



OFFICE SPACE FOR LEASE

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



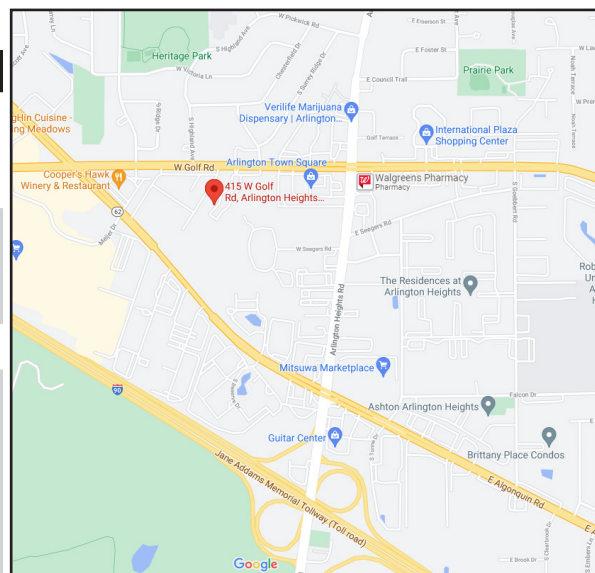
**Newly Renovated:
Parking Lot
Landscaping
LED Lighting
& More!**

BUILDING FEATURES:

- 200–4,000 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-9
- 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 at: www.chicagolandcommercial.com
- **Rental Rate: \$16.00-\$16.75 Modified Gross**

AVAILABLE SPACE:

SUITE	SIZE (SF)	AVAILABLE
14 -A	385 SF	All Inclusive-\$475 Per Month
21	1,027 SF	(Former LCSW space) ASAP
22-D	225 SF	1 office w/ window \$425 Per month
36	1,075 SF	11/1/23
39	994 SF	ASAP
55 A-N	250- 4,000 SF SF	New Model Executive Suites
59 B*	200 SF	*New Model Mini Suites
59- F*	225 SF	*\$395 Includes Utilities & Wi-Fi
		*\$425 Includes Utilities & Wi-Fi
*Executive Suites	175-800 SF	See page (5) For Complete List of Suites



*INCLUDES GAS, ELECTRIC & COMCAST WI-FI INTERNET

FOR MORE INFORMATION:

RANDY OLCZYK
Direct: 847.246.9611

randy@chicagolandcommercial.com

LEASING | SALES | TENANT ADVISORY | MANAGEMENT

RAY OKIGAWA
Direct: 847.246.9632

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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

