



# FOR SALE

ATTRACTIVE USER BUILDING

**\$5,650,000**

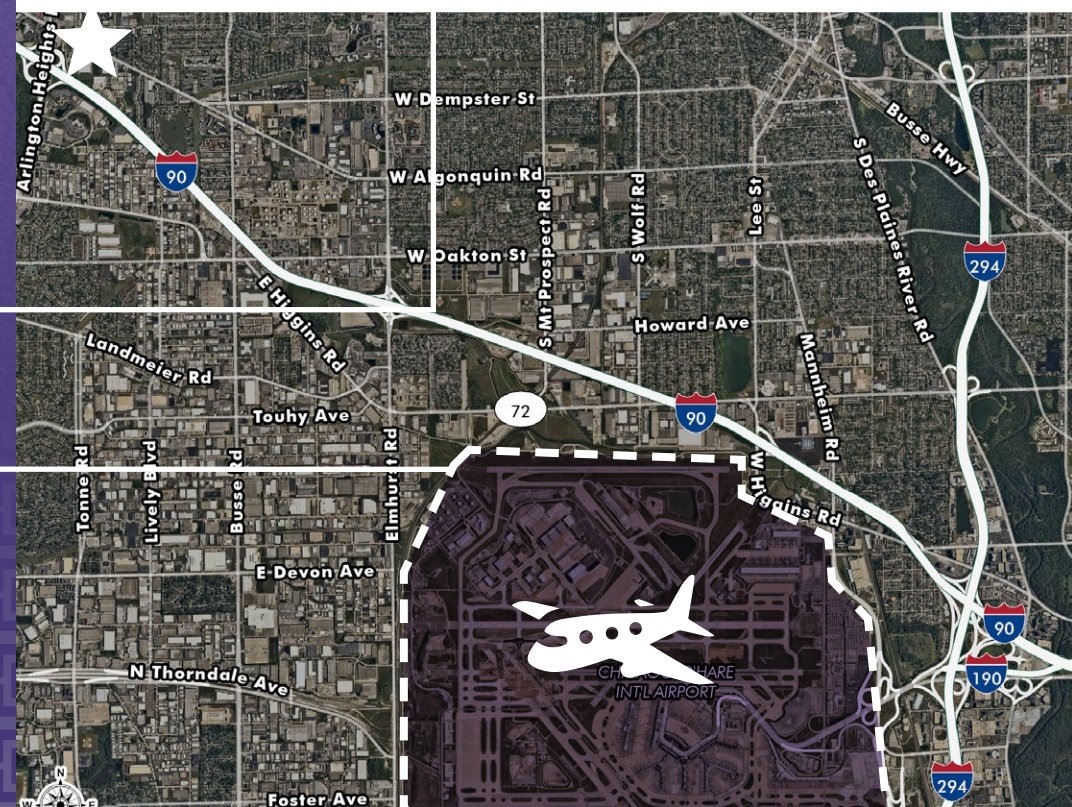
