



OFFICE SPACE FOR LEASE

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



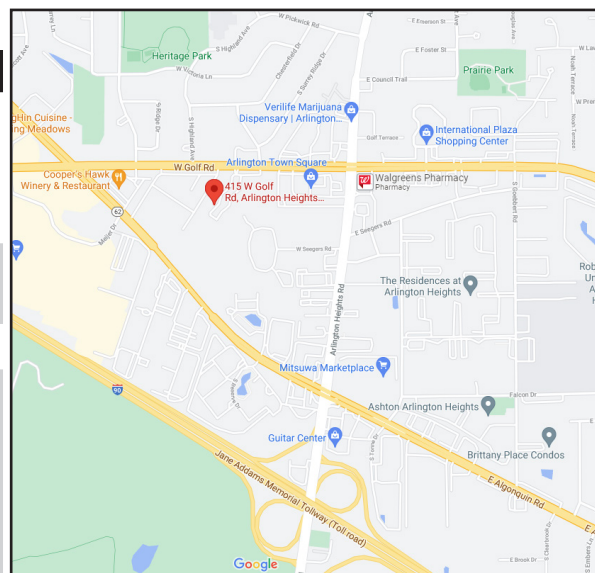
**Newly Renovated:
Parking Lot
Landscaping
LED Lighting
& More!**

BUILDING FEATURES:

- 200–4,562 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 3 privates Offices (Former LCSW space) 1 office w/ window \$425 *Per month
21	1,027 SF	
22-D *	225 SF	
39	994 SF	Includes Utilities* ASAP
55	250- 4,562 SF SF	Model Executive Sutes
59 B*	200 SF	*New Model Mini Suites *\$395 per month Includes Utilities
59- F*	225 SF	*\$425 PEr Month Includes Utilities
Executive Suites		



*INCLUDES GAS, ELECTRIC & COMMON AREA CLEANING

FOR MORE INFORMATION:

RANDY OLCZYK
Direct: 847.246.9611

randy@chicagolandcommercial.com

LEASING | SALES | TENANT ADVISORY | MANAGEMENT

RAY OKIGAWA
Direct: 847.246.9632

Ray@chicagolandcommercial.com



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.





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

BUILDING PHOTOGRAPHS



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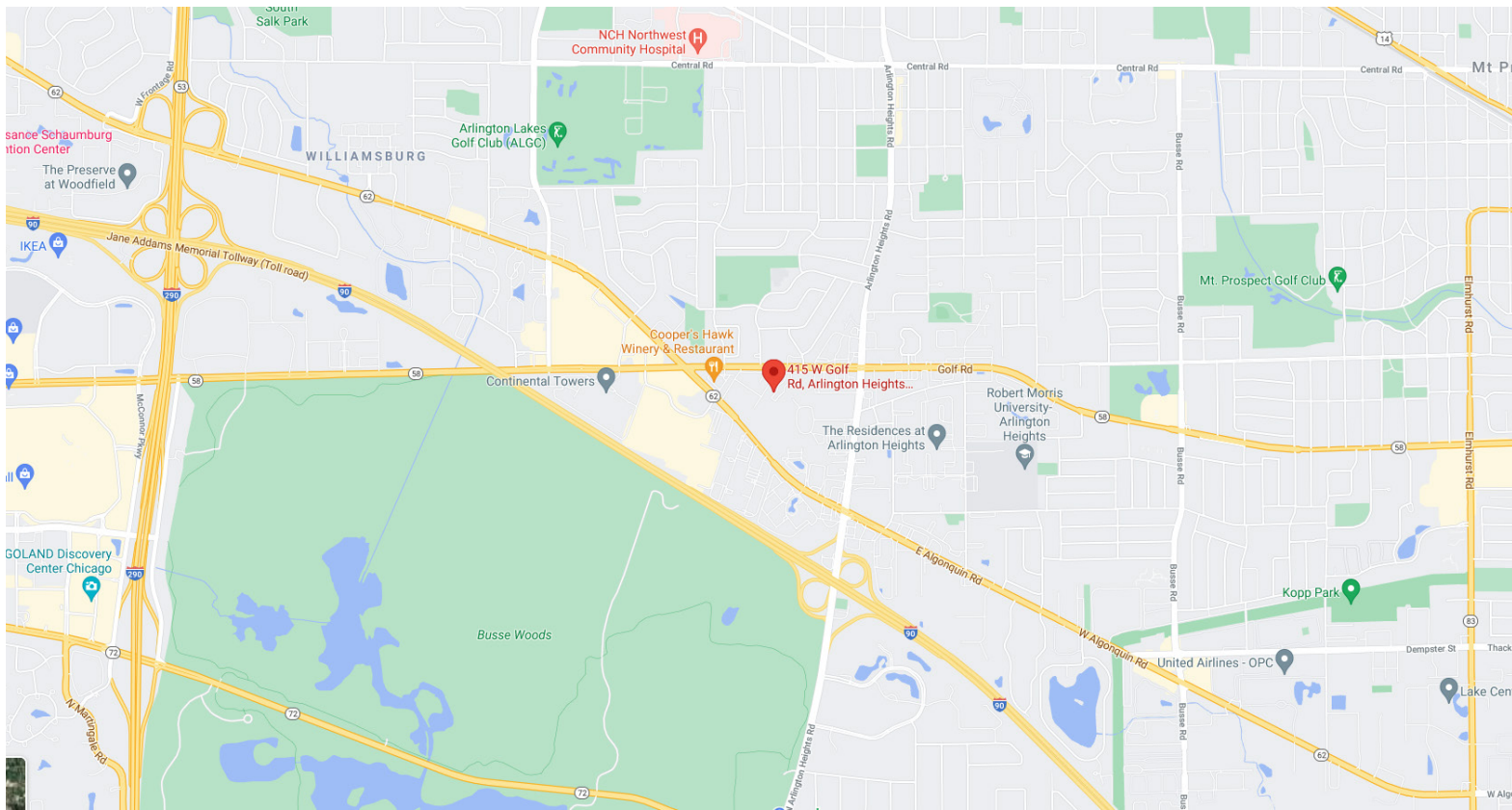




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LOCATION & AERIAL MAPS



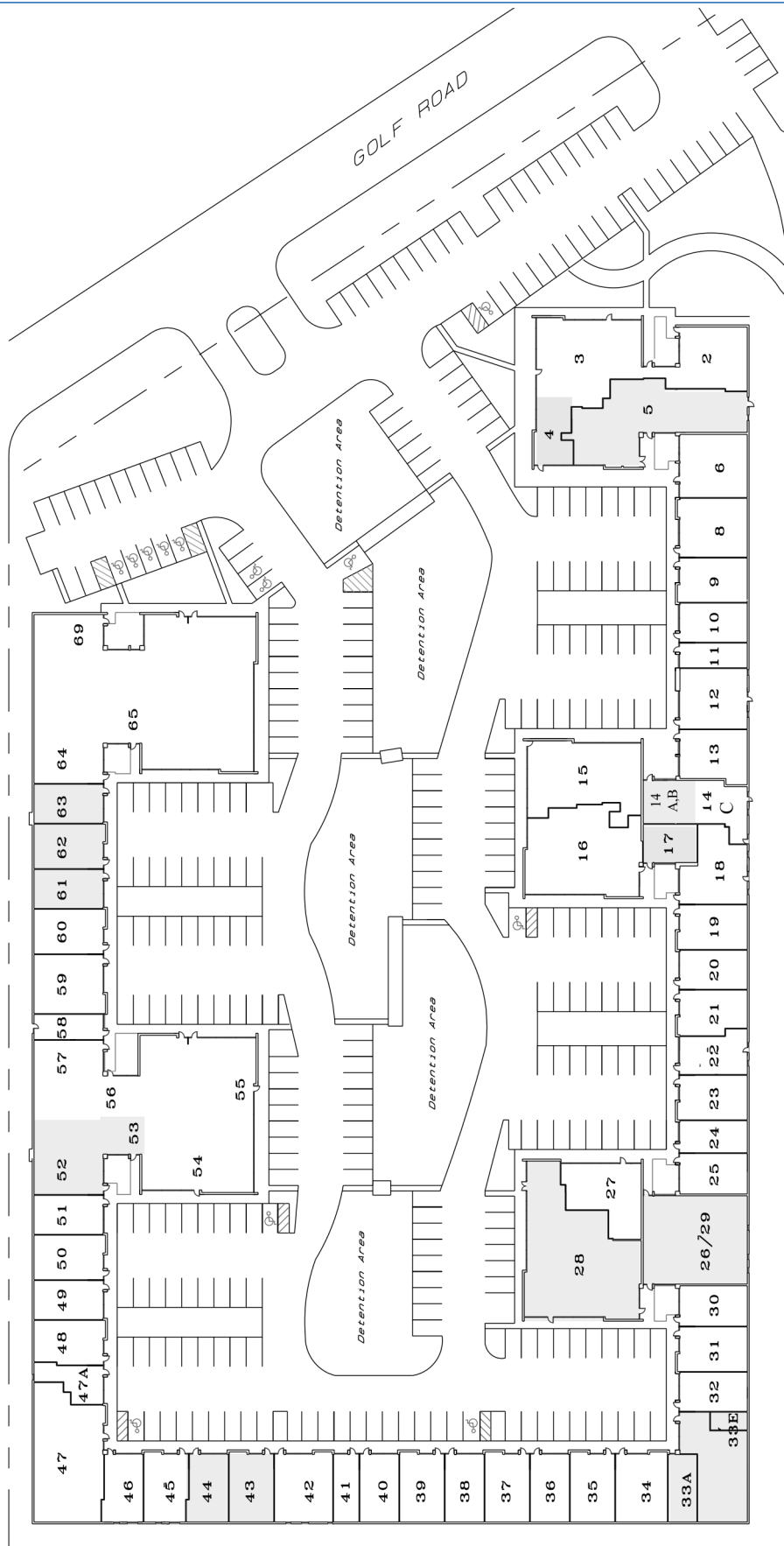
Brokers of Chicagoland Commercial, Inc. have a minority ownership interest in the property. Information contained herein has been obtained from the owners of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.



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BUILDING SITE PLAN



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DRONE AERIAL PHOTO

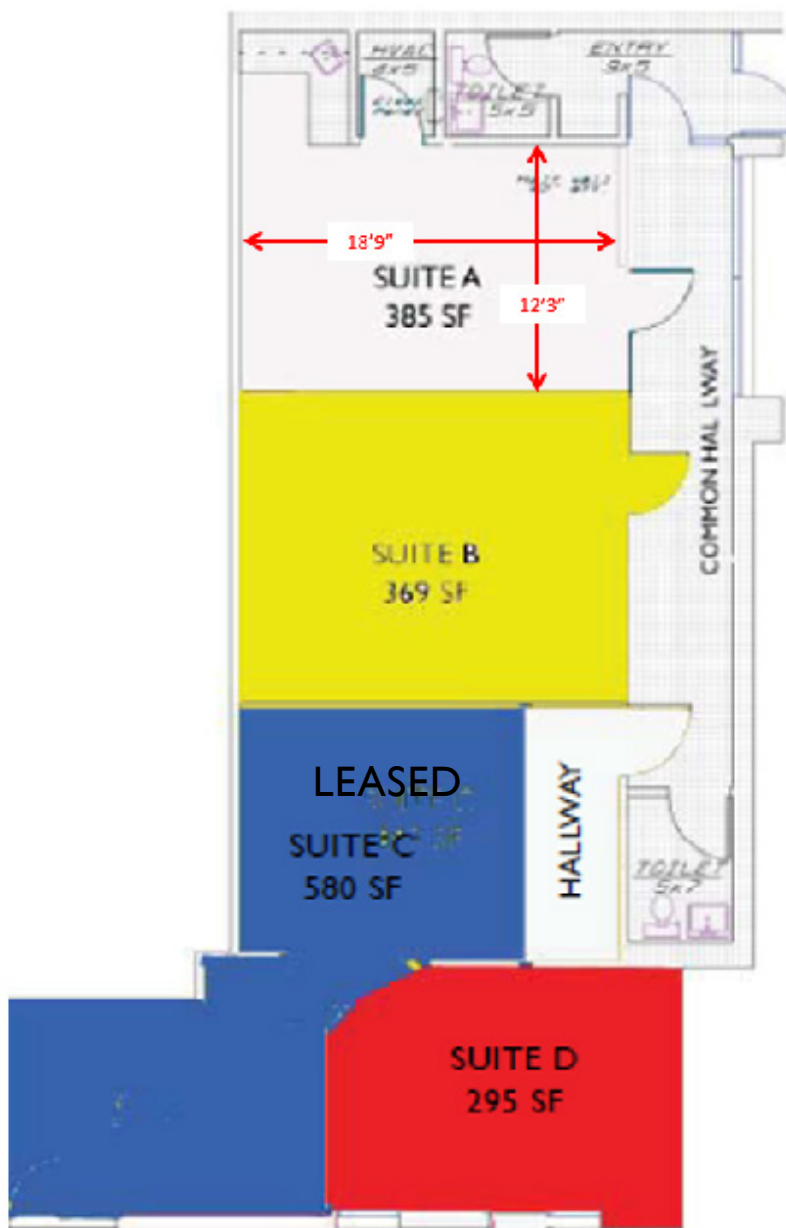




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GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL

FLOOR PLAN - SUITES 14 (A-D)



SUITE	SIZE (SF)	MONTHLY RENT
14-A	385 SF	\$475
14-D	295 SF	\$425

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



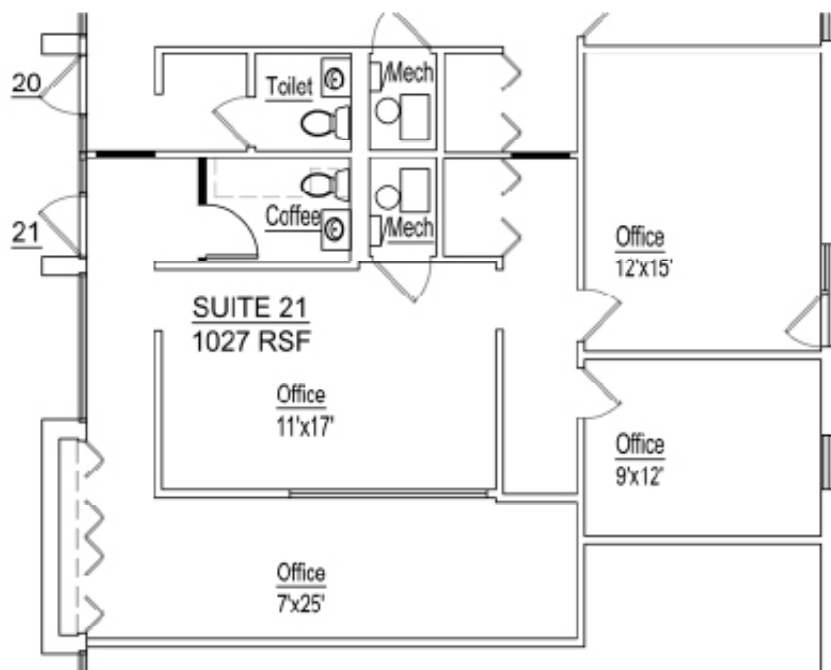
OFFICE/MEDICAL SPACE FOR LEASE

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

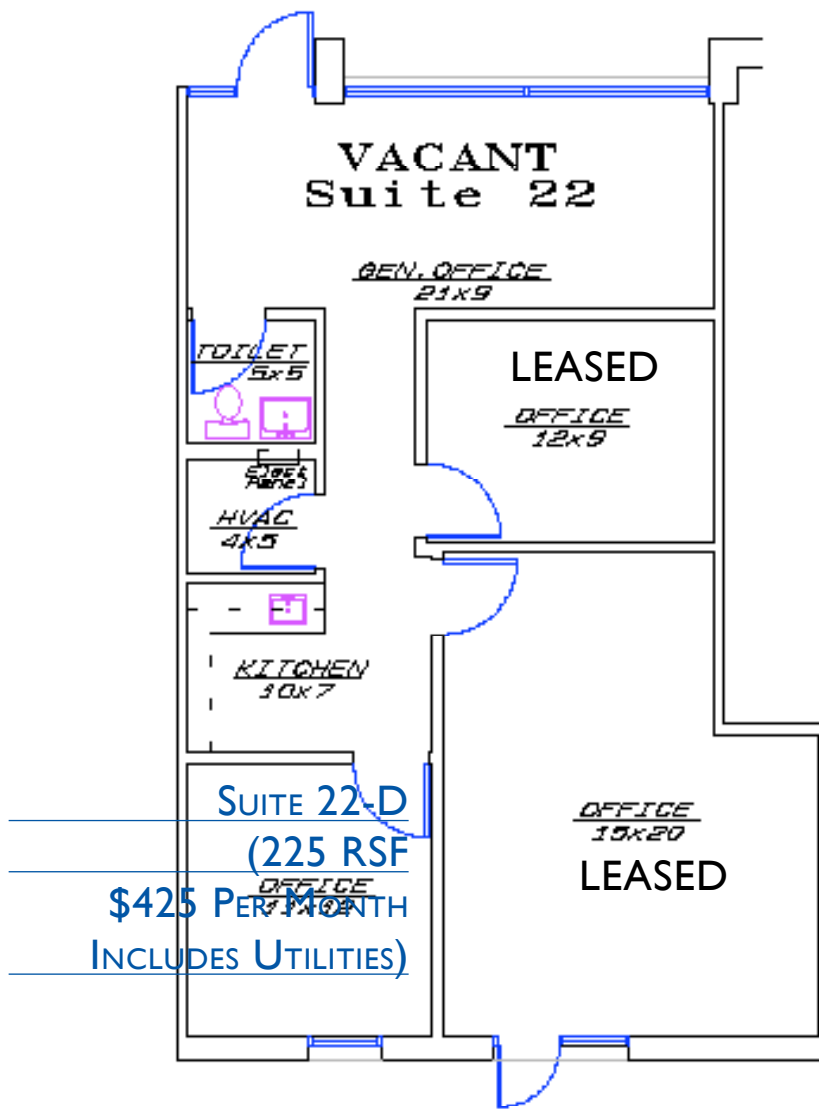




OFFICE/MEDICAL SPACE FOR LEASE

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 DRAWINGS FOR PLANNING PURPOSES. ALL ROOM DIMENSIONS
AND USE SHALL BE SUBJECT TO THE APPLICABLE CODES AND ALL APPLICABLE REGULATIONS. ALL
PARTS SHALL BE FINISHED AND VERIFIED PRIOR TO LEASE SIGNING.

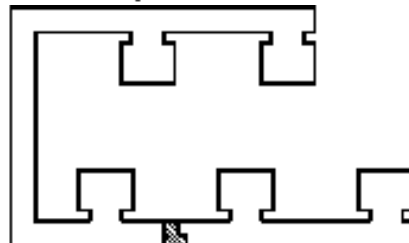
RBC, Inc.
Architects/Interior Designers
8155 Bloomington Ave.
Suite 222
Buffum Estates, IL 60102
847-420-0880
(F) 847-420-1022



**Chicago Land
Commercial**
8221 23100

Leasing
Sales
Tenant Advisors
Management

Key Plan





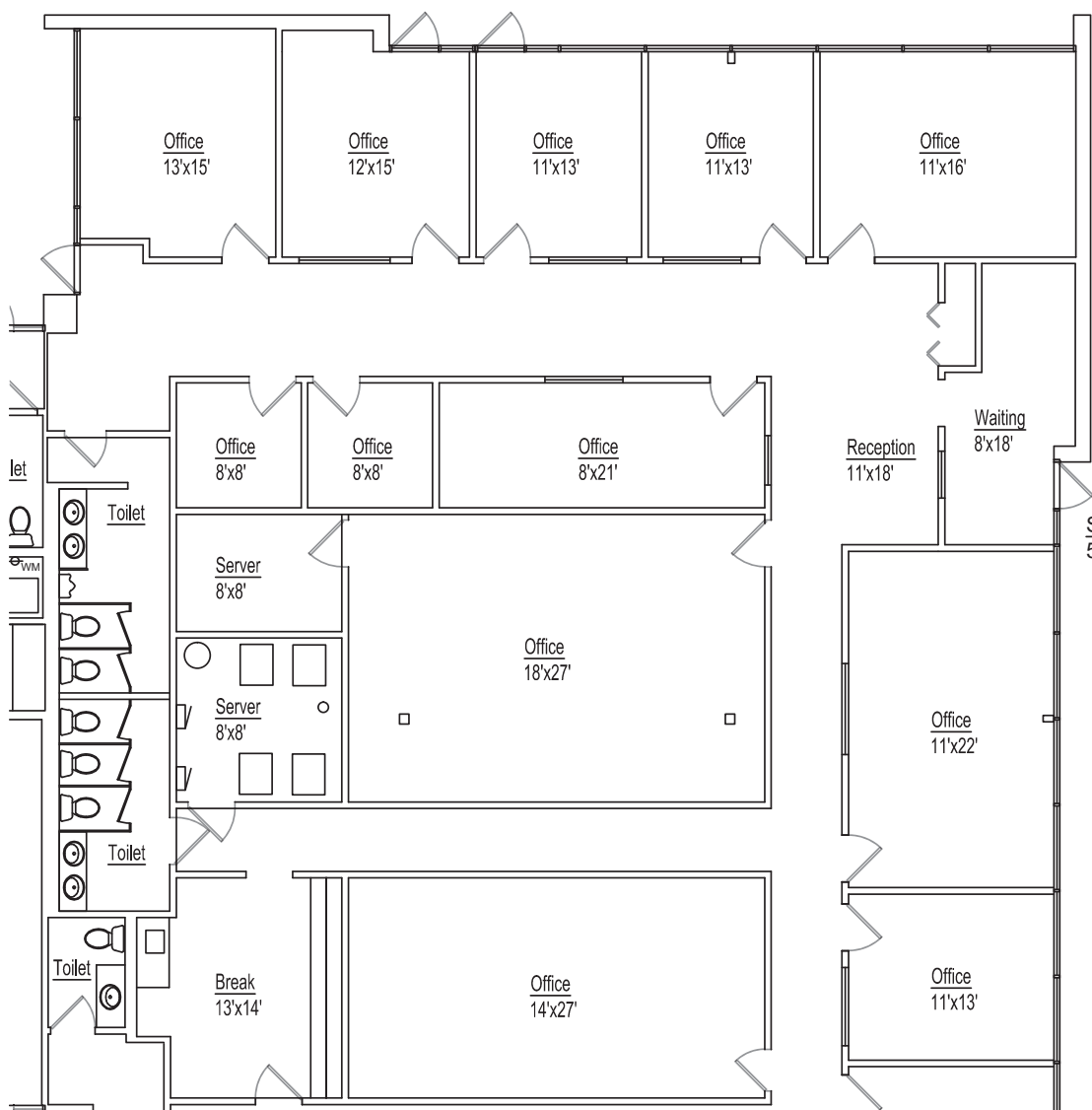
OFFICE/MEDICAL SPACE FOR LEASE

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

FLOORPLAN (250-4,562 SF)- SUITES 55

415 W Golf Road, Arlington Heights, IL

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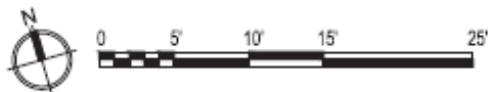


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GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL

EXECUTIVE SUITES FLOORPLAN (250-650 SF)- SUITES 55

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



4/7/23



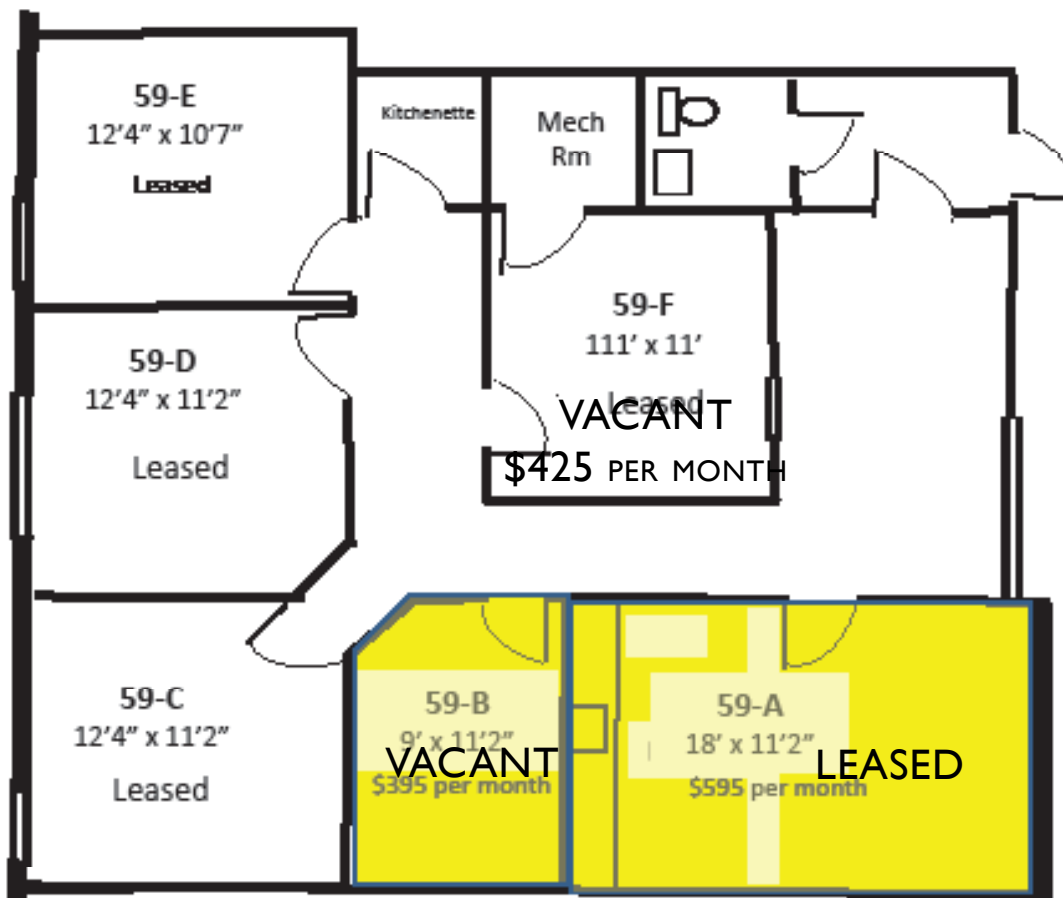
Rents for Suites 55-A through 55-N include heat, AC, & electricity
Tenants have 24/7 access.



OFFICE/MEDICAL SPACE FOR LEASE

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.**