TENANT SIGNAGE AVAILABLE



IMPROVEMENTS

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





OFFICE/MEDICAL SPACE FOR LEASE

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

BUILDING PHOTOGRAPHS



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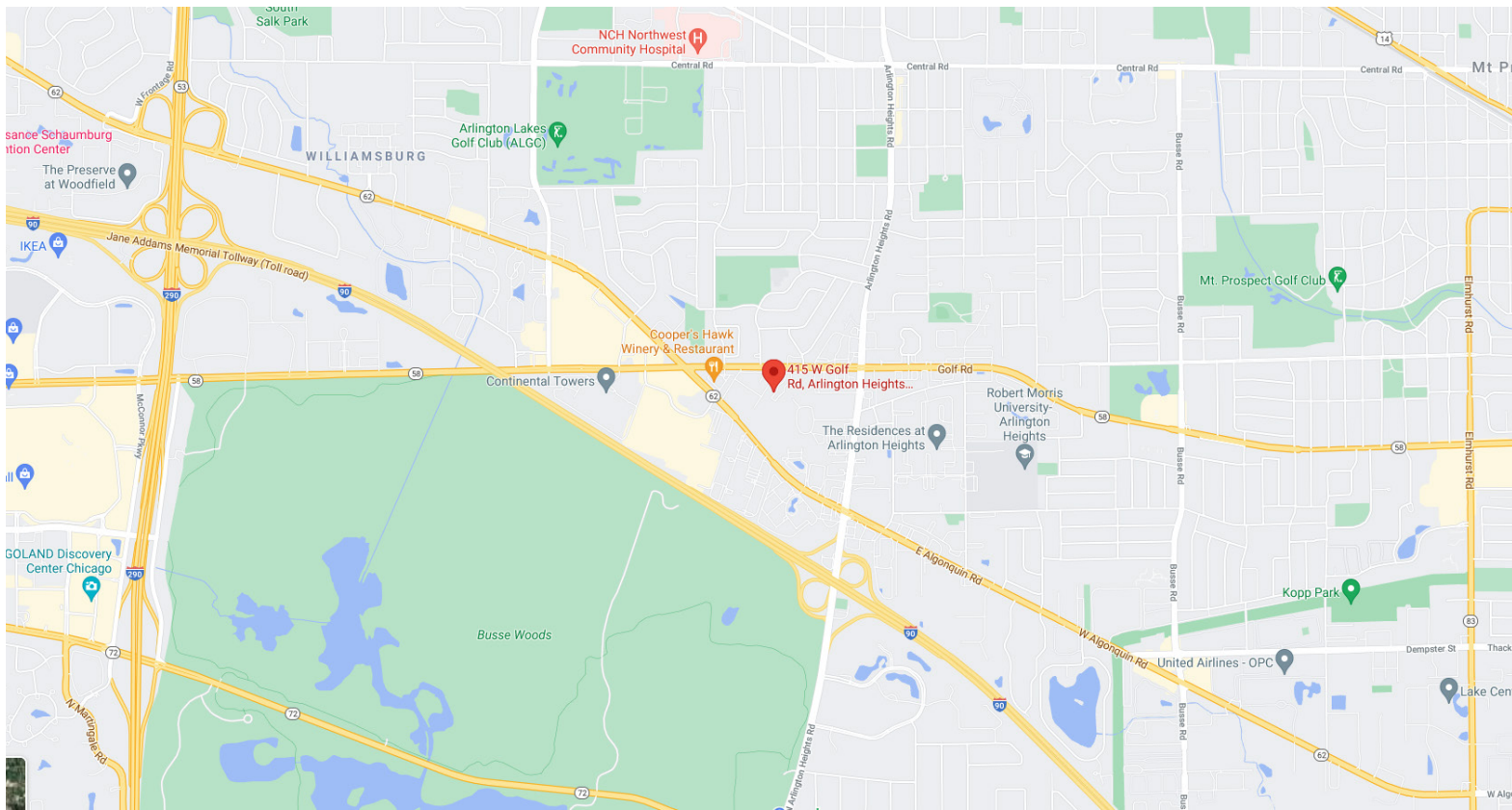




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GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL

LOCATION & AERIAL MAPS



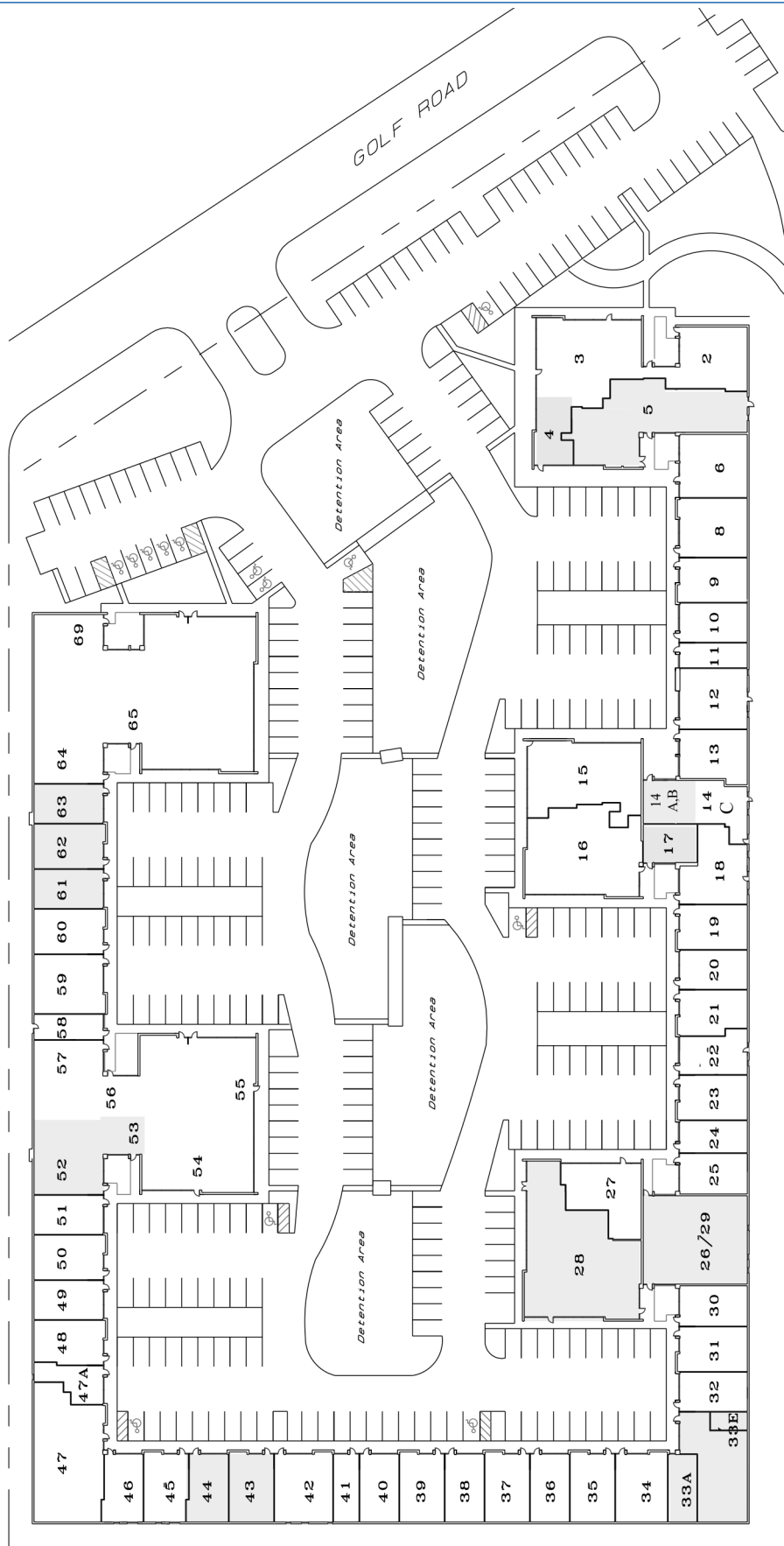
Brokers of Chicagoland Commercial, Inc. have a minority ownership interest in the property. Information contained herein has been obtained from the owners of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.



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BUILDING SITE PLAN



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DRONE AERIAL PHOTO



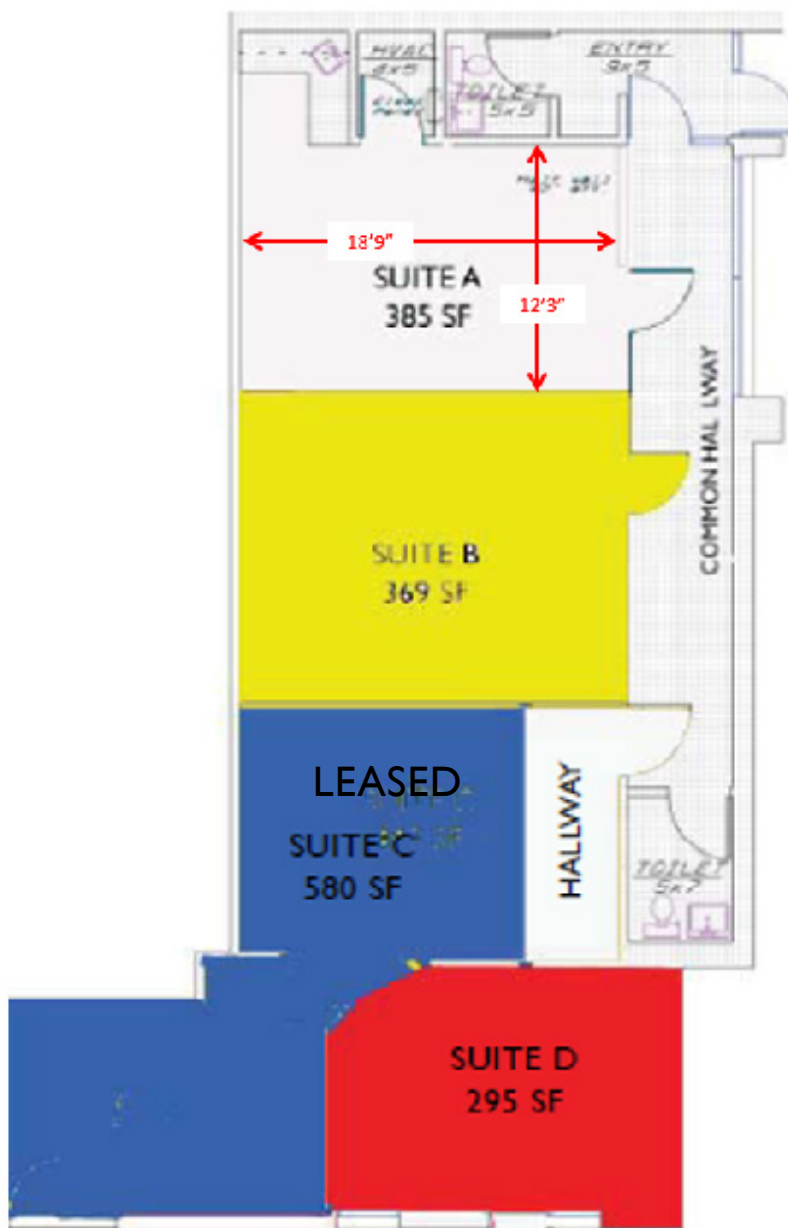
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FLOOR PLAN - SUITES 14-A (385 SF)