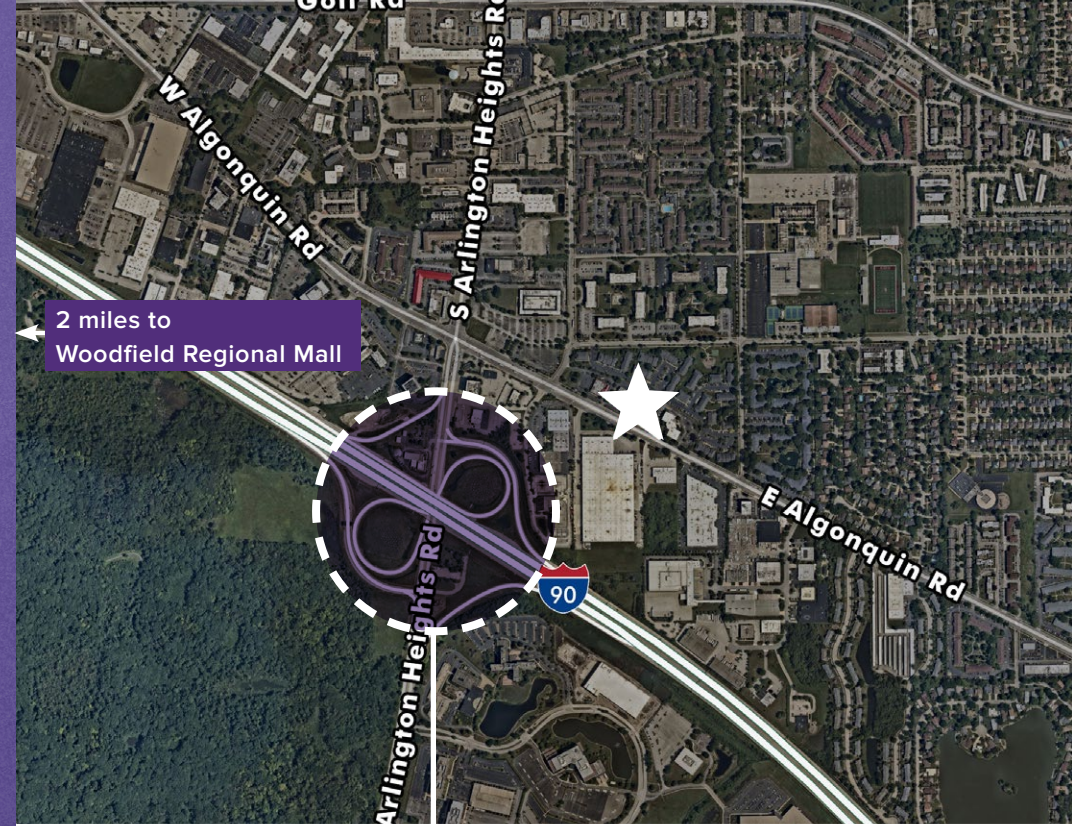
**444 E. Algonquin  
Arlington Heights, IL**

