



# OFFICE /MEDICAL SPACE FOR LEASE

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



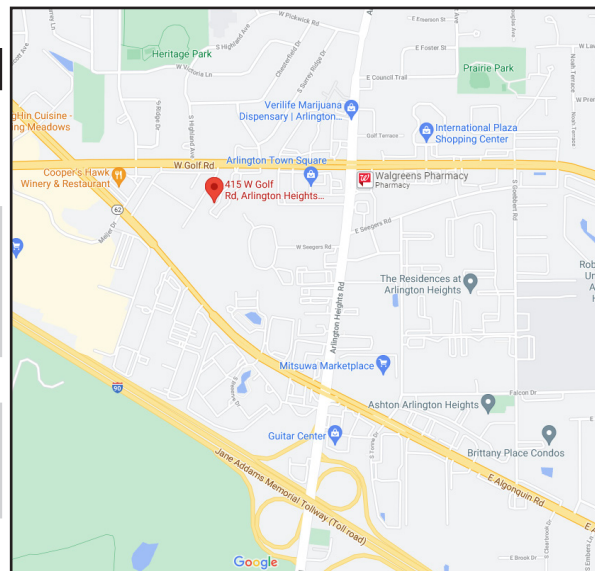
**Newly Renovated:  
Parking Lot  
Landscaping  
LED Lighting  
& More!**

### BUILDING FEATURES:

- 200–2,700 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-90
- Located at stoplight intersection of Golf & Algonquin Rds
- Pace Bus Stop located at property
- Walking distance to restaurants & hotels
- Fedex & UPS drop boxes on site
- Professional Property management
- **Rental Rate: \$15.50-\$16.75 Modified Gross**

### AVAILABLE SPACE:

SUITE	SIZE (SF)	AVAILABLE
1	835 SF (Medical)	ASAP
6	2,765	60 days
28	2,700 SF	30 Days
33-D	150 SF	\$395 Per Month Gross **
37	994 SF	ASAP
40	879 SF	ASAP
43-44	1,885 SF	ASAP
45	994 SF	30 Days
59 A-F	200 - 400 SF	**New Model Mini Suites with windows
Executive Suites		**Move In Ready Suites \$395-\$595 Per



\*\*INCLUDES GAS, ELECTRIC, & JANITORIAL SERVICES

### 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.



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

## BUILDING PHOTOGRAPHS



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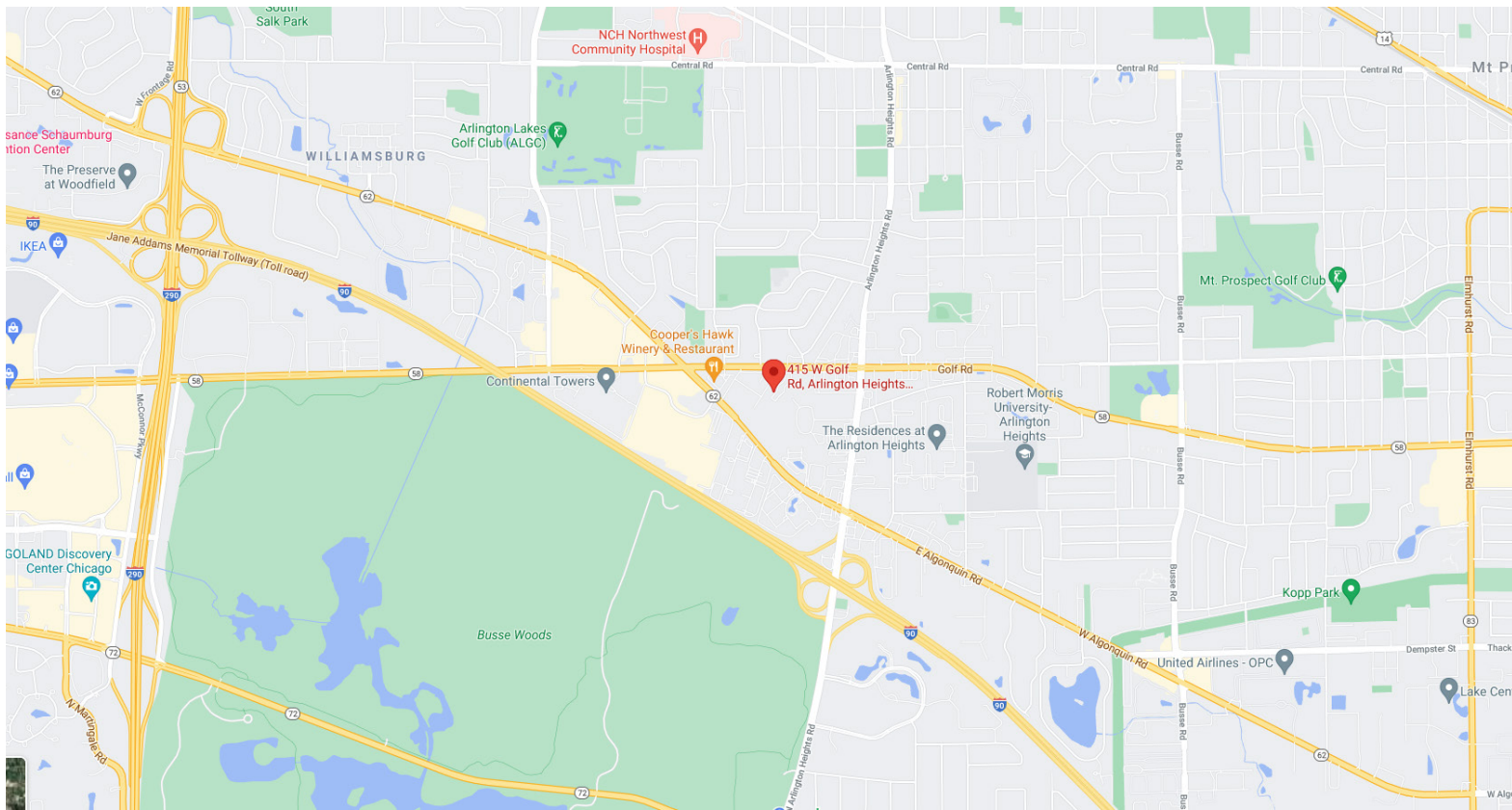




