



OFFICE/MEDICAL SPACE FOR LEASE

ARLINGTON HEIGHTS OFFICE CENTER

3401-3419 N. KENNICOTT AVENUE, ARLINGTON HEIGHTS, IL



BUILDING FEATURES:

- 1,100 -2,200 SF Available Immediately
- Located minutes from the Dundee Road / Route 53 full interchange
- Close proximity to shopping, hotels, and dining
- Single story office building with direct tenant access
- Comcast high-speed internet and cable available

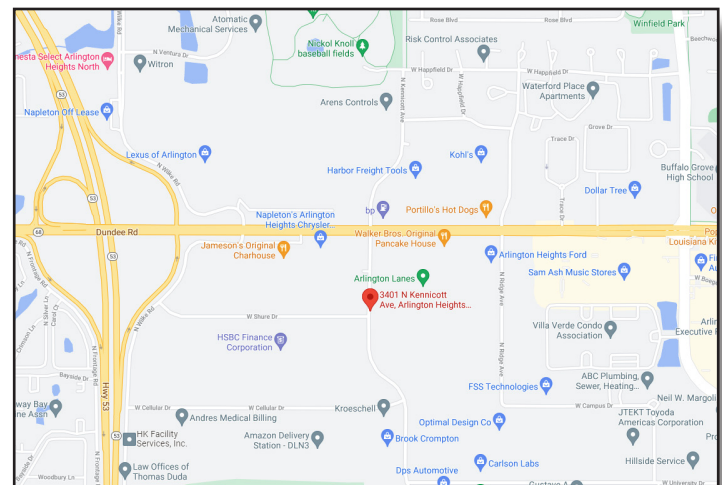
- 4.14/1000 SF parking ratio
- Flexible Build-out and terms
- 24-hour tenant access & tenant controlled HVAC
- Zoned M-1
- Ideal for Office or Medical users
- **Move In Model Suites Available**
- **Rental Rate: \$13.75-14.50 Modified Gross**

AVAILABLE SPACE:

SUITE	SIZE (SF)	Available
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3401 C & D	1,100- 2,200 SF	ASAP
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****Space is easily divisible



FOR MORE INFORMATION:

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4811 Emerson Ave Suite 112, Palatine, IL