SUITE	SIZE (SF)	MONTHLY RENT
14-A	385 SF	\$475
14-D		Leased

***RENT INCLUDES GAS, ELECTRIC AND JANITORIAL SERVICES.**



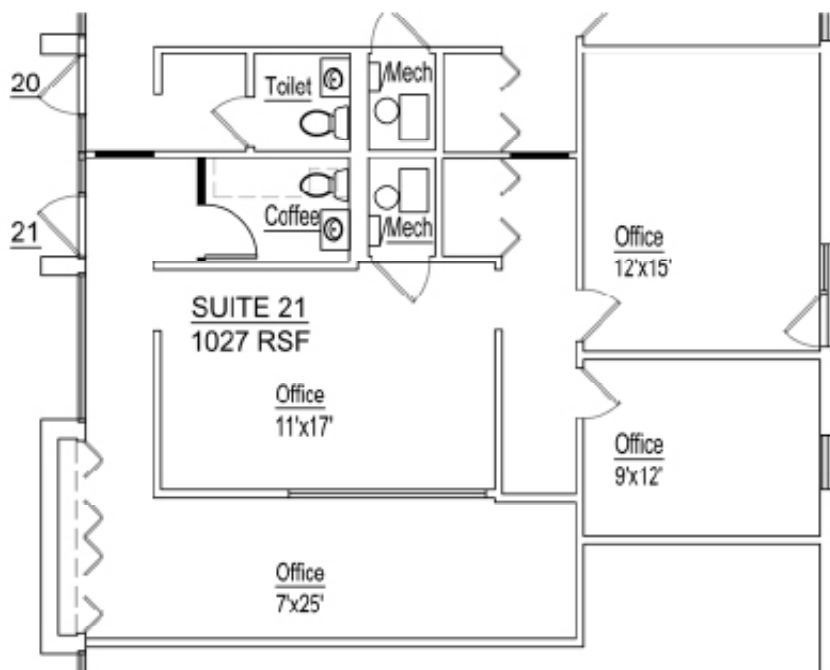
OFFICE/MEDICAL SPACE FOR LEASE

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

1,027 SF- SUITE 21

EXISTING FLOOR PLAN
Golf Corporate Center
Suite 21
415 W Golf Road
Arlington Heights, IL