# OFFICE/MEDICAL SPACE FOR LEASE

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

### LOCATION & AERIAL MAPS



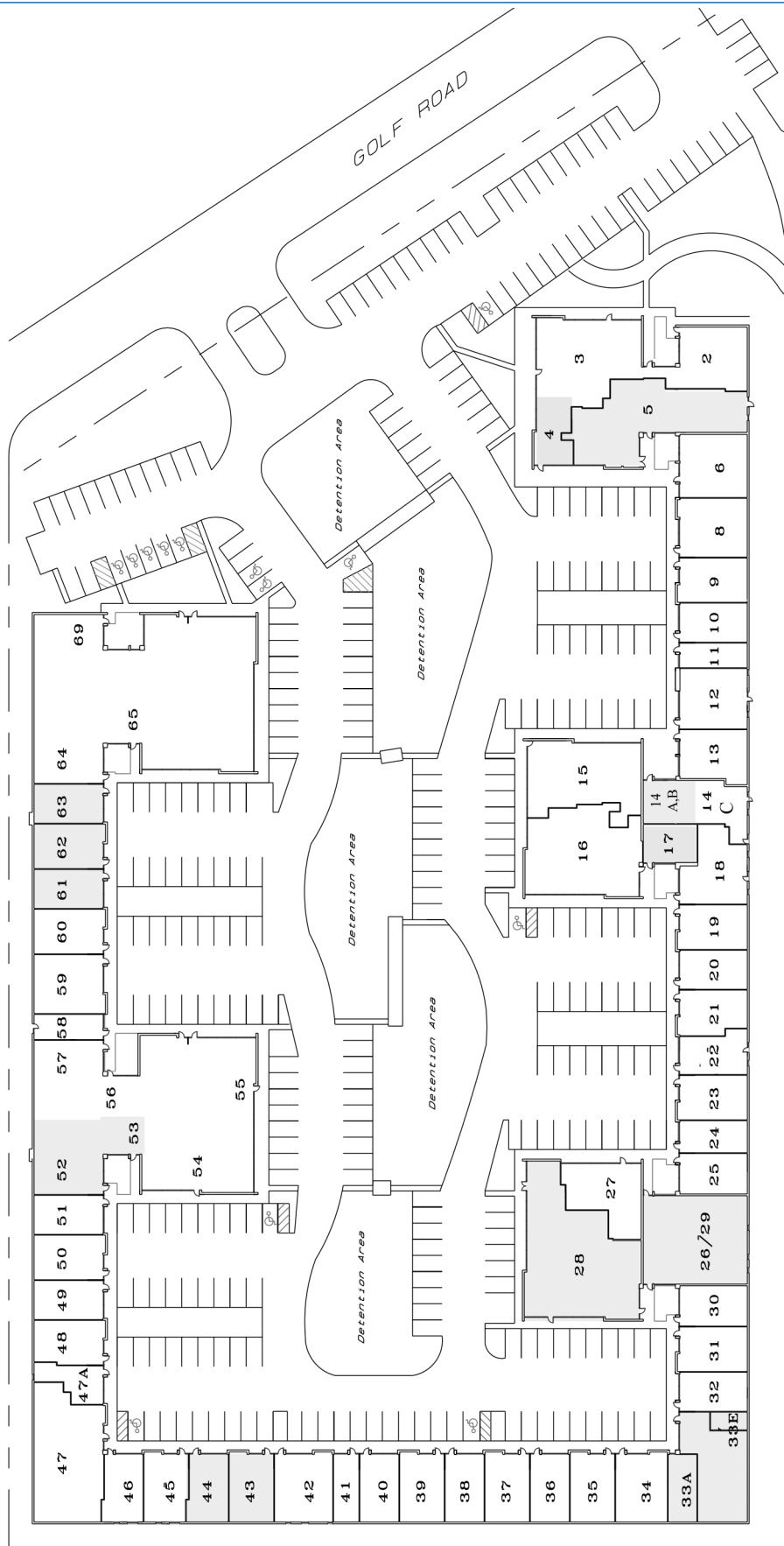
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### BUILDING SITE PLAN