**CBRE**

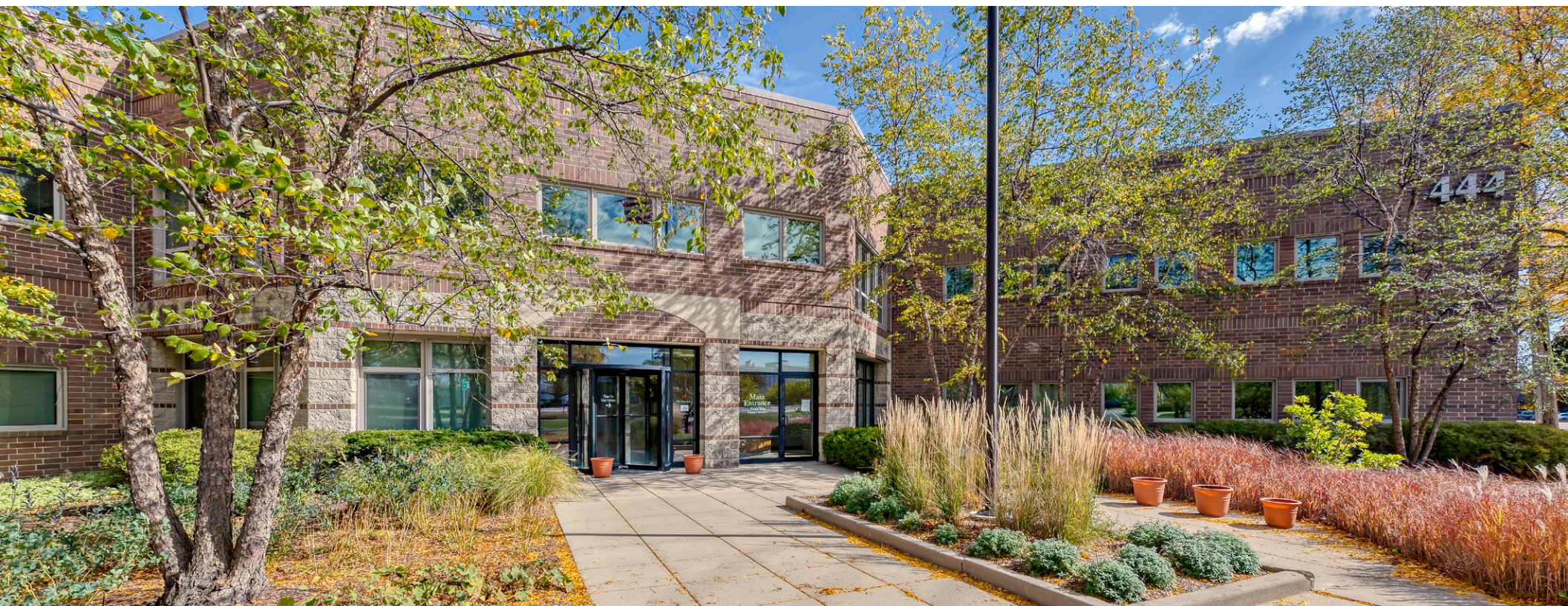


# PROPERTY HIGHLIGHTS

- Two story 45,200 SF office building
- Approximately 2 acre site (86,930 SF)
- Large conference/training facility
- Flexible floorplate
- Prominent monument identity
- Single owner - well maintained
- Directly control your access, security, climate control, etc.
- Easy access to I-90, Route 53, I-355, Arlington Heights Road
- +/- 10 minutes to O'Hare International Airport







