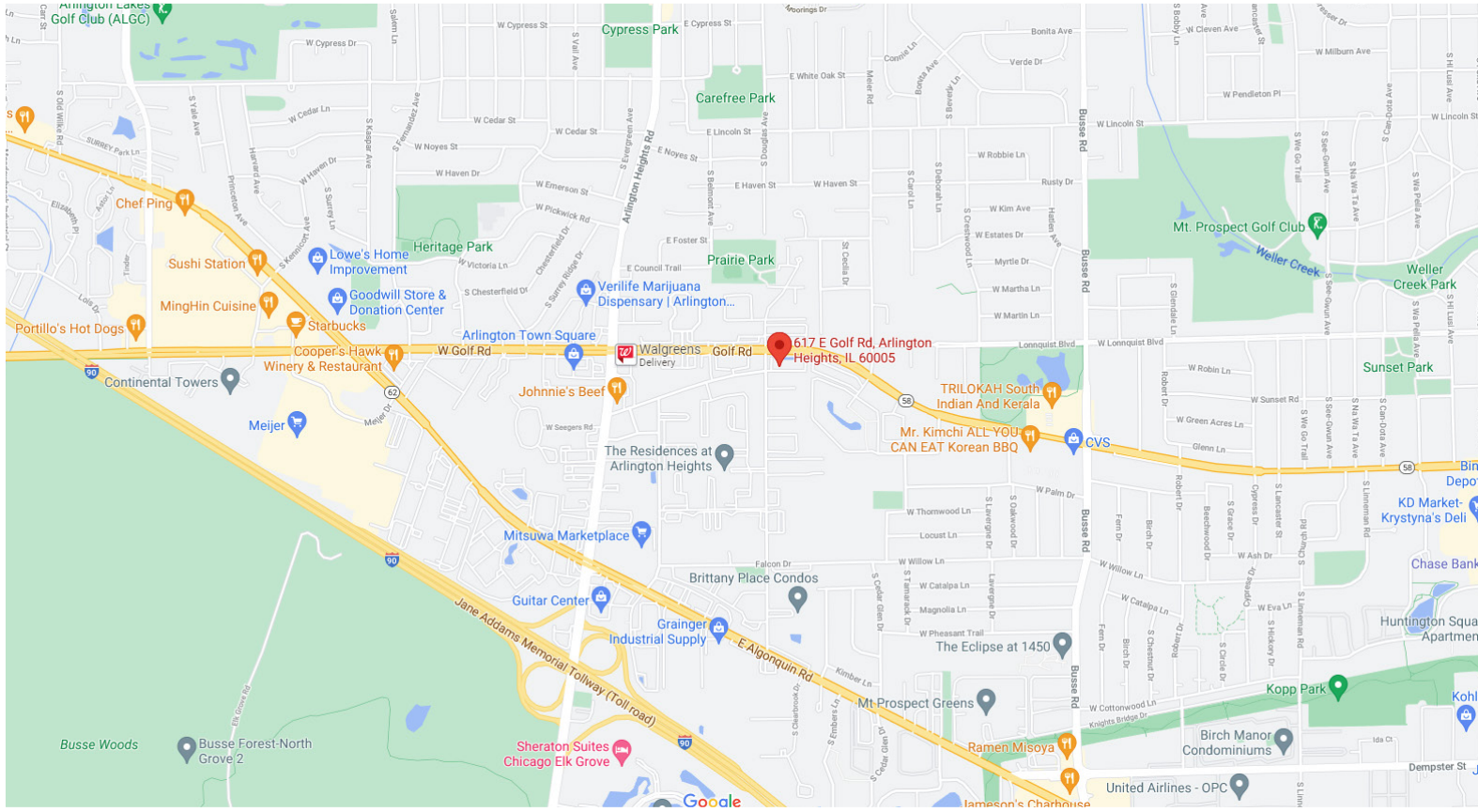
4811 Emerson Ave Suite 112, Palatine, IL



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BUILDING PHOTOGRAPHS



BEAUTIFULLY
LANDSCAPED GROUNDS



DRAMATIC POND &
FOUNTAIN VIEWS



NEW PARKING LOT
INSTALLED 2025!