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DRONE AERIAL PHOTO

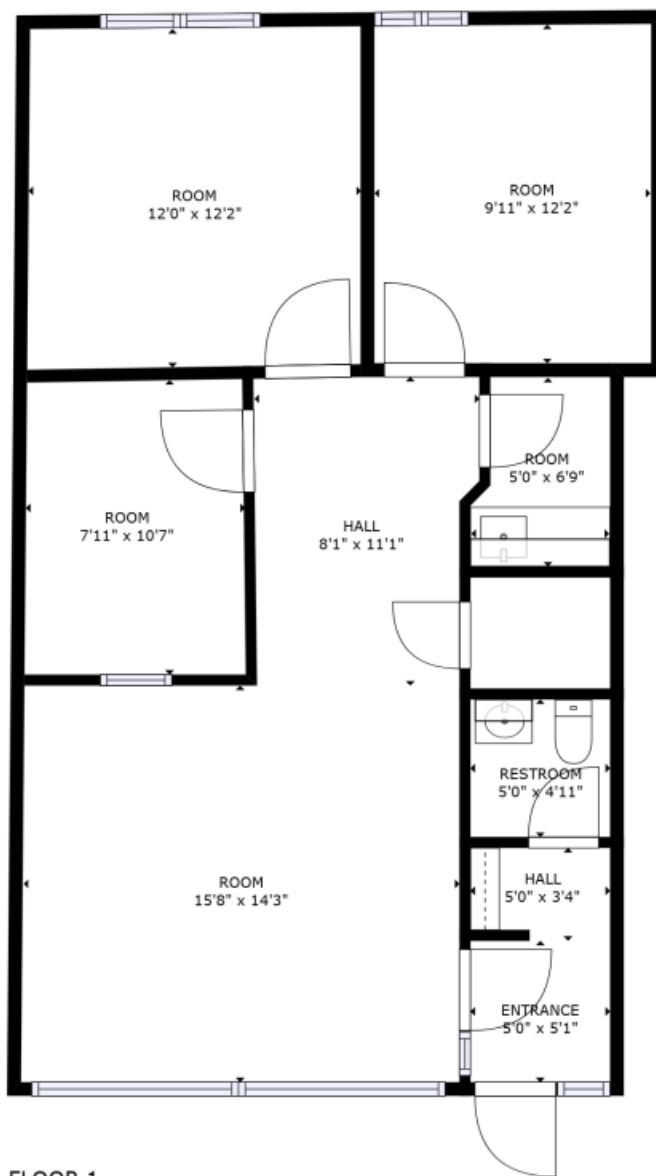




# OFFICE/MEDICAL SPACE FOR LEASE

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

MEDICAL/OFFICE SPACE 835 SF- SUITE # 1



FLOOR 1



# OFFICE/MEDICAL SPACE FOR LEASE

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

OFFICE SPACE **2,765 SF**- SUITES 6-8

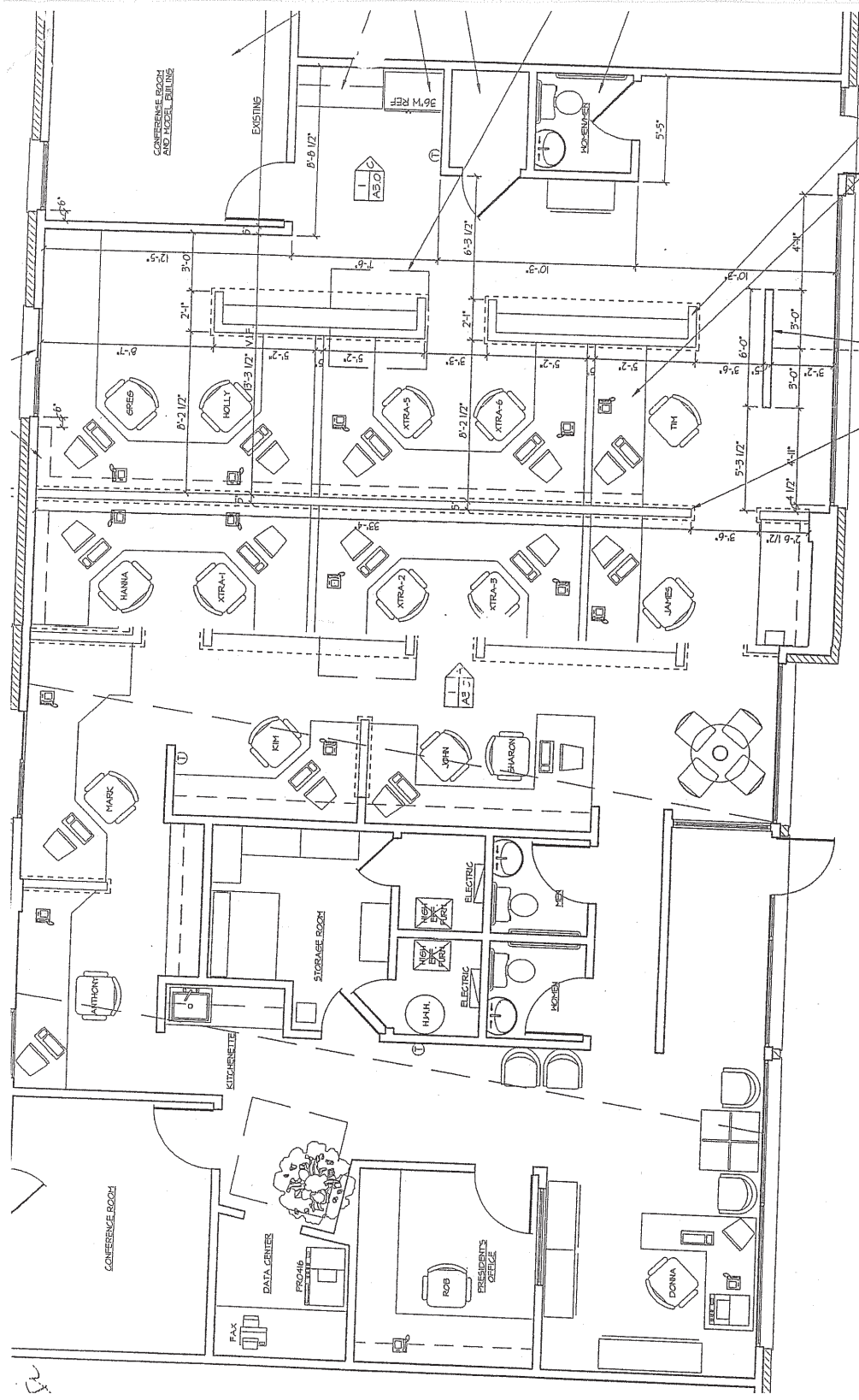


EXHIBIT "A"

(Not to Scale)