01/18 /2018

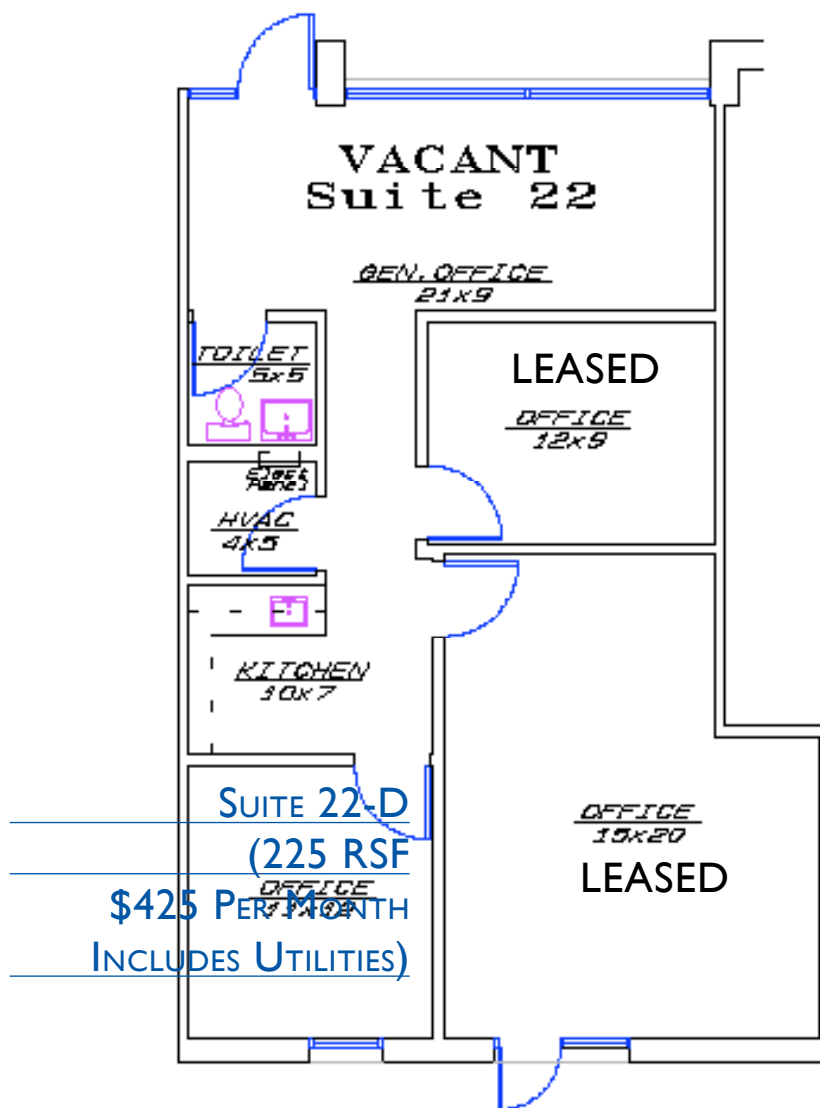




OFFICE/MEDICAL SPACE FOR LEASE

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

FLOOR PLAN SUITE 22-D (225 SF @ \$425 PER MONTH)



Golf Corporate Center
415 Golf Rd. Suite 22 918 Total SF

January 15, 2010
No Scale



NOTE:
PRELIMINARY DIMENSIONS FOR PLANNING PURPOSES. ALL ROOM DIMENSIONS
NO USE BEING PROVIDED TO THE ARCHITECT FIRM AND ARE UNCORRECTED. BUILDER
FACTS SHALL BE FINALIZED AND VERIFIED PRIOR TO LEASE SIGNING.

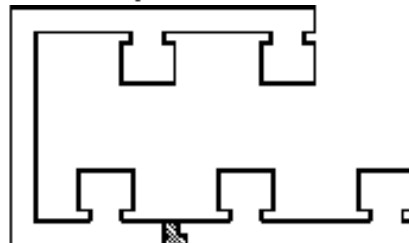
RBC, Inc.
Architects/Interior
1105 Washington Ave.
Suite 222
Buffum Estates, IL 60109
847-420-0880
(F) 847-420-1022



