



OFFICE/MEDICAL SPACE FOR LEASE

SIGNATURE SQUARE NORTH BUILDING I & II
3255-3295 N. ARLINGTON HEIGHTS RD, ARLINGTON HEIGHTS, IL

Recent Improvements:
New Parking Lot
Landscape Enhancements
New LED Exterior
Lighting

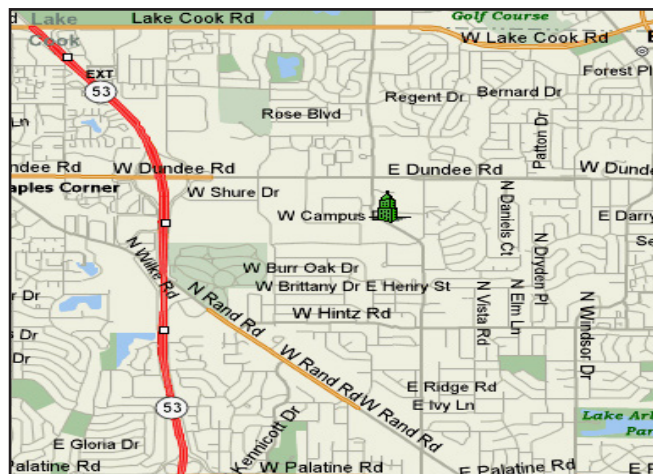


BUILDING FEATURES:

- 721-9,617 SF Available
- Located minutes East of Rt 53 & Dundee Road
- Ideal for Medical or Office users
- Tenant controlled HVAC and 24 hour access
- Comcast high-speed internet and cable available
- High-end office build outs & heavy parking
- Zoned M-1
- Operable windows
- Beautifully landscaped with fountain and pond
- Walking distance to restaurants and shopping
- **Rental Rate: \$17.75-\$18.75 Modified Gross**

AVAILABLE SPACE:

BUILDING	SUITE	SIZE (SF)	DESCRIPTION
3255	504	1,710 SF	Former CPA Office
3255	512	1,070 SF	Available 1/1/23
3265	309-310	2,500-9,617	Several suite sizes can be created
3275	402	721 SF	Available ASAP
3295	110	1,008 SF	Former LCSW Space w/ 4 offices, reception & storage
3295	113-114	1,800 SF	Signage on Arlington Hts Rd



FOR MORE INFORMATION:

RANDY OLCZYK
Direct: 847.246.9611
randy@chicagolandcommercial.com

RAY OKIGAWA
Direct: 847.246.9632
ray@chicagolandcommercial.com



**Chicagoland
Commercial
REAL ESTATE**

4811 Emerson Suite 112, Palatine, IL 60067



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BUILDING PHOTOGRAPHS

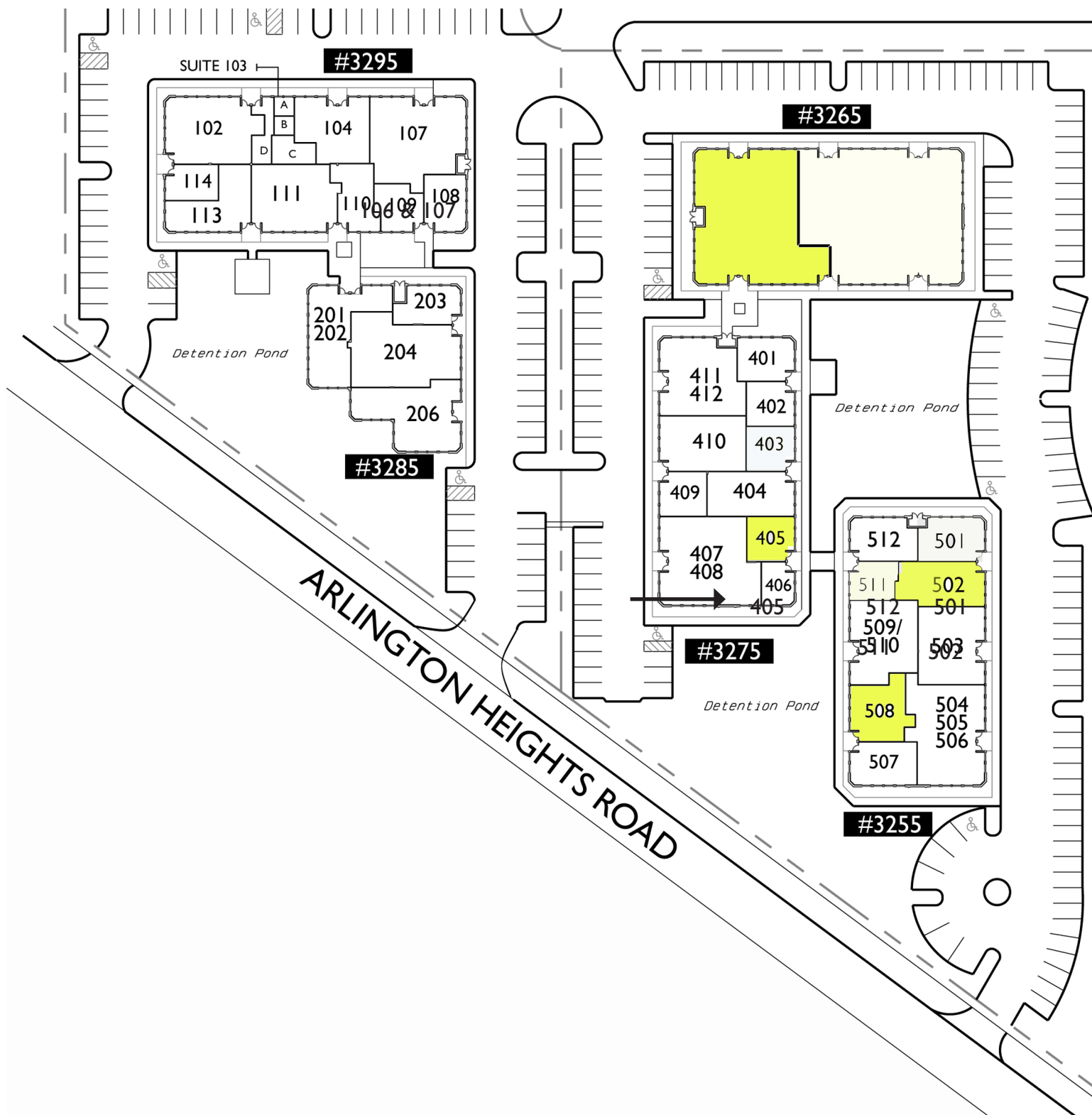




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MASTER SITE PLAN



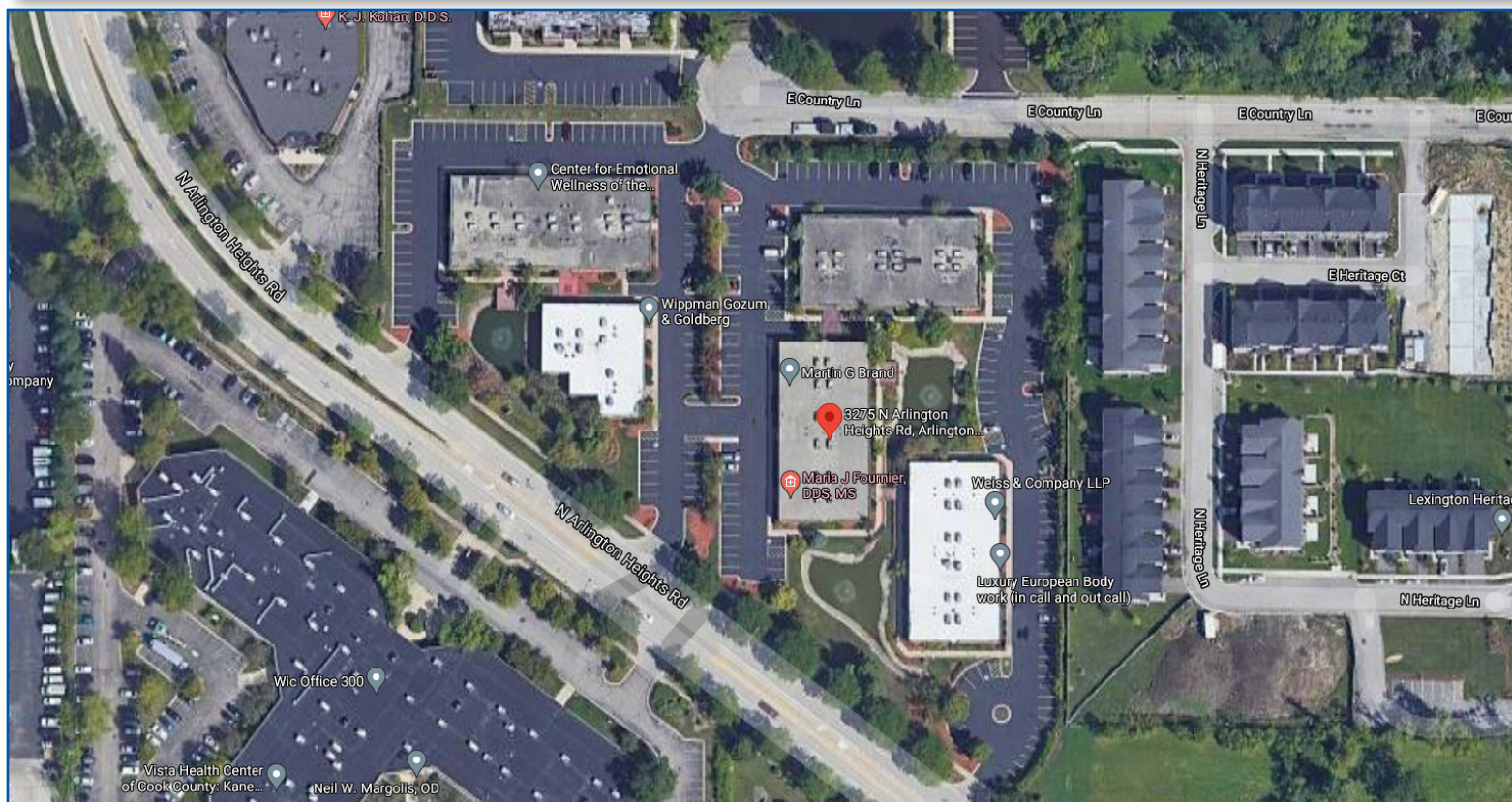
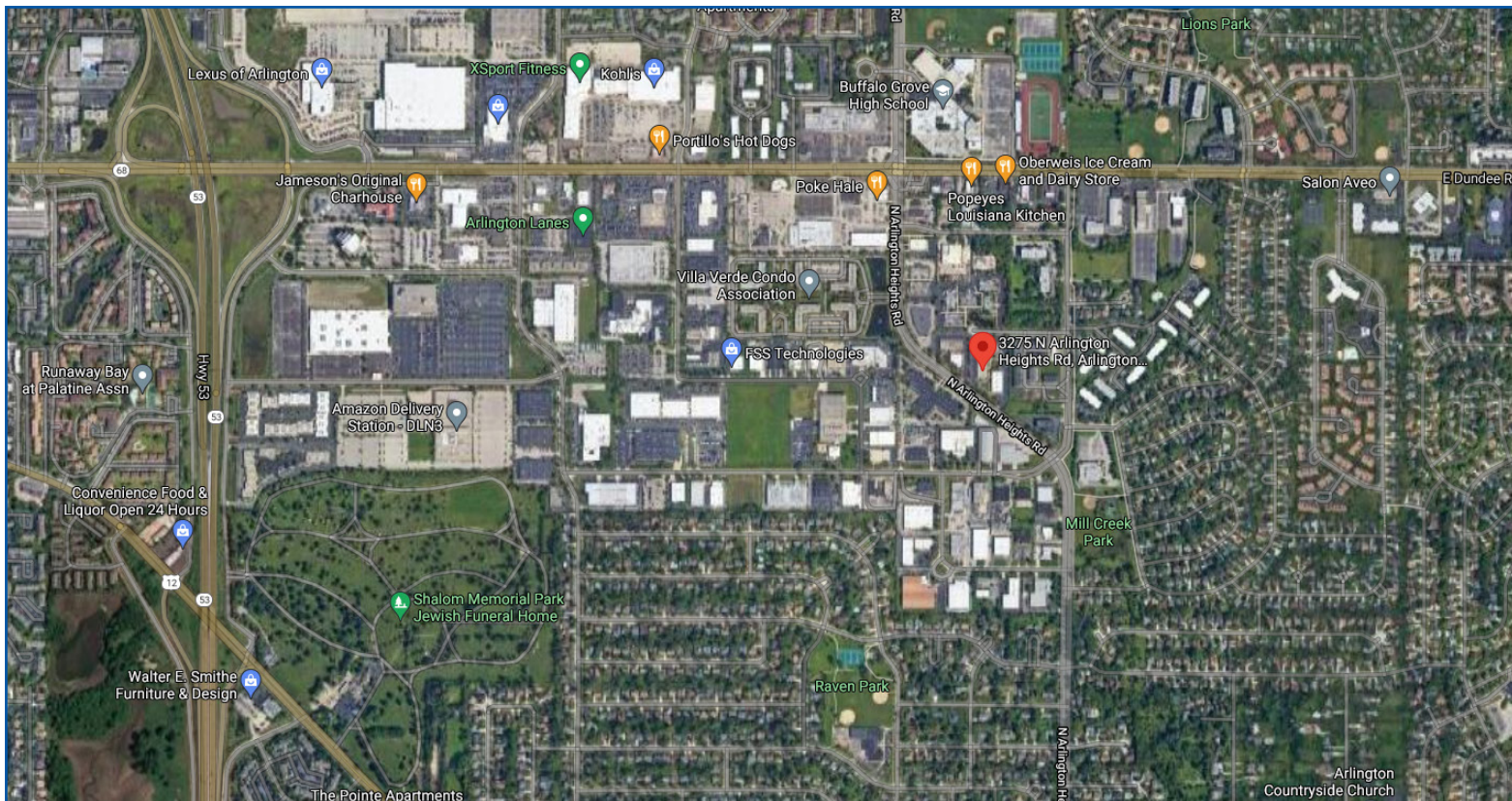