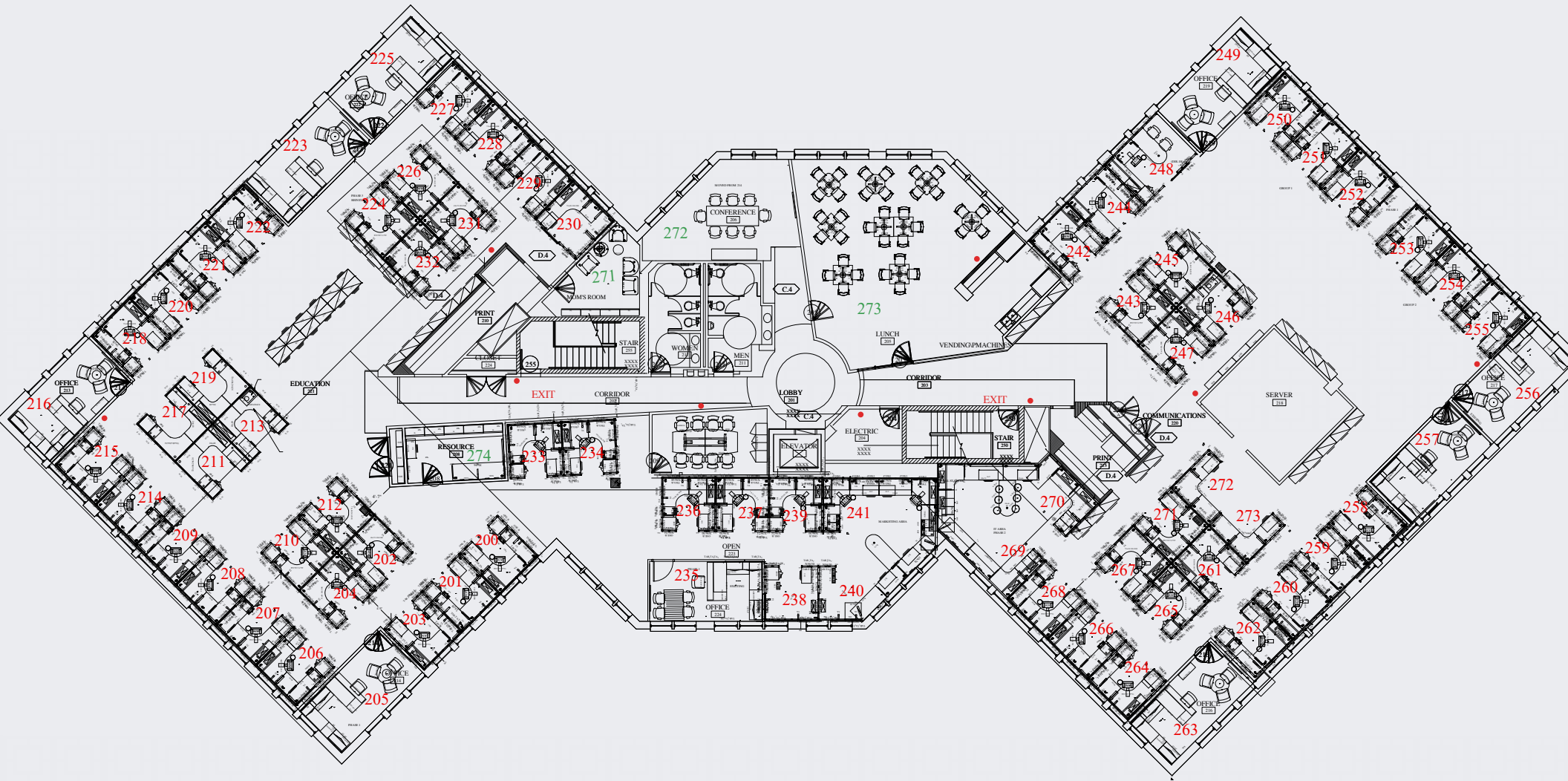










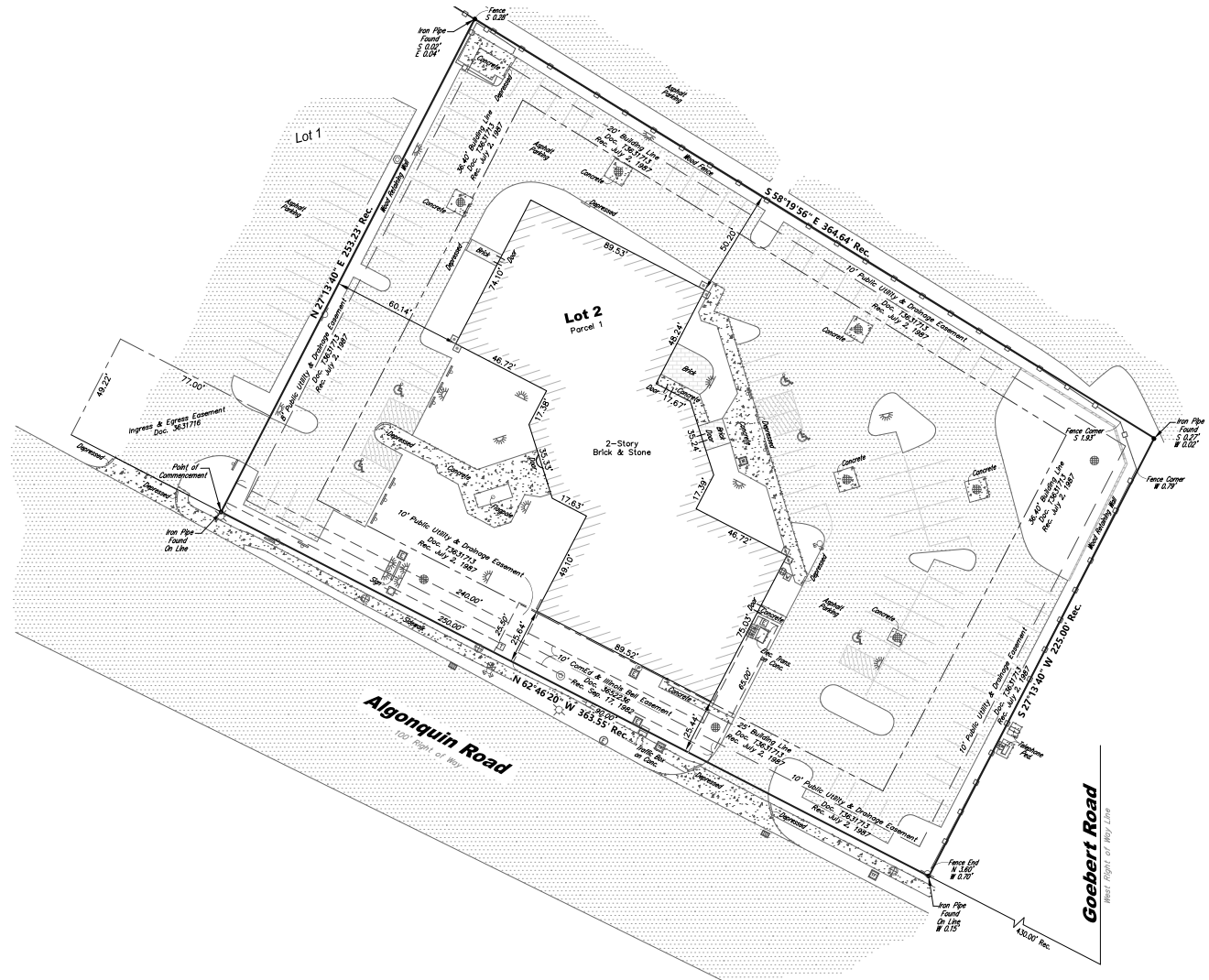


# 2ND FLOOR PLAN



# SURVEY

LEGEND	
●	FOUND IRON PIPE
⊕	FIRE HYDRANT
⊕	WATER MANHOLE
⊕	WATER VALVE
⊕	TRANS. POLE
⊕	UTILITY POLE
⊕	GAS METER
⊕	SANITARY MANHOLE
⊕	STORM MANHOLE
⊕	CATCH BASIN
⊕	INLET
⊕	FIRE ALARM
⊕	TELEPHONE PED
⊕	CAMERA
⊕	ELECTRIC MANHOLE
⊕	ELECTRIC TRANSFORMER
⊕	ELECTRIC BOX
⊕	ELECTRIC HANDHOLE
⊕	ELEC. METER
⊕	A.S.S. WATER
⊕	TRAFFIC HANDHOLE
⊕	LIGHT POLE
⊕	MISC LIGHT
⊕	MAIL BOX
⊕	SIGN
⊕	PIPING
⊕	HANDICAPPED PARKING