**Chicago Land
Commercial**
8321 23100

Leasing
Sales
Tenant Advisors
Management

Key Plan

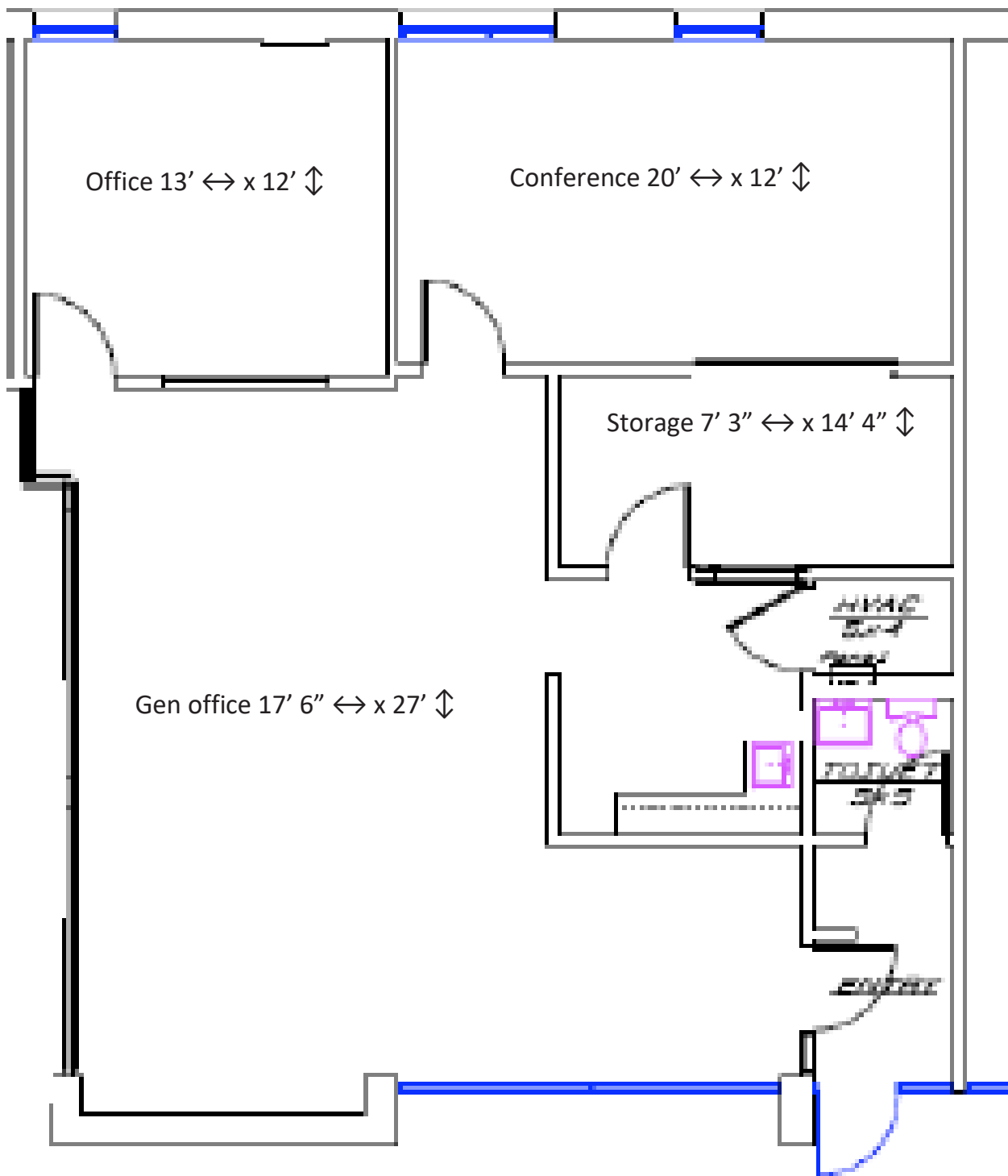




OFFICE/MEDICAL SPACE FOR LEASE

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

FLOORPLAN (1,075 SF)- SUITE 36



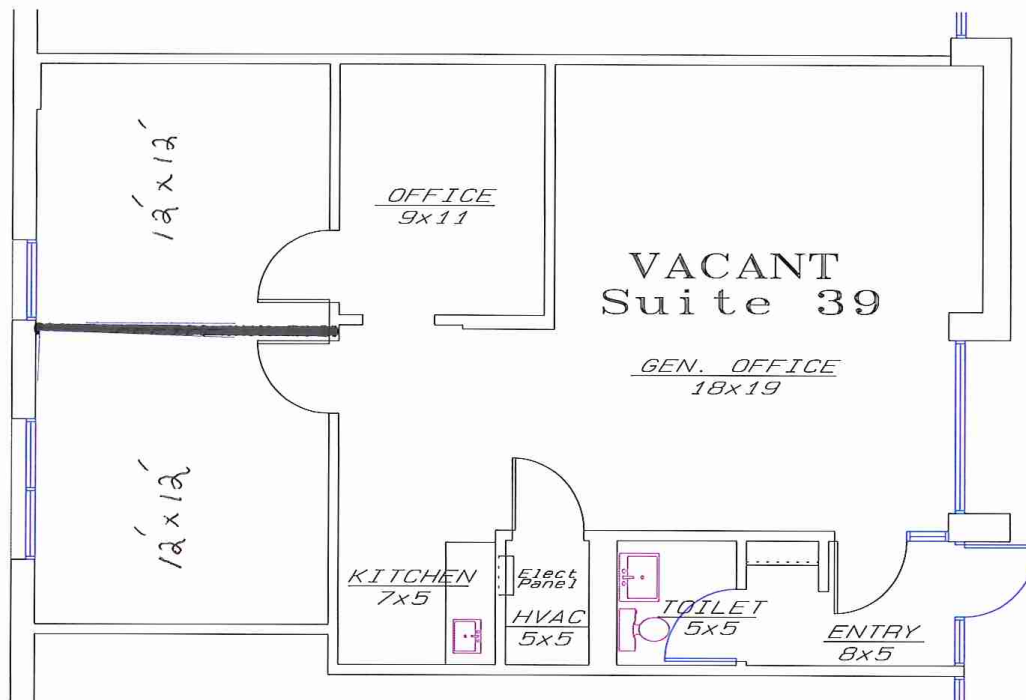
Suite 36 = 1,075 RSF



OFFICE/MEDICAL SPACE FOR LEASE

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FLOORPLAN (994 SF)- SUITE 39



Golf Corporate Center
415 Golf Rd. Suite 39 994 Total SF

August 17, 2010
No Scale



NOTE:
PRELIMINARY DRAWINGS FOR PLANNING PURPOSES. ALL ROOM DIMENSIONS
HAVE BEEN ROUNDED TO THE NEAREST FOOT AND ARE APPROXIMATED. SQUARE
FOOTAGE SHALL BE FINALIZED AND VERIFIED PRIOR TO LEASE SIGNING.

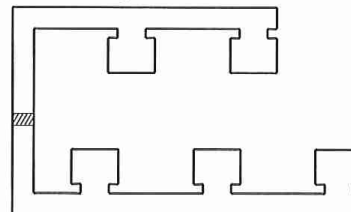
RBG, Inc.
Architects/Builders
2155 Stonington Ave.
Suite 222
Hoffman Estates, IL 60169
847-490-0635
(F) 847-490-1022



**Chicago and
Land
Commercial**
REAL ESTATE

Leasing
Sales
Tenant Advisory
Management

Key Plan





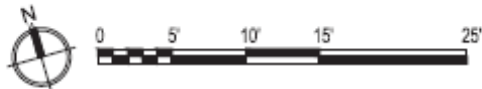
OFFICE/MEDICAL SPACE FOR LEASE

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

EXECUTIVE SUITES (200-850 SF)- SUITES 55

RENTS INCLUDE : ALL UTILITIES & COMCAST WI-FI INTERNET ACCESS

Golf Corporate Center
Suite 55 Mini-Suites
415 W. Golf Rd, Arlington Heights, IL 60005



4/17/23



**Rents for Suites 55-A through 55-N include heat, AC, & electricity
Tenants have 24/7 access.
Comcast WiFi included in rent**



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EXECUTIVE SUITES (200-850 SF)- SUITES 55

RENTS INCLUDE : ALL UTILITIES & COMCAST WI-FI INTERNET ACCESS



Golf Corporate Center Suite 55 Available Spaces for Lease

All spaces feature:

- Professional park-like setting
- Excellent parking access
- Access to shared kitchen
- 24/7 access to suites
- Electricity, heat, and AC included in rental rate
- Comcast WiFi internet access included in rental rate
- Good access to I-90 via Arlington Heights Rd interchange and Route 53.
- Zoned M-2