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AREA MAPS



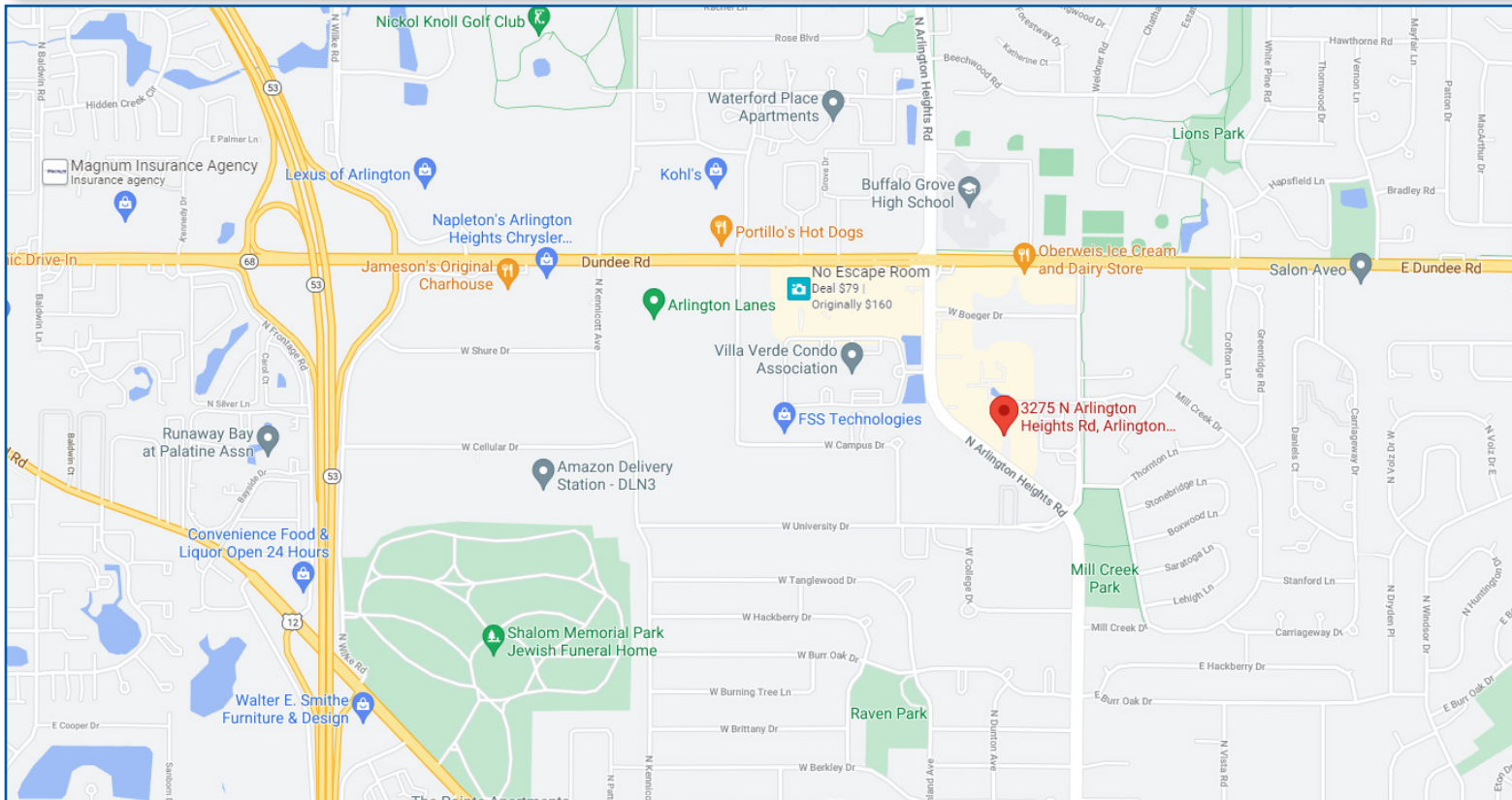
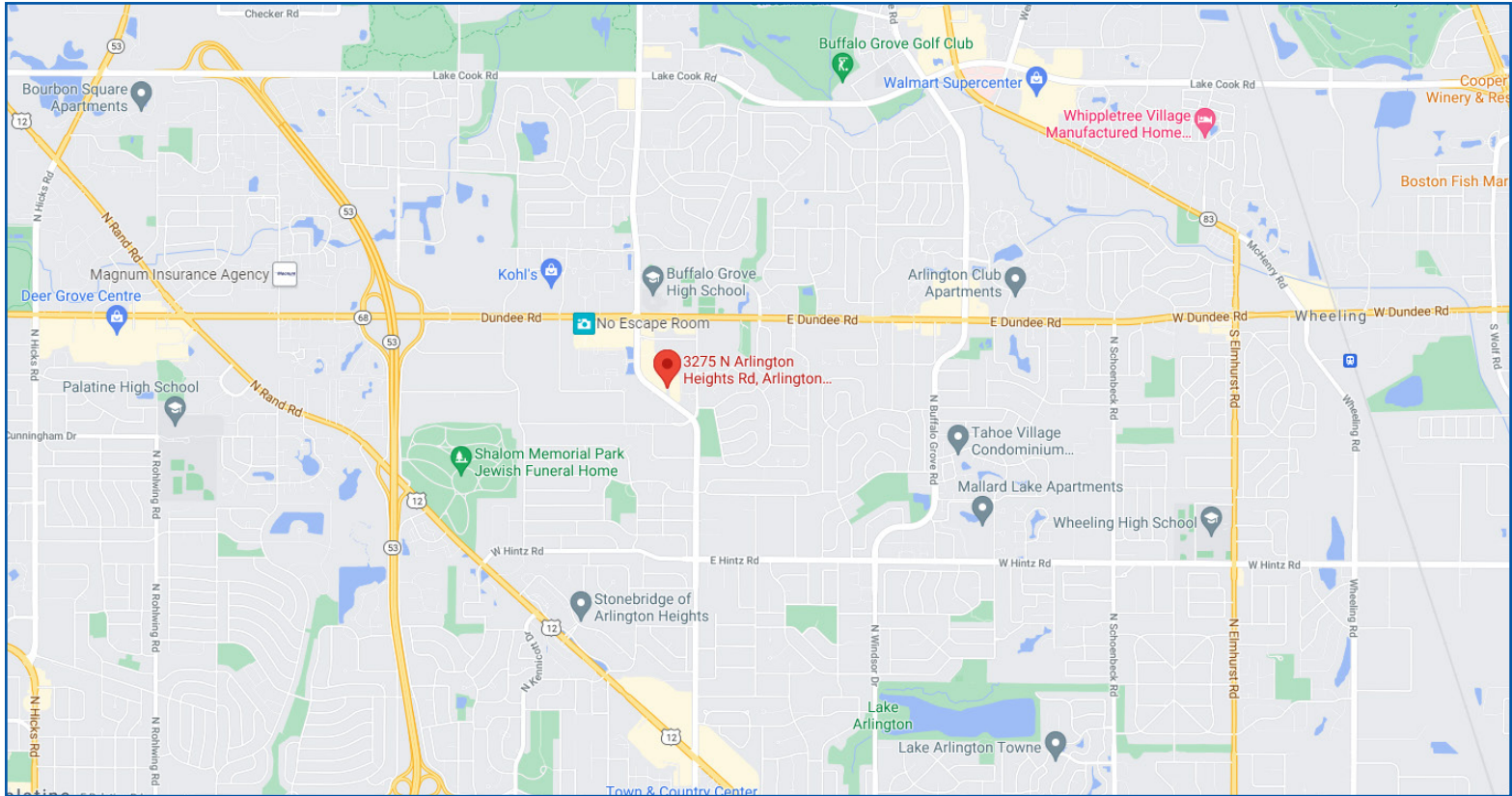