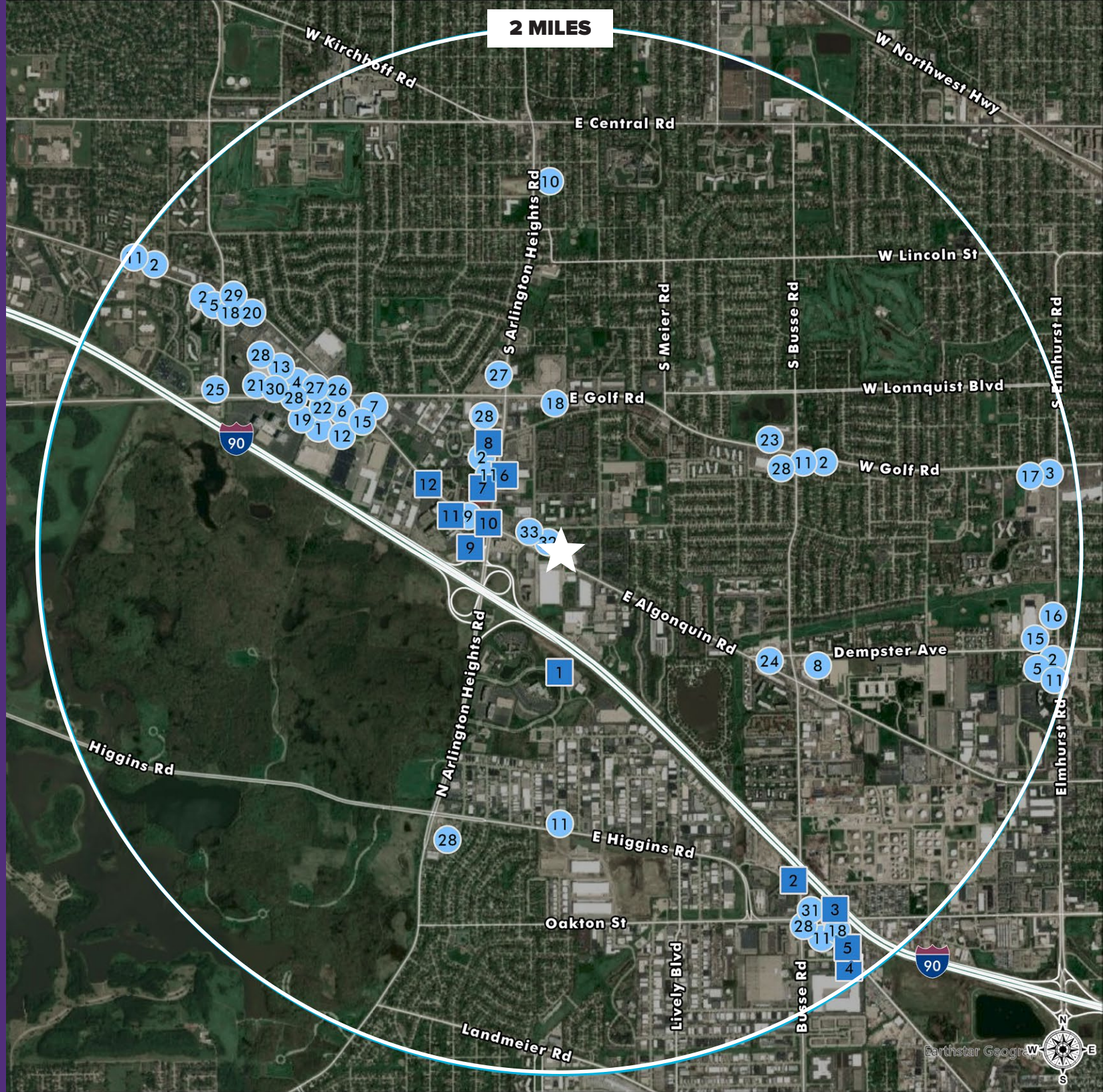


## HOTELS

1. Sheraton Suites
2. Best Western
3. La Quinta Inn
4. Howard Johnson
5. Days Inn
6. Holiday Inn Express
7. Comfort Inn
8. Wingate by Wyndham
9. DoubleTree by Hilton
10. Red Roof Inn
11. Courtyard
12. Motel 6

## RESTAURANTS

1. Arby's
2. Baskin Robbins (5)
3. Boston Market
4. Buona
5. Burger King (2)
6. Chipotle Mexican Grill
7. Cooper's Hawk
8. Colver's
9. Denny's
10. Domino's Pizza
11. Dunkin' Donuts (6)
12. Five Guys
13. Jersey Mike's
14. Jet's Pizza
15. Jimmy John's (2)
16. KFC
17. Little Caesars
18. McDonald's (3)
19. Noodles & Company
20. Oberweis Ice Cream
21. Panda Express
22. Panera Bread
23. Papa John's
24. Popeyes
25. Protillo's Restaurants
26. Potbelly Sandwich Works
27. Starbucks (2)
28. Subway (6)
29. Taco Bell
30. Tropical Smoothie Café
31. White Castle
32. Nikko Sushi Jsarang
33. Rack House Kitchen & Tavern







**FOR MORE INFORMATION, CONTACT:**

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**CBRE**

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