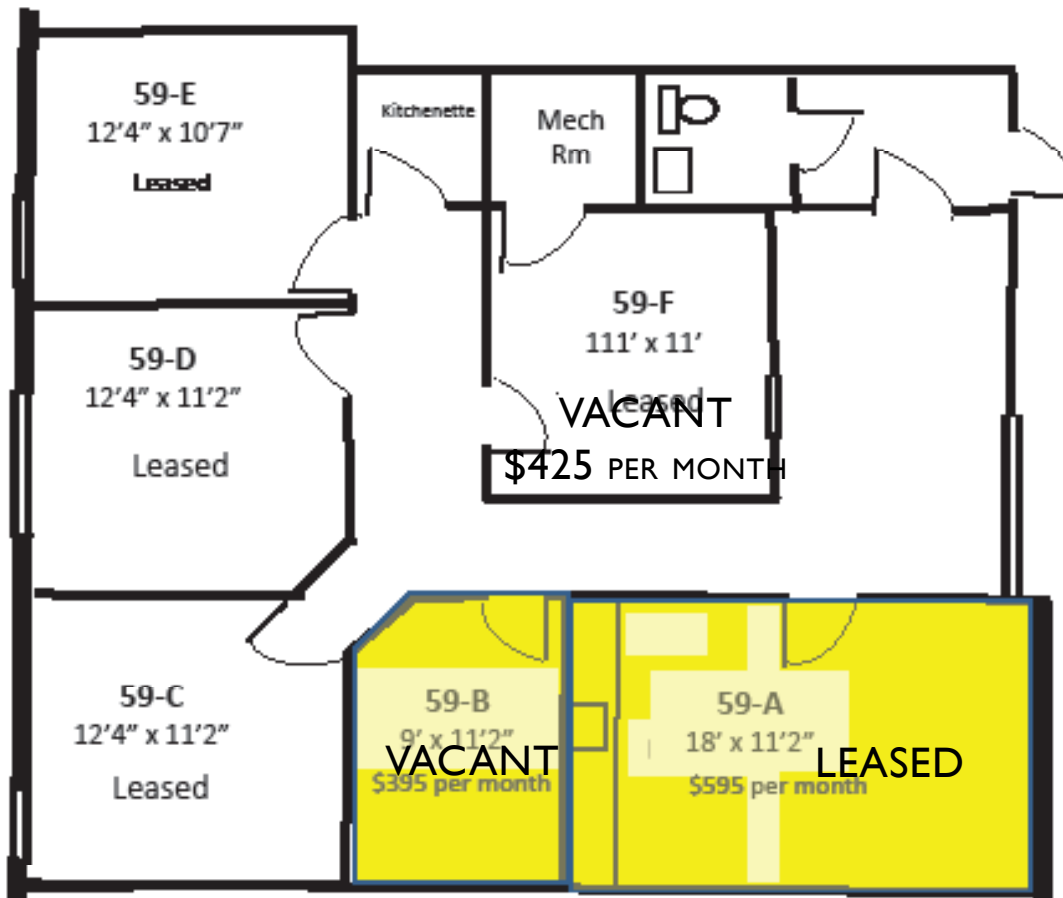
Suite	Dimensions	Approx. SF	Monthly Gross Rent	
55-A	11' x 16'	176	\$475	Exterior window
55-B	11' x 11'	121	\$425	Exterior window
55-C	11' x 11'	121	\$425	Exterior window
55-D	12' x 15'	180	\$425	Exterior window
55-E	15' x 15'	225	\$475	Exterior window
55-F	11' x 22'	242	\$675	Exterior window
55-G	11' x 13'	143	\$425	Exterior window
55-H	11' x 13'	143	\$425	Exterior window
55-I	11' x 13'	143	\$425	Exterior window
55-J	14' x 27'	378	\$675	Interior room
55-L	8' x 8'	64	\$300	Interior room
55-M	8' x 8'	64	\$300	Interior room
55-N	8' x 21'	88	\$500	Interior room



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

FLOOR PLAN - SUITE 59 (B)



415 W. Golf Rd
Suite 59
Arlington Heights, IL

Monthly rents include
Electricity, heating,
AC, 24/7 access

SUITE	SIZE (SF)	MONTHLY RENT
59-B	200 SF	\$395 per month - Interior Office
59-F	225 SF	\$425 Includes Utilities

***RENT INCLUDES GAS, ELECTRIC
AND JANITORIAL SERVICES.**