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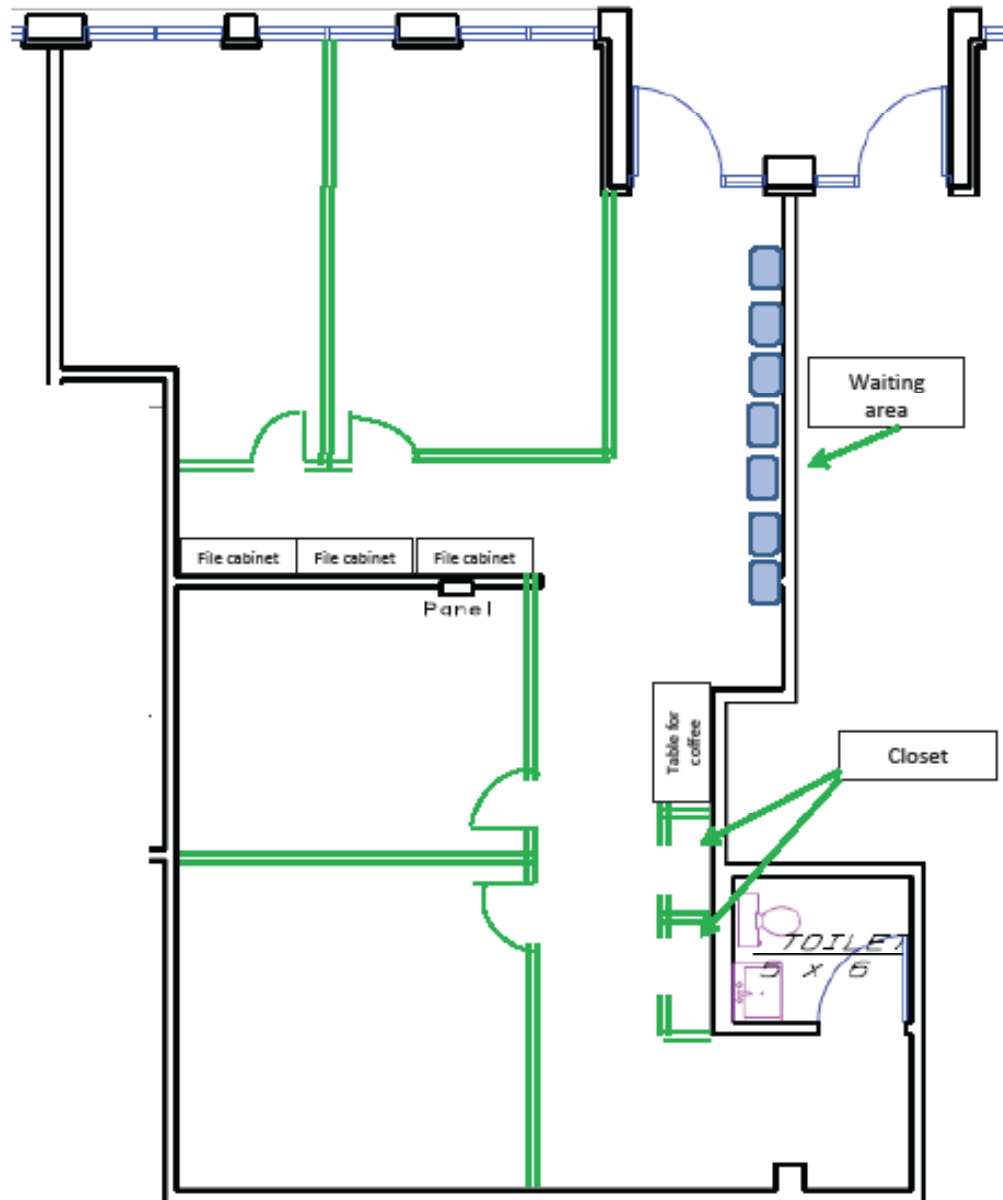




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FLOOR PLAN (1,008 SF) SUITE 110



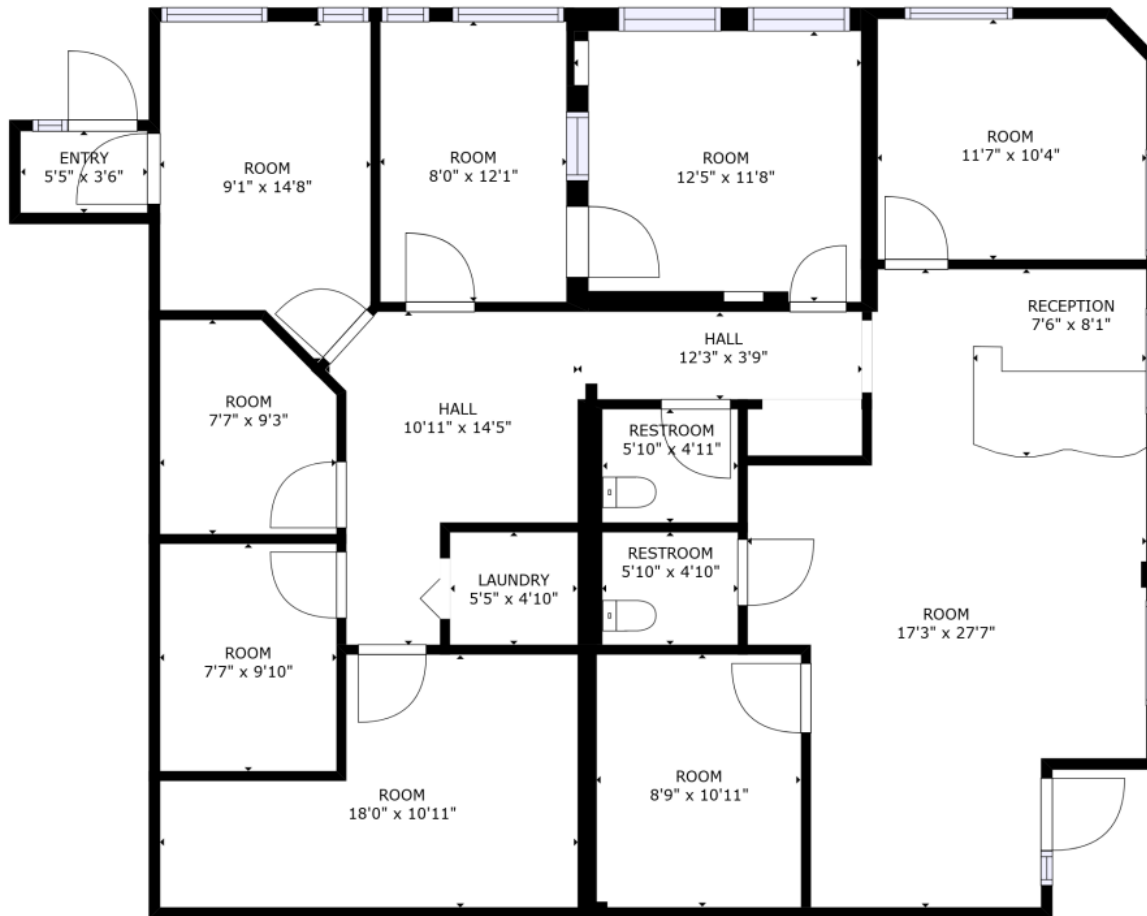
- Building standard carpet in private offices
- Building standard LVT in hallways & open areas
- Building standard paint throughout
- Paint door and window frames and wooden base white
- Install dimmable 2' x 4' LED light fixtures in private offices



