



# 2010 PROFESSIONAL BUILDING FULLY BUILT-OUT MEDICAL OFFICE SUITES FOR LEASE

2010 S ARLINGTON HEIGHTS ROAD  
ARLINGTON HEIGHTS, IL 60005

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# Building Highlights

## LEASE HIGHLIGHTS

- Variety of Suite Configurations from 1,742 - 3,599 SF
- Fully Built Out Medical Suites Available
- Former Therapy Suite & Physicians Office Available
- \$14.00 - \$18.00/SF Modified Gross Rents
- Great Referral System Within the Building
- Just off I-90 Expressway and within 2 miles of Northwest Community Hospital
- Building is Currently being Remodeled and Updated
- Ample Parking
- Comcast High-Speed Internet
- Walking Distance to Hotels and Restaurants



# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$14.00 - \$18.00 SF/yr (MG)
Building Size:	38,534 SF
Available SF:	1,742 - 3,599 SF
Year Built:	1973
Renovated:	2020
Zoning:	B-2
Market:	Chicago
Submarket:	Northwest Suburbs
County:	Cook
Traffic Count:	32,300 VPD

## PROPERTY OVERVIEW

2010 Professional Building is a three story medical building with move-in ready, fully built-out medical suites for lease. A variety of square footage ranges are available from 1,742 SF to 3,599 SF which include a former therapy suite and a physicians office. Stairway, ADA compliant ramp and elevator service the building. Come join the Nihon Medical Clinic, Summers Pediatrics, Advanced Reproductive Center, McNelis Family Eye Care and many more medical practices!

## LOCATION OVERVIEW

Excellent Location! Minutes from Northwest Community Hospital, just to the south of Golf Road, and directly on Arlington Heights Road. Less than half a mile from I-90 Expressway and full interchange. Excellent visibility and primary location within the town. Arlington Heights is a suburb of Chicago and lies 25 miles northwest of Downtown Chicago. The 2010 population was 82,400 and the town is home to Arlington Park Race Track.

# Available Spaces

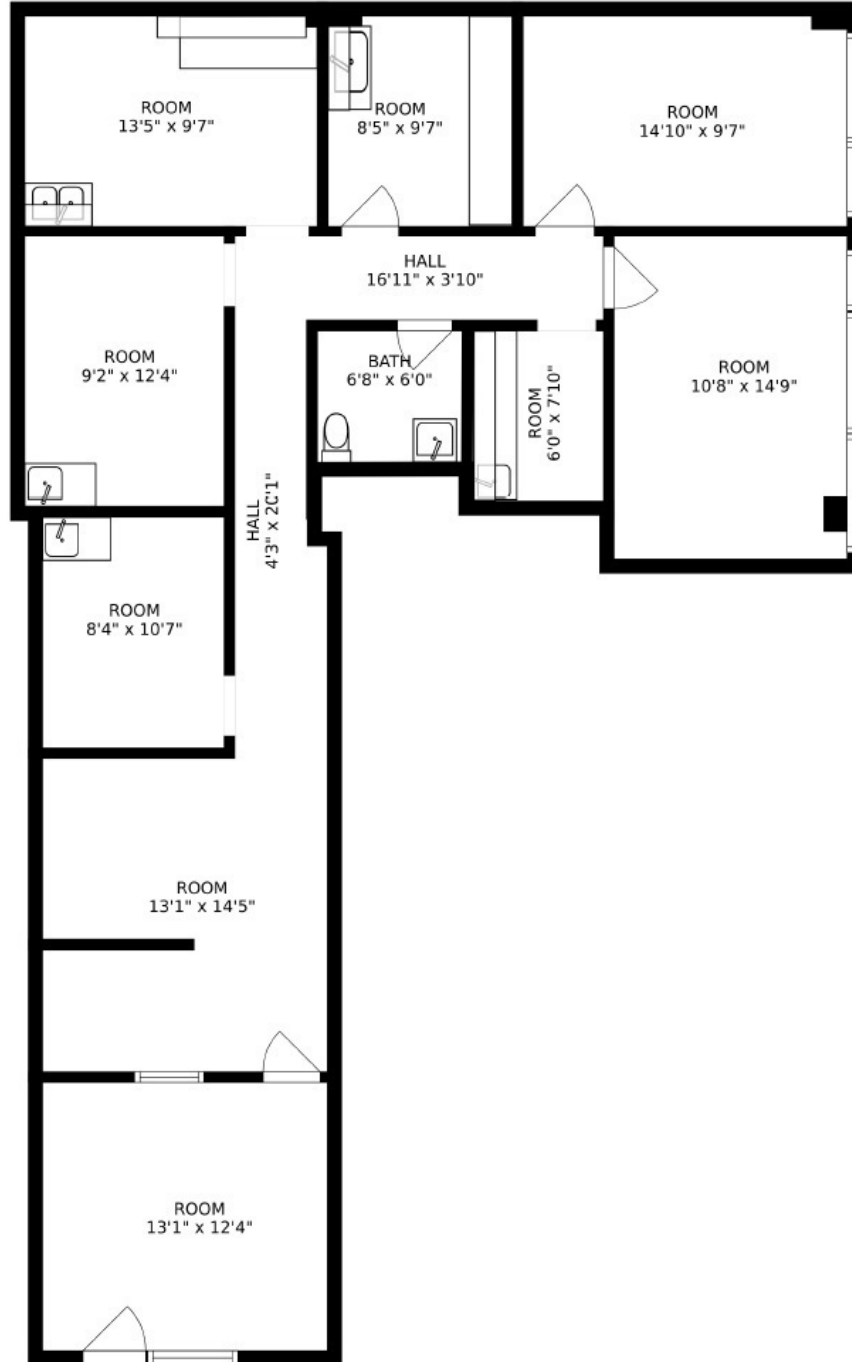
<b>LEASE RATE:</b>	\$14.00 - 18.00 SF/YR	<b>TOTAL SPACE:</b>	1,742 - 3,599 SF
<b>LEASE TYPE:</b>	MG	<b>LEASE TERM:</b>	Min. 3 years