415 W. Golf Road  
Suites 6 & 8  
Arlington Heights, Illinois

Suite 6 - 1886 square feet  
Suite 8 - 879 square feet  
TOTAL 2765 square feet



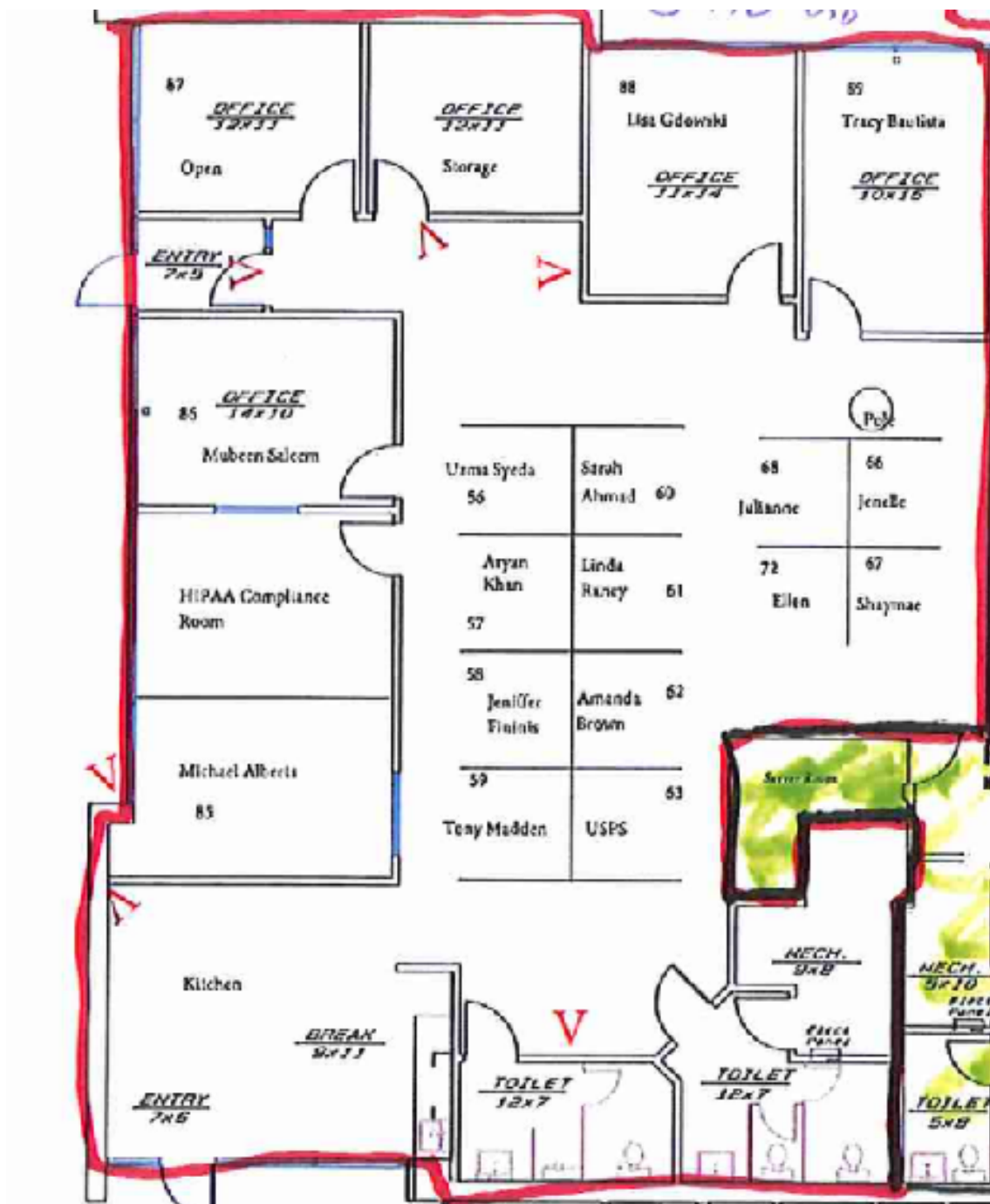




# OFFICE/MEDICAL SPACE FOR LEASE

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

OFFICE SPACE 2,700 SF- SUITE 28

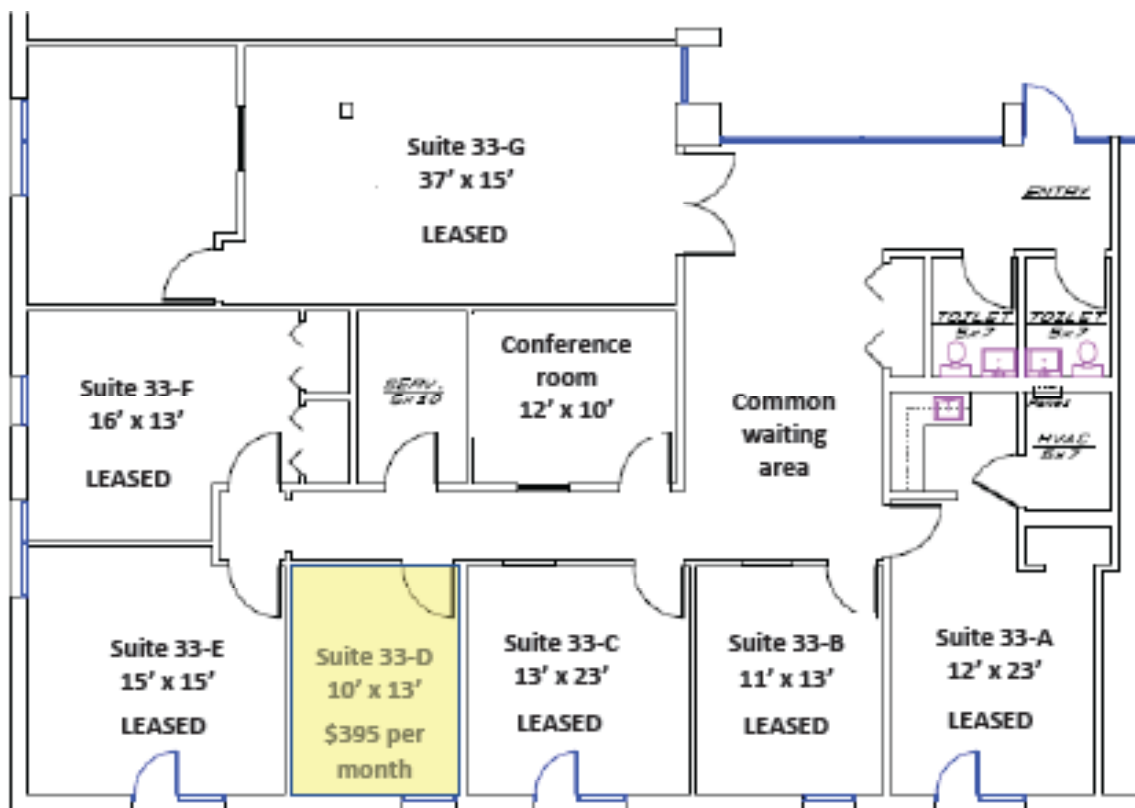




# OFFICE/MEDICAL SPACE FOR LEASE

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

FLOOR PLAN - SUITE 33



### Golf Corporate Center

Suite 33 8007 RSP

No Scale

NOTE:

PRELIMINARY DIMENSIONS FOR PLANNING PURPOSES. ALL ROOM DIMENSIONS HAVE BEEN PROVIDED TO THE NEAREST FOOT AND ARE APPROXIMATED. SUITE FOOTAGE SHALL BE MEASURED AND VERIFIED PRIOR TO LEASE SIGNING.

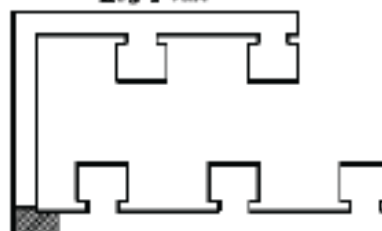
**RBG, Inc.**  
Architects/Builders  
415 W. Golf Road  
Suite 8  
Arlington Hts. IL 60005  
847-794-0995  
(F) 847-794-0998  
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**Chicago and Land Commercial**  
REAL ESTATE

Leasing  
Sales  
Tenant Advisory  
Management

Key Plan



**Mini-suite rents include heat, AC, and electricity.**

SUITE	SIZE (SF)	MONTHLY RENT
33-D	150 SF	\$395

All suites have windows

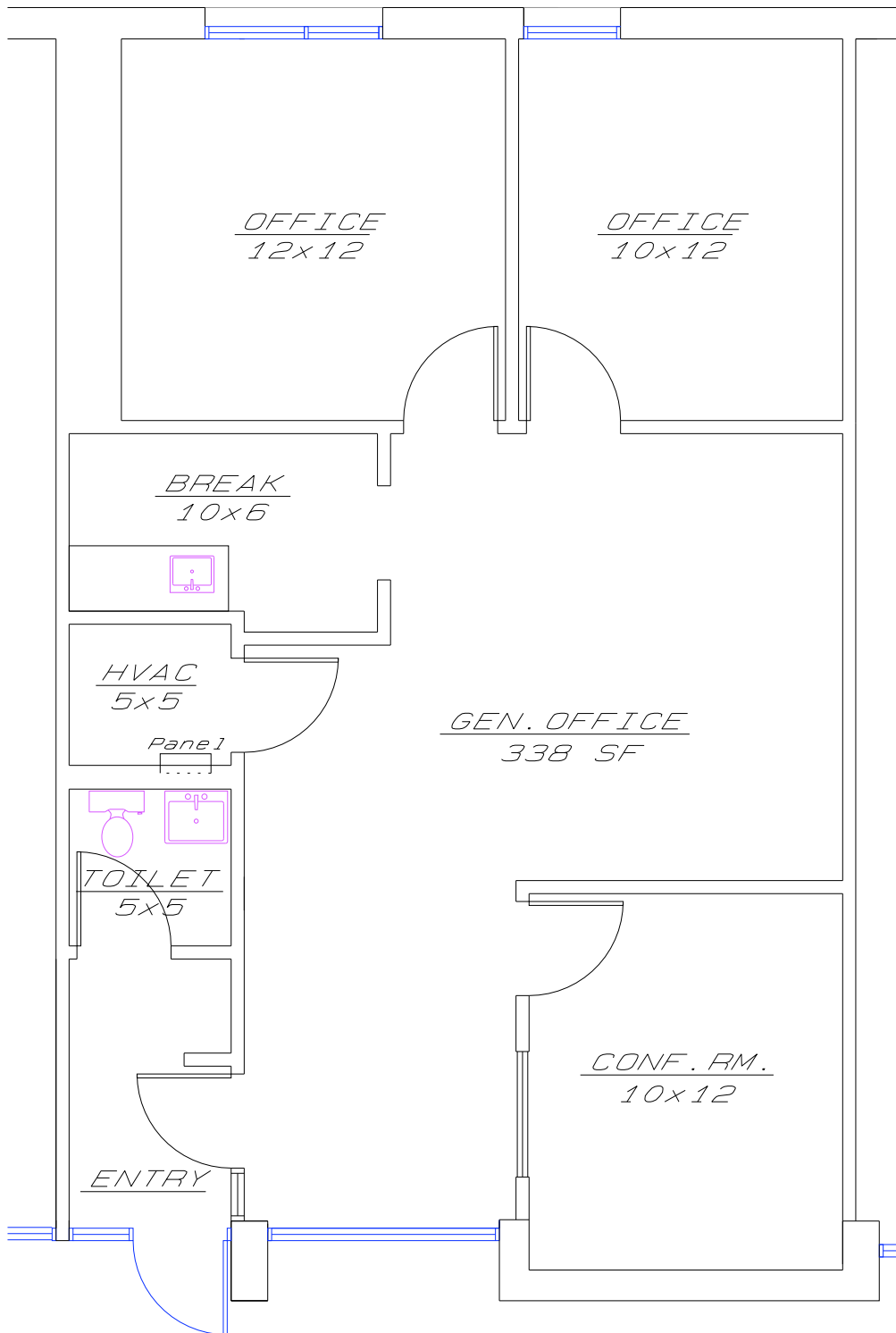
**\*RENT INCLUDES GAS, ELECTRIC AND JANITORIAL SERVICES.**



# OFFICE/MEDICAL SPACE FOR LEASE

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

OFFICE SPACE 994 SF- SUITES 37



**Golf Corporate Center**  
Suites 37 994 RSF

January 8, 2013



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.

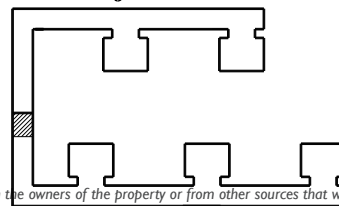
**RBG, Inc.**  
Architects/Builders  
415 W. Golf Road  
Suite 6  
Arlington Hts. IL 60005  
847-734-0635



**Chicago and Land Commercial**

Leasing  
Sales  
Tenant Advisory  
Management

Key Plan



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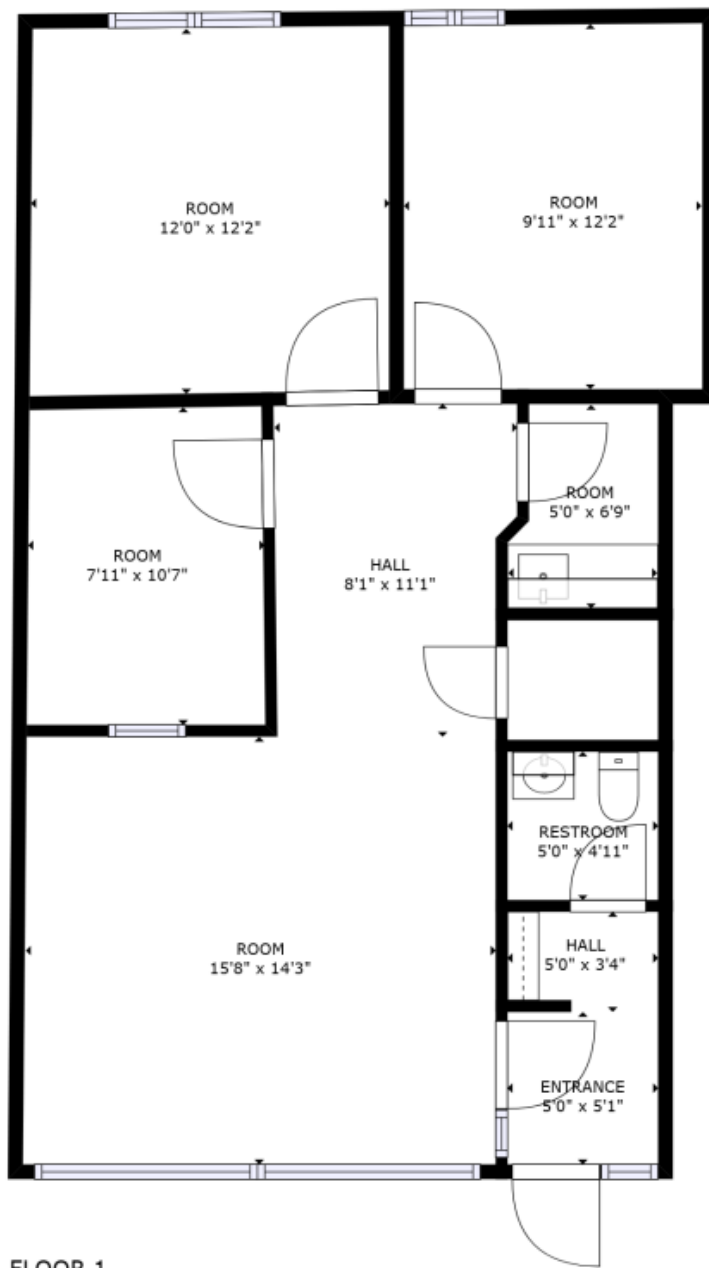
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# OFFICE/MEDICAL SPACE FOR LEASE

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

FLOOR PLAN - SUITE 40 (879 SF)



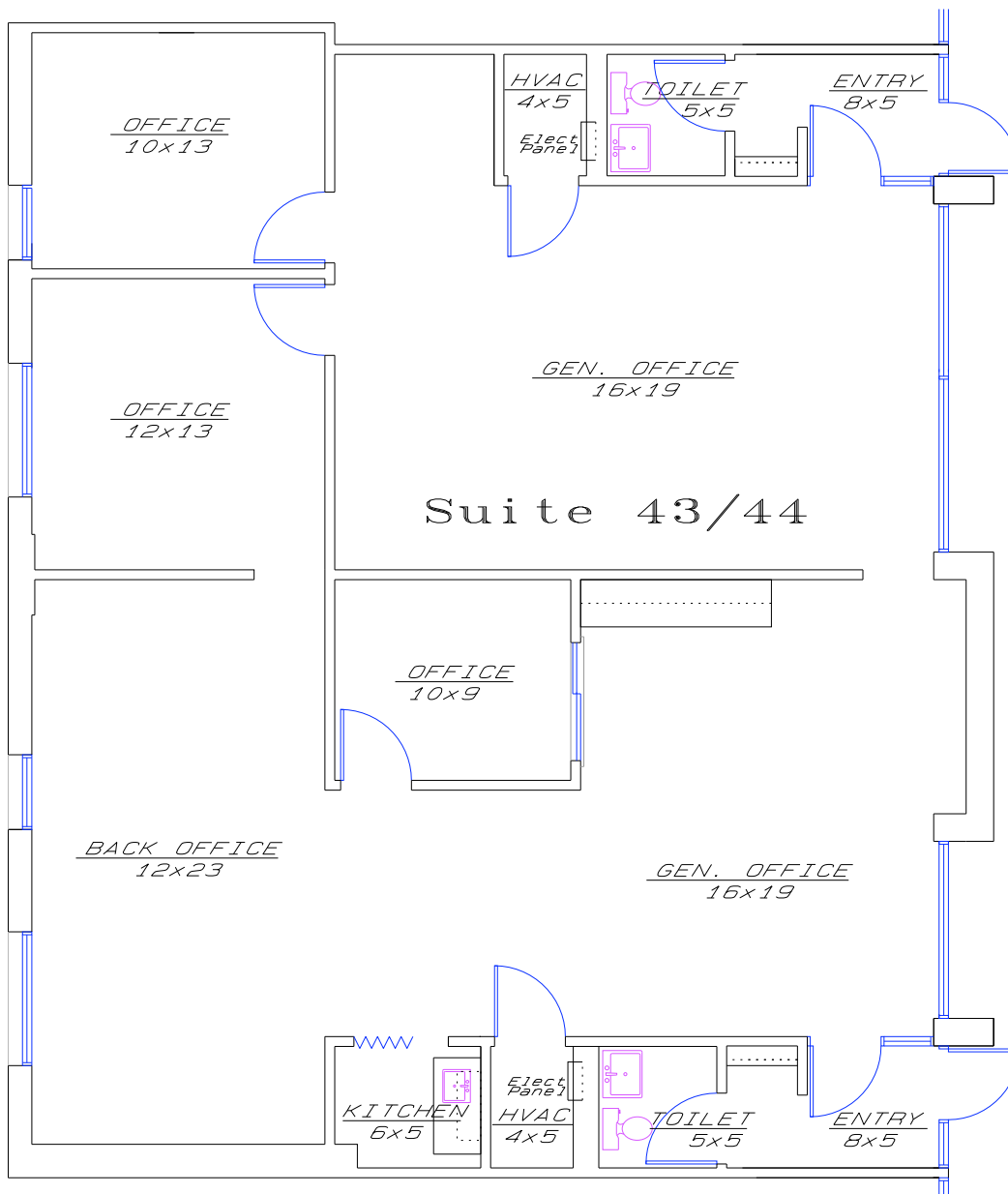
FLOOR 1



# OFFICE/MEDICAL SPACE FOR LEASE

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

### FLOOR PLAN - SUITE 43-44 (1,885 SF)



**Golf Corporate Center**  
 Suite 43/44 1885 Total SF

January 25, 2012



No Scale  
 NOTE:

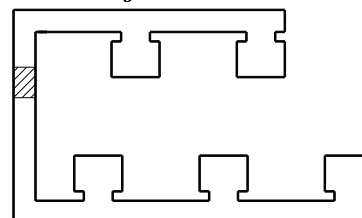
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**RBC, Inc.**  
 Architects/Builders  
 415 W. Golf Road  
 Suite 6  
 Arlington Hts. IL 60005  
 847-734-0635  
 (F) 847-734-0632  
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**Chicago Land Commercial**  
 REAL ESTATE  
 Leasing  
 Sales  
 Tenant Advisory  
 Management

Key Plan

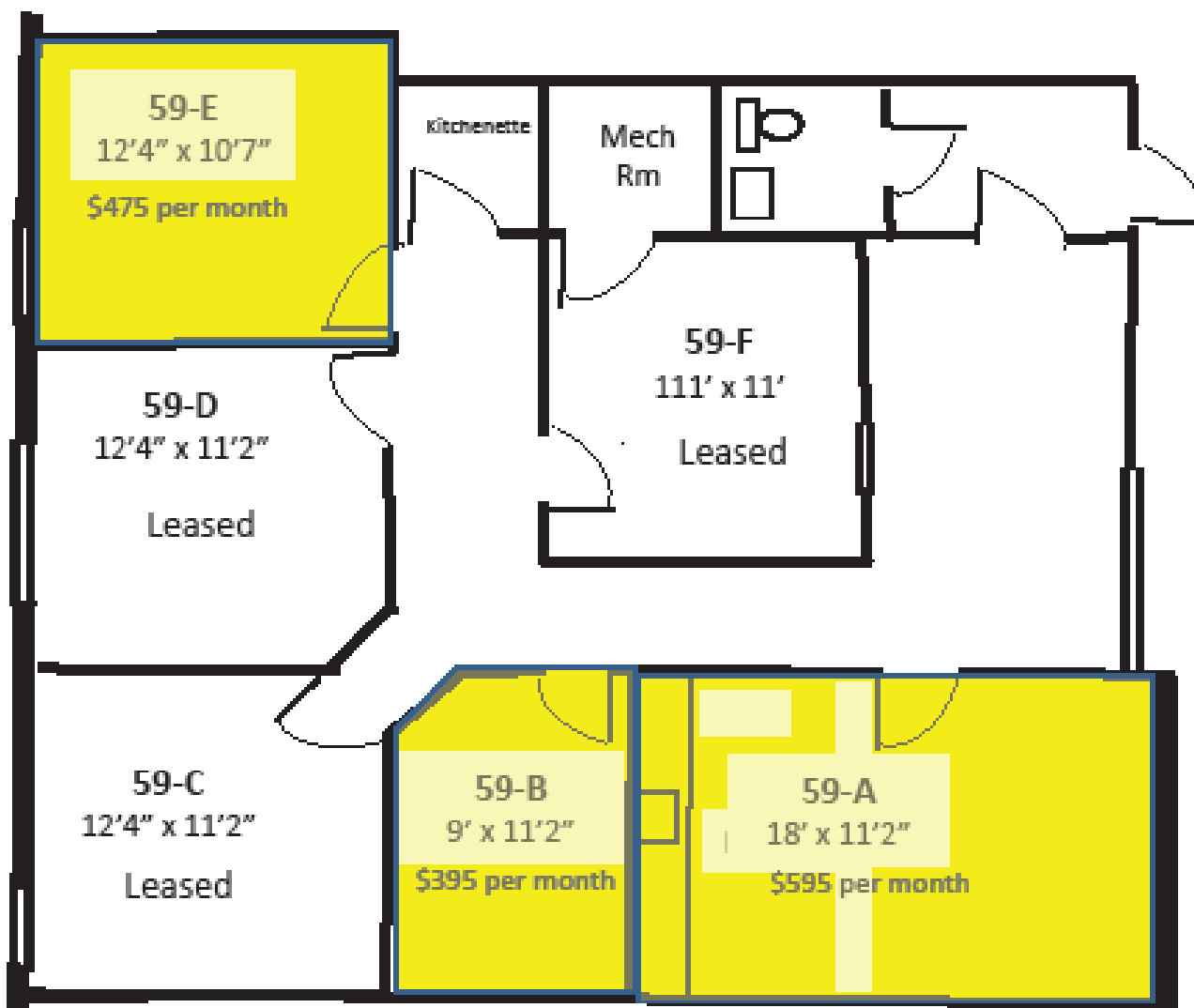




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GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL

MOVE IN READY ALL INCLUSIVE EXECUTIVE SUITES FROM 200-400 SF- SUITE 59



415 W. Golf Rd  
Suite 59  
Arlington Heights, IL

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