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FLOOR PLAN - BUILDING 3295 SUITES 113 & 114 (FORMER MED SPA) 1,800 SF



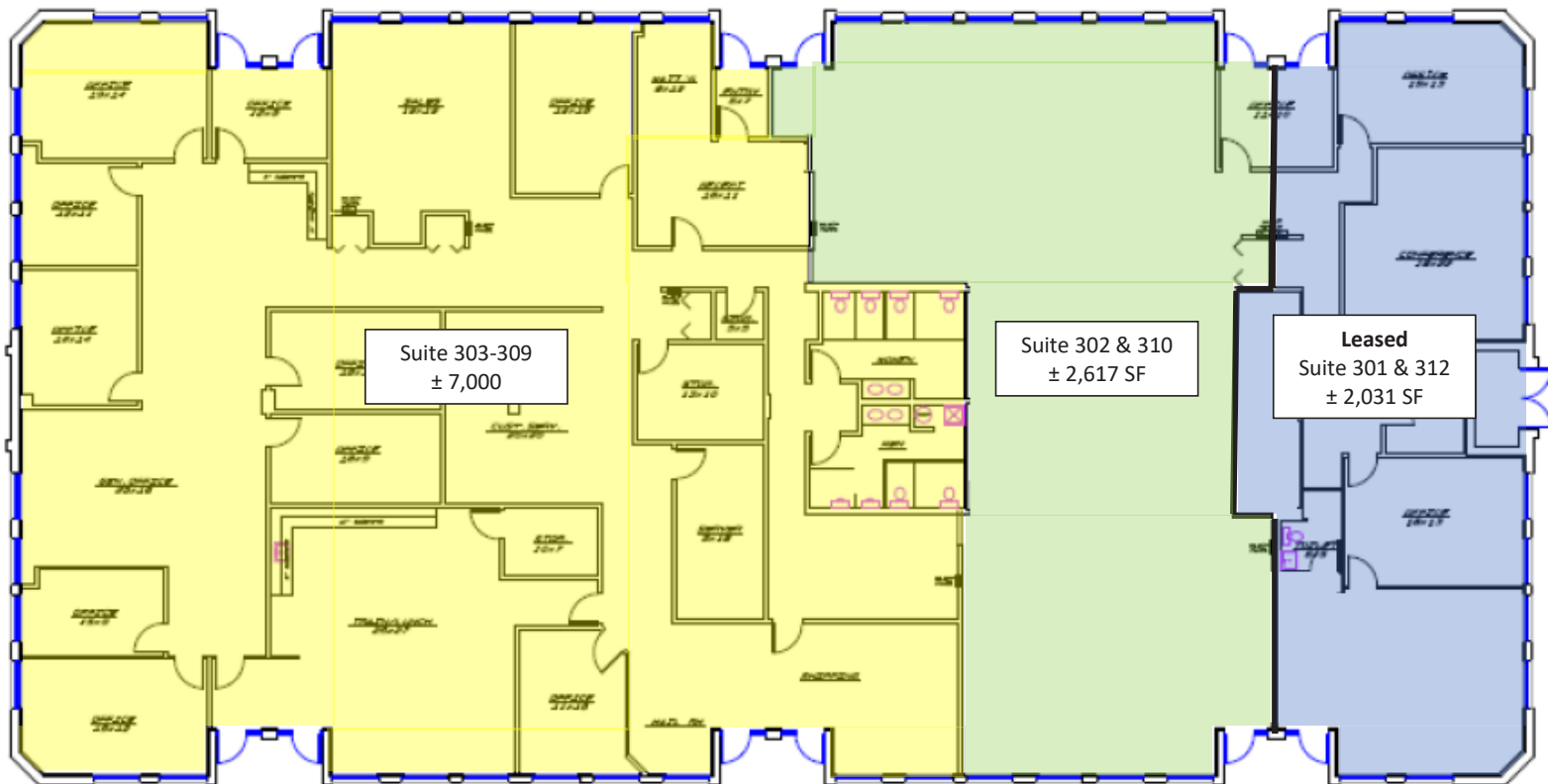
FLOOR 1



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FLOOR PLAN (2,000-9,617 SF) 3265 N ARLINGTON HTS RD SUITES 302-310