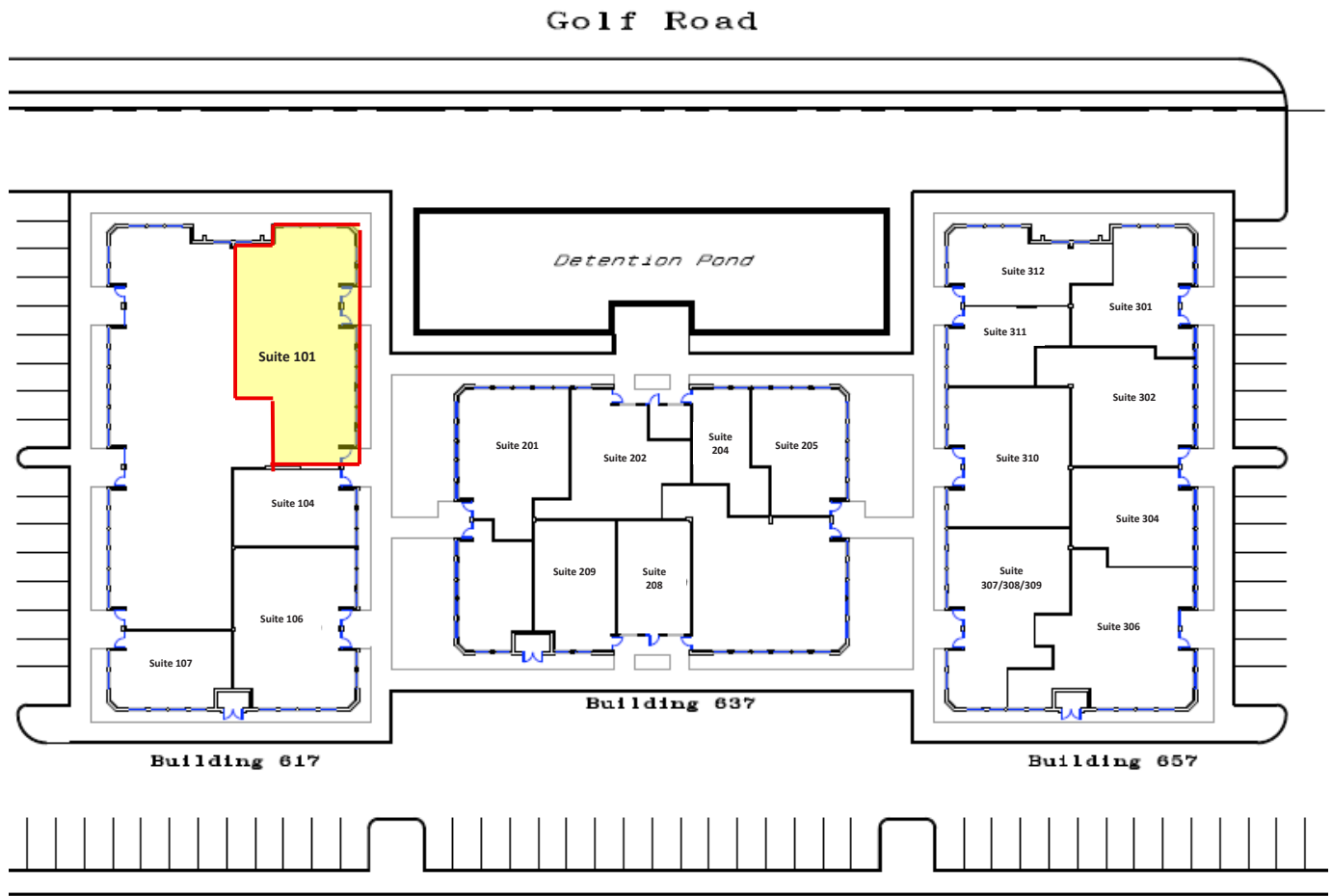




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SIGNATURE SQUARE SOUTH
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BUILDING SITE PLAN