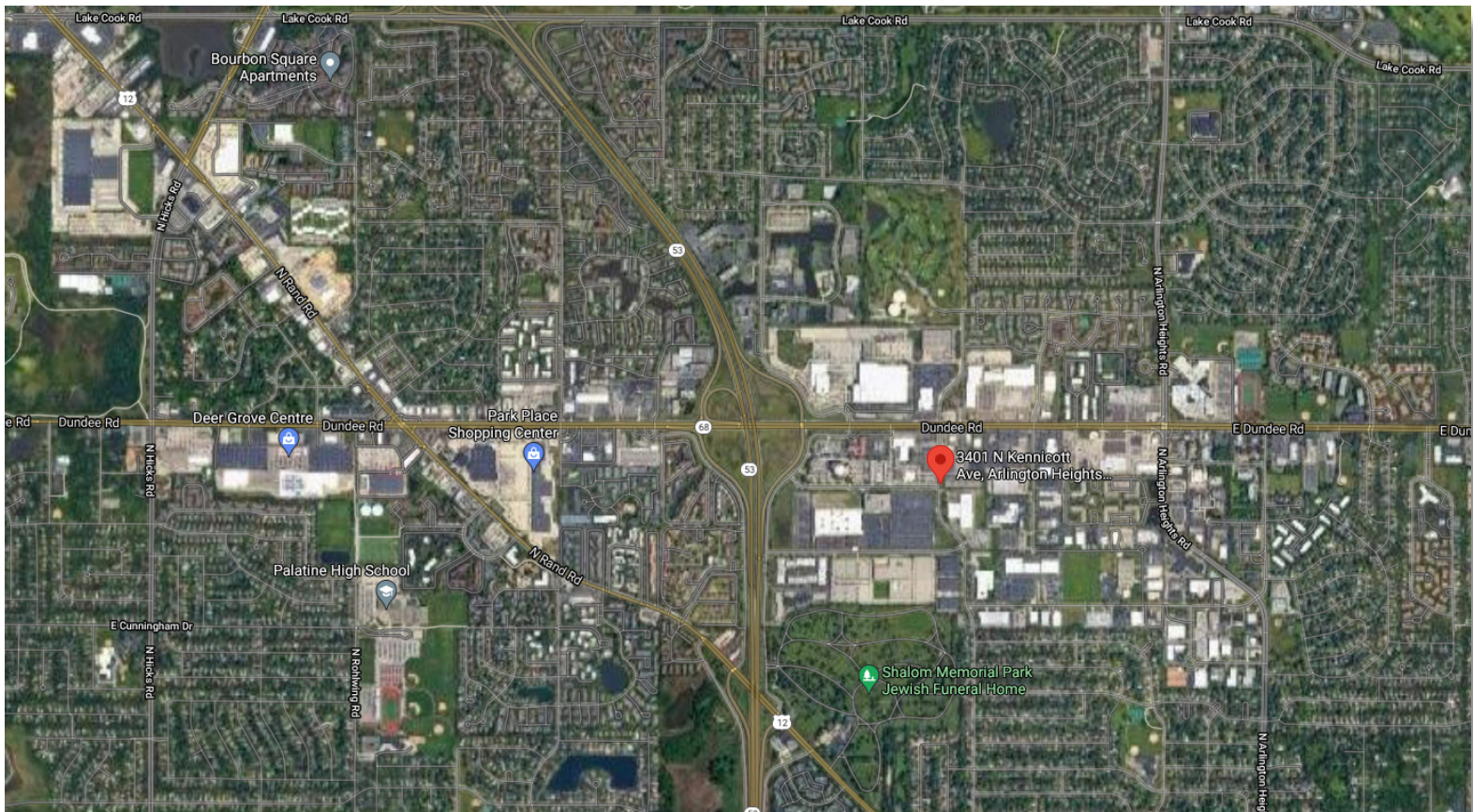
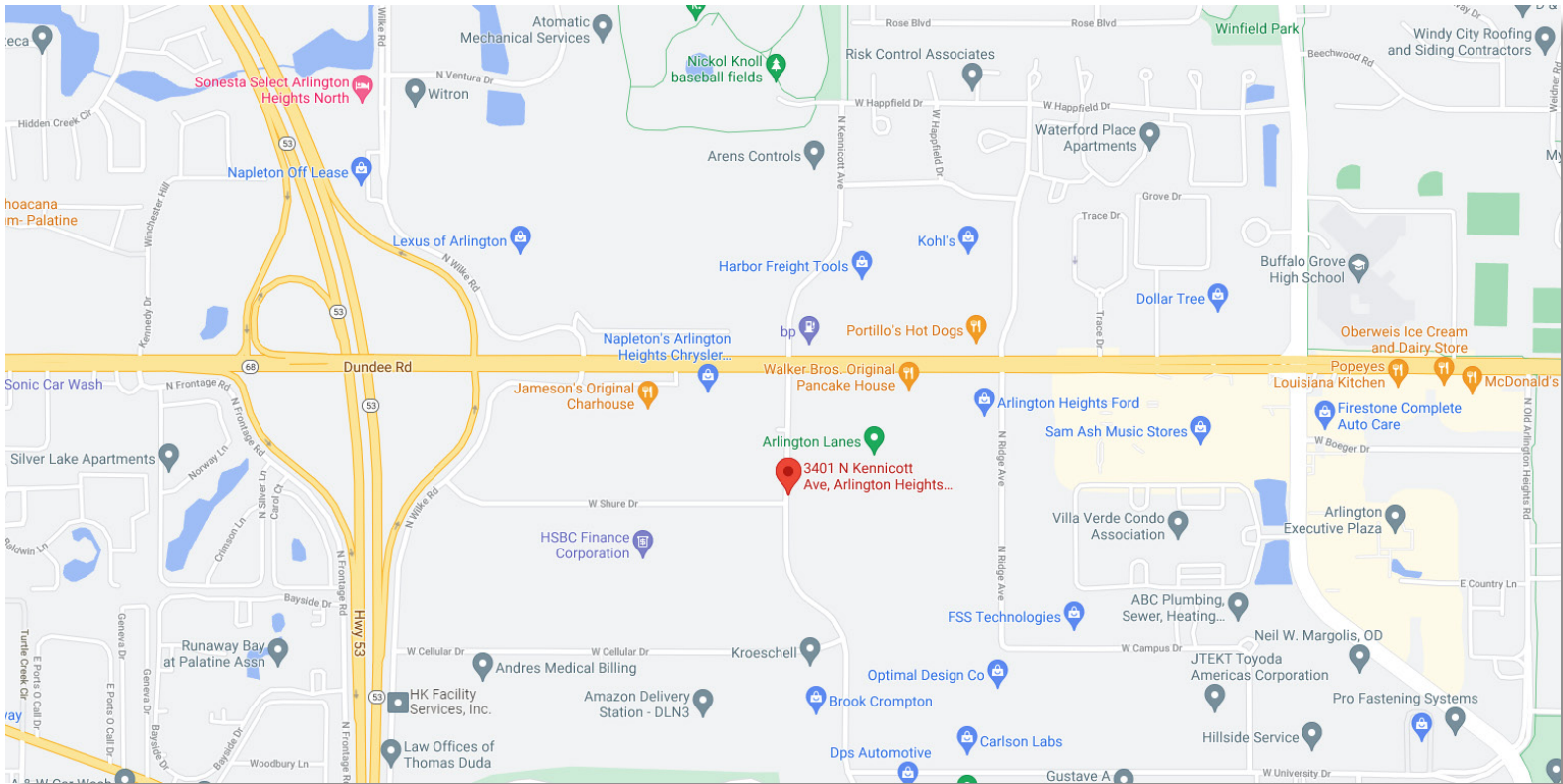


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AREA MAPS





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BUILDING PHOTOGRAPHS

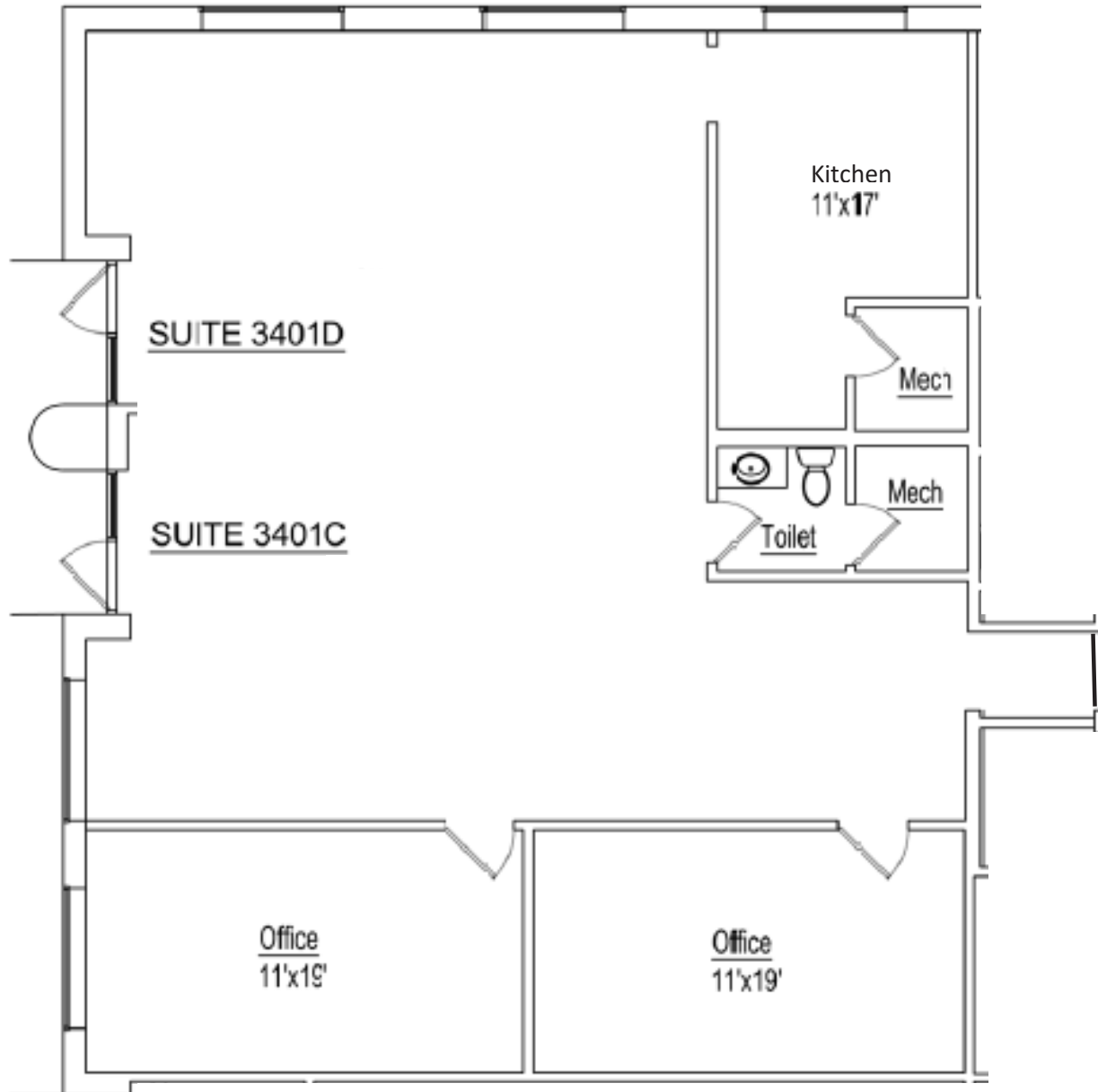




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FLOOR PLAN SUITES 3401 SUITES C-D 1,100- 2,200 SF



3401 N. Kennicott Suites C & D
± 2,200 Rentable SF