Signature Square North
Building 3265

September 24, 2009



Scale: 1/16" = 1'-0"

RBC, Inc.
Architects/Planners
2155 Stonington Ave.
Suite 222
Hoffman Estates, Illinois 60169
847-490-0635
(Fax) 847-490-1022



**Chicagoland
Commercial
REAL ESTATE**

Leasing
Sales
Tenant Advisory
Management

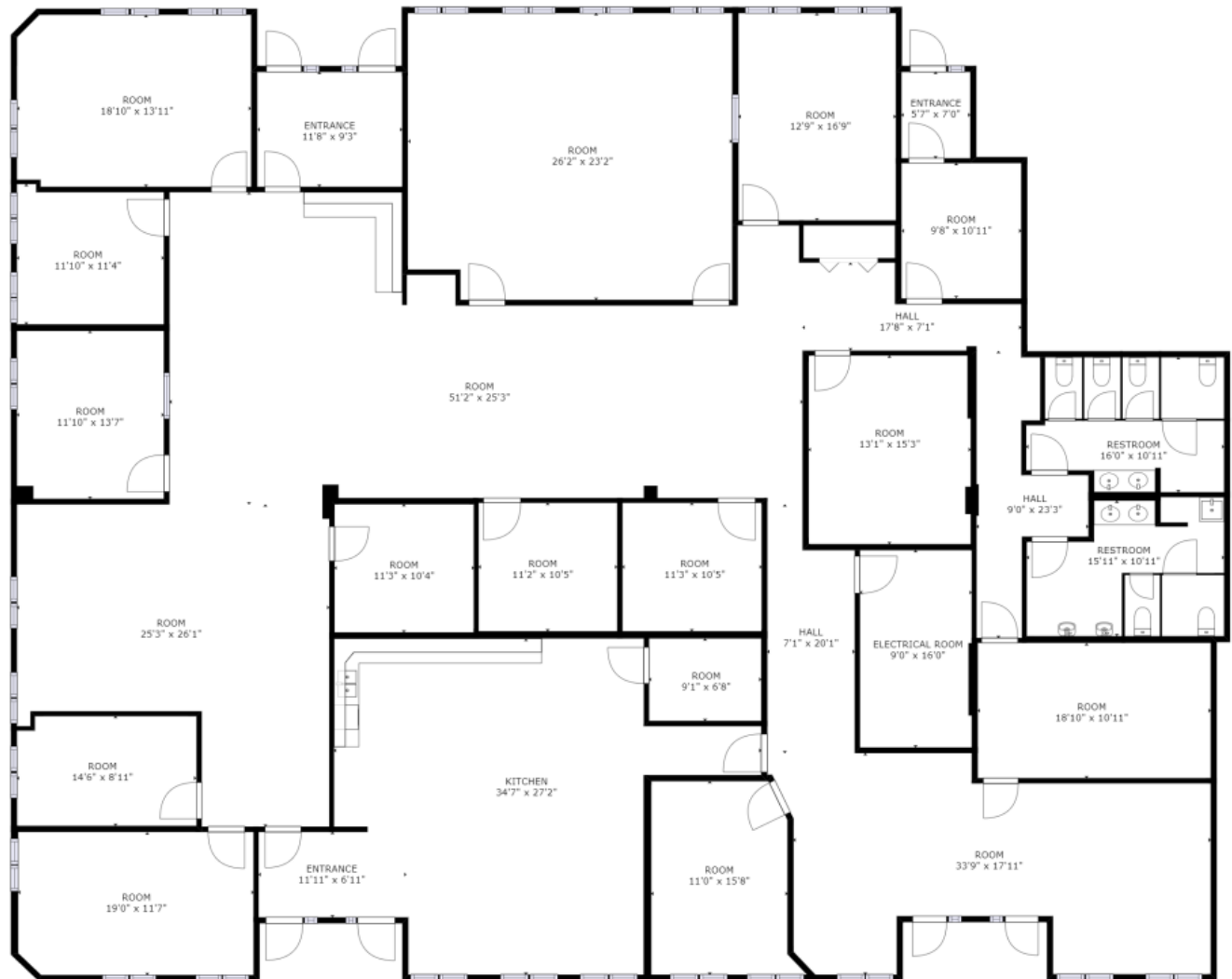
*****SEVERAL SIZE OPTIONS AVAILABLE AS SPACES ARE EASILY DIVISIBLE*****



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3265 BLDG FLOOR PLAN (2,000-7,000 SF) SUITE 309 & 310