SIGNATURE SQUARE SOUTH
617-657 E. Golf Rd. Arlington Heights, IL



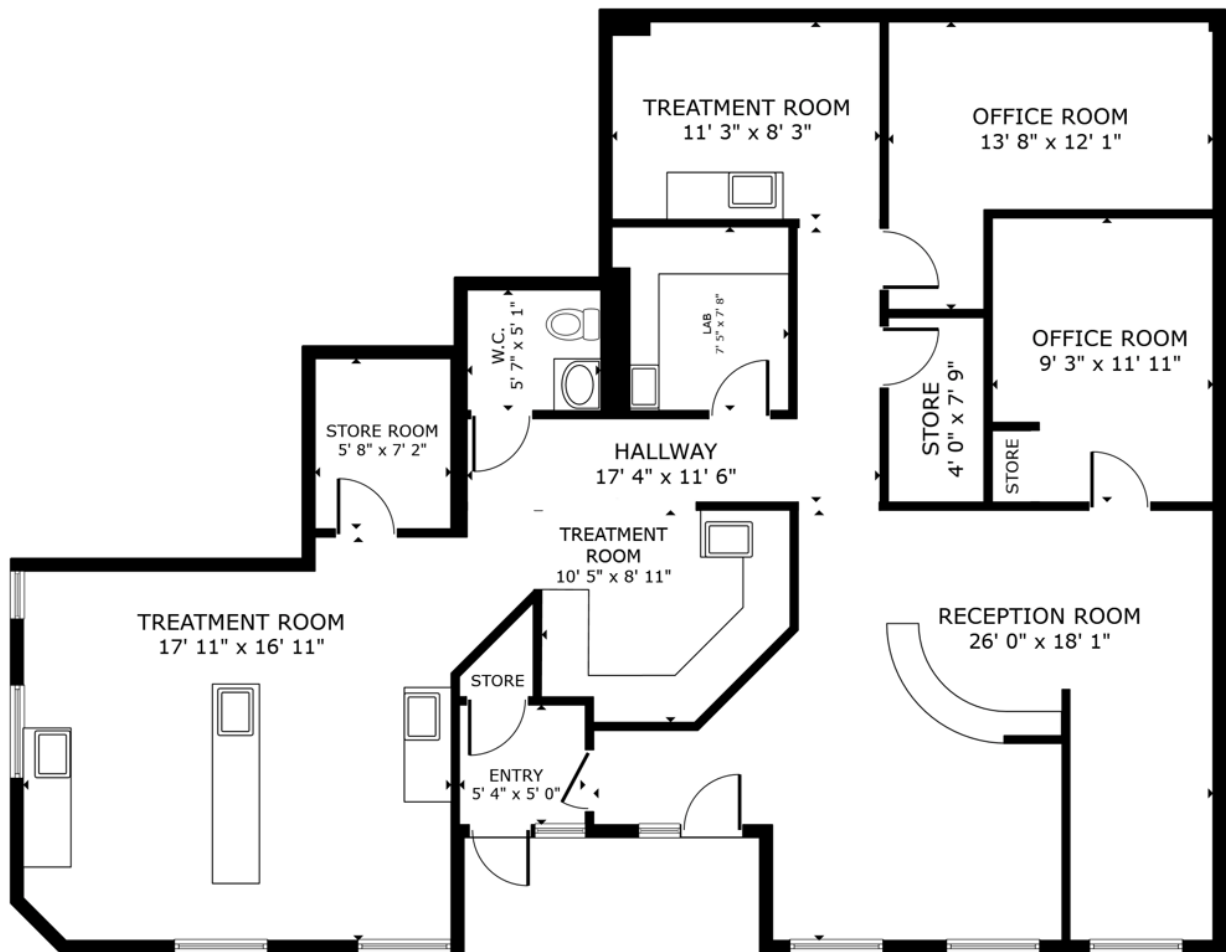


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FORMER DENTIST SPACE (1,574 SF) SUITE 105 & 106 FLOOR PLAN



FLOOR PLAN