



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

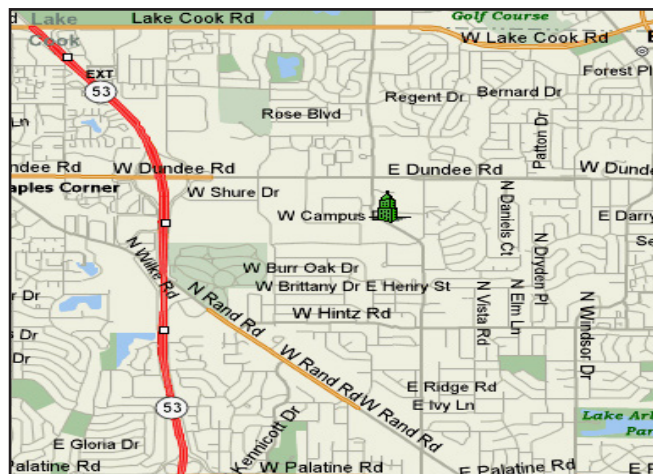


BUILDING FEATURES:

- 252 -2,617 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-I (Office or Medical Approved)
- 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
3265	302-310	995 -2,617 SF	Open space (Divisible)
3295	110	252 SF	All Inclusive executive suites!*
	A,B,or D		\$400-\$450/month Includes Utilities*
3295	113-114	1,800 SF	Built out Medical space with Signage on Arlington Hts Rd
3295	106	1,394 SF	Private offices & exam rooms w/ sinks (Former Prosthetic's space)



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

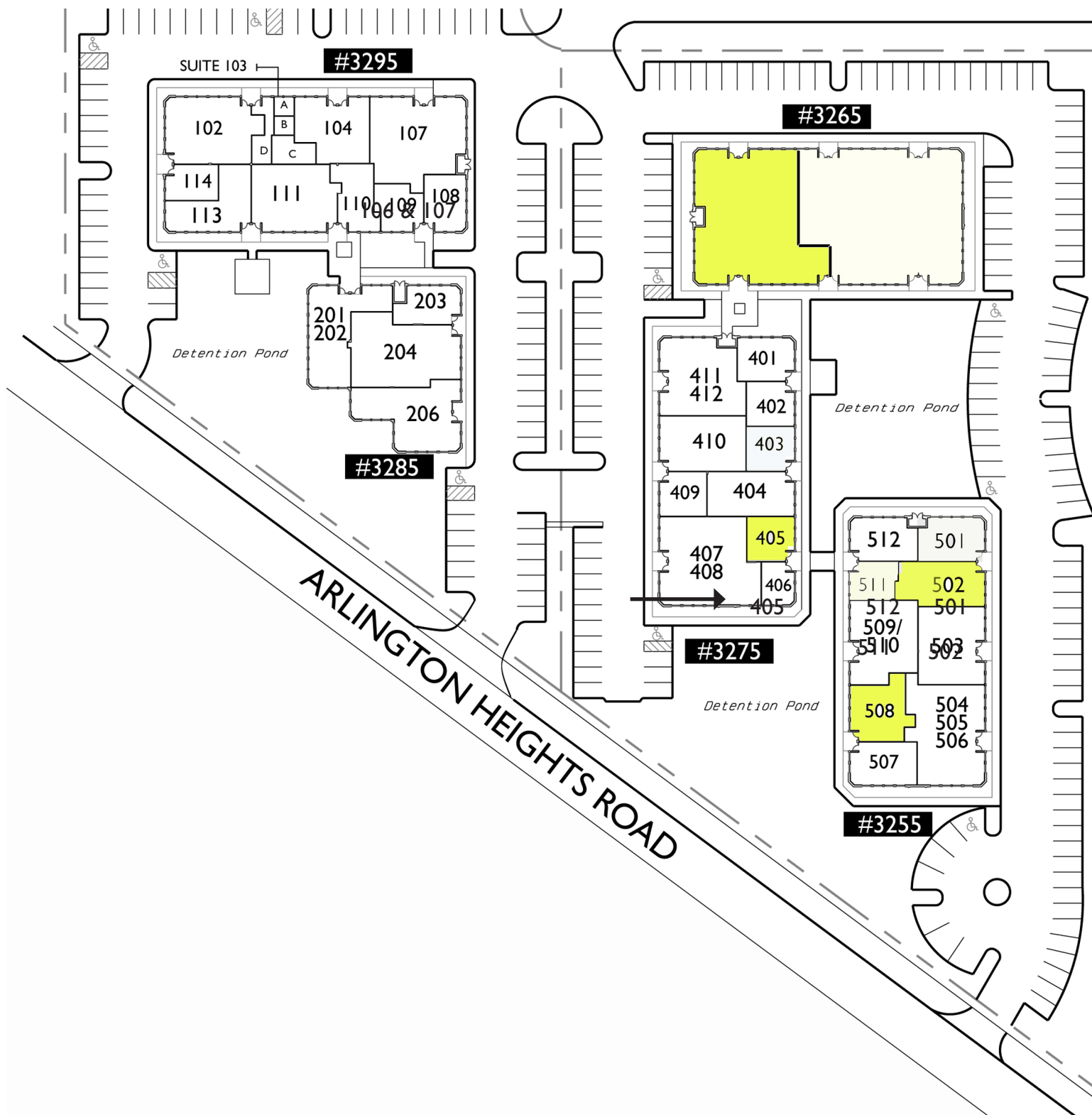




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MASTER SITE PLAN