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	COMMENTS
LL Suite 41/45	Medical	\$14.00 SF/yr	Modified Gross	3,599 SF	Former therapy office. Multiple larger therapy rooms, multiple private rooms, general office area, 2 private bathrooms, plumbing through-out. This is Lower Level space. Please refer to floor plan in brochure.
Suite 235	Medical	\$18.00 SF/yr	Modified Gross	1,742 SF	Waiting room, admin office, 4 exam rooms with sinks, 2 exam rooms/offices without sinks, nurse's station with sink, private bathroom. Please refer to floor plan in brochure.

# LL Suite 41/45 [Former Therapy Suite]



# Suite 235



# Additional Photos

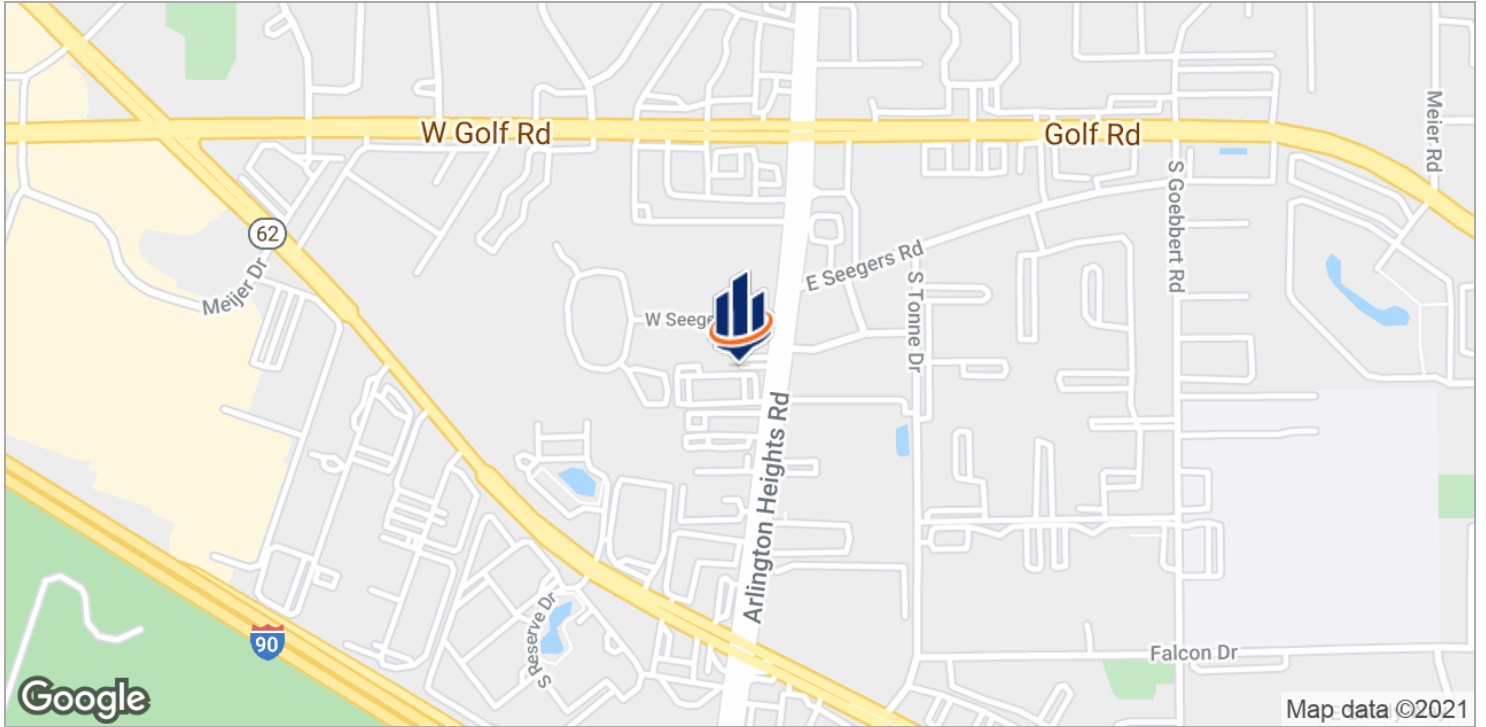


# Additional Photos

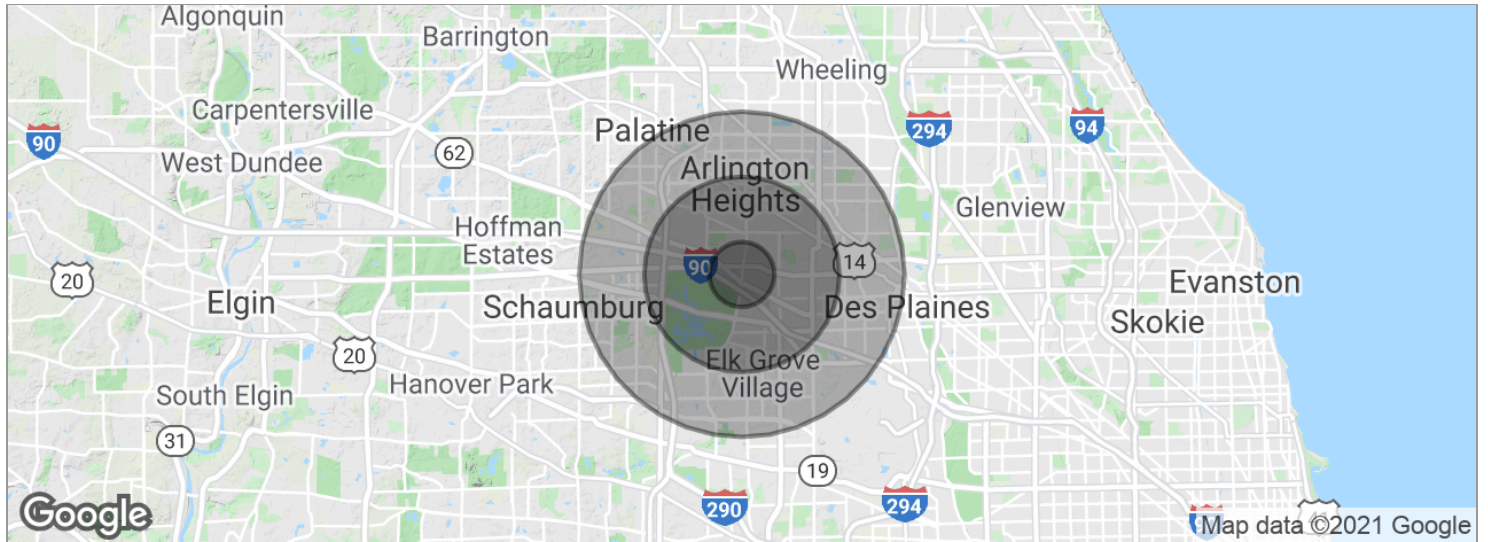




# Location Maps



# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	14,775	113,780	265,779
Median age	37.9	39.0	40.2
Median age [Male]	37.1	37.6	39.0
Median age [Female]	38.3	40.2	41.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	5,899	45,208	105,006
# of persons per HH	2.5	2.5	2.5
Average HH income	\$70,050	\$80,492	\$84,517
Average house value	\$375,902	\$322,864	\$337,405

\* Demographic data derived from 2010 US Census

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