FLOOR 1

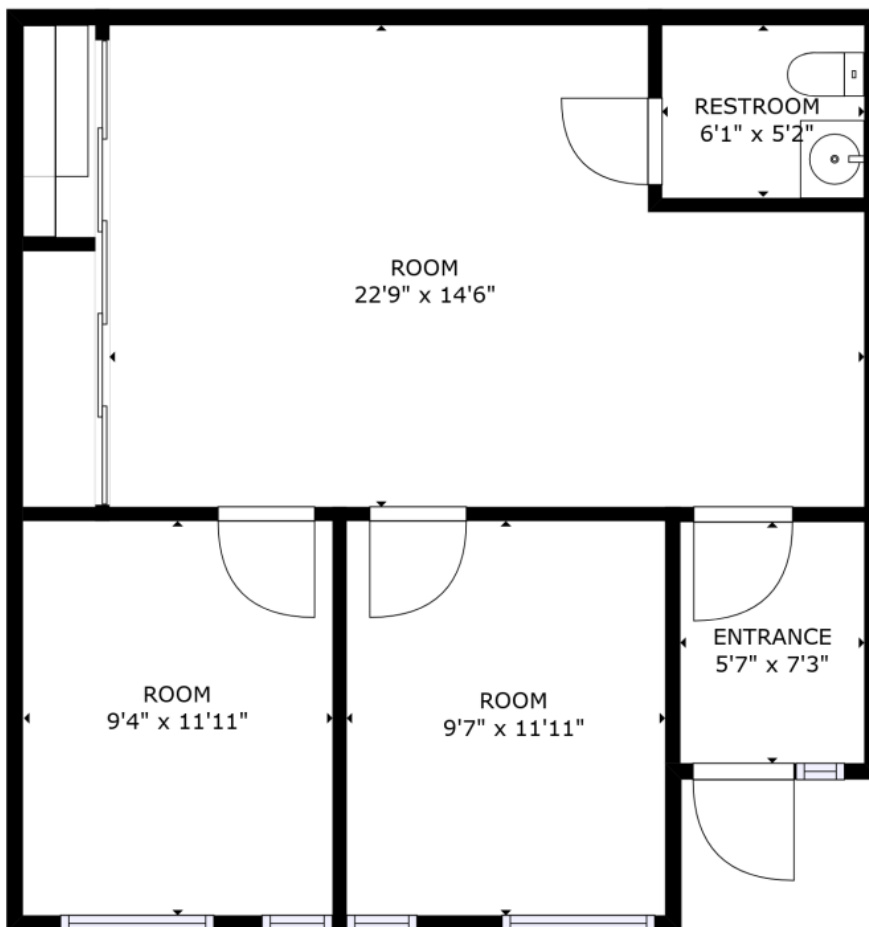
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FLOOR PLAN (721 SF) SUITE 402



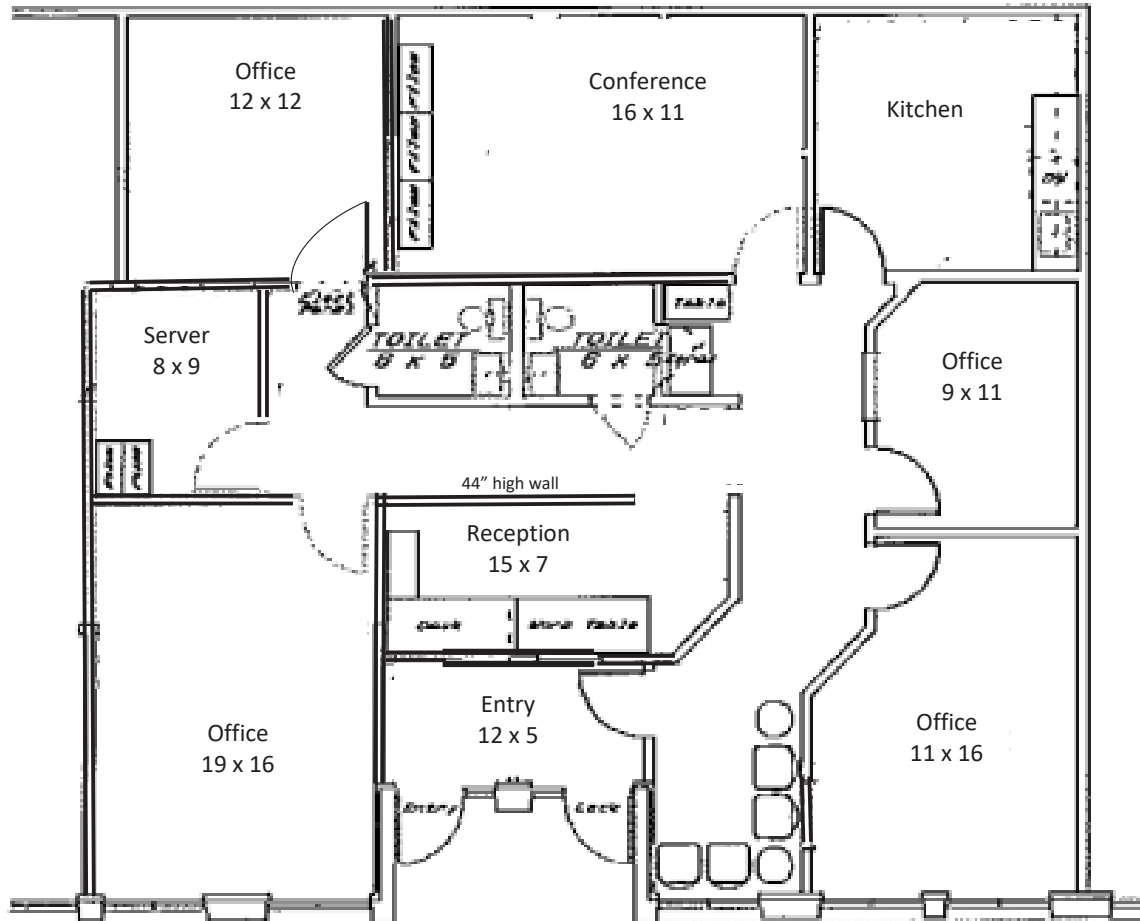
FLOOR 1



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FLOOR PLAN - BUILDING 3255 SUITE 504
(FORMER CPA OFFICE) 1,710 SF



Signature Square North

3255 N. Arlington Heights Rd Suite 503-504
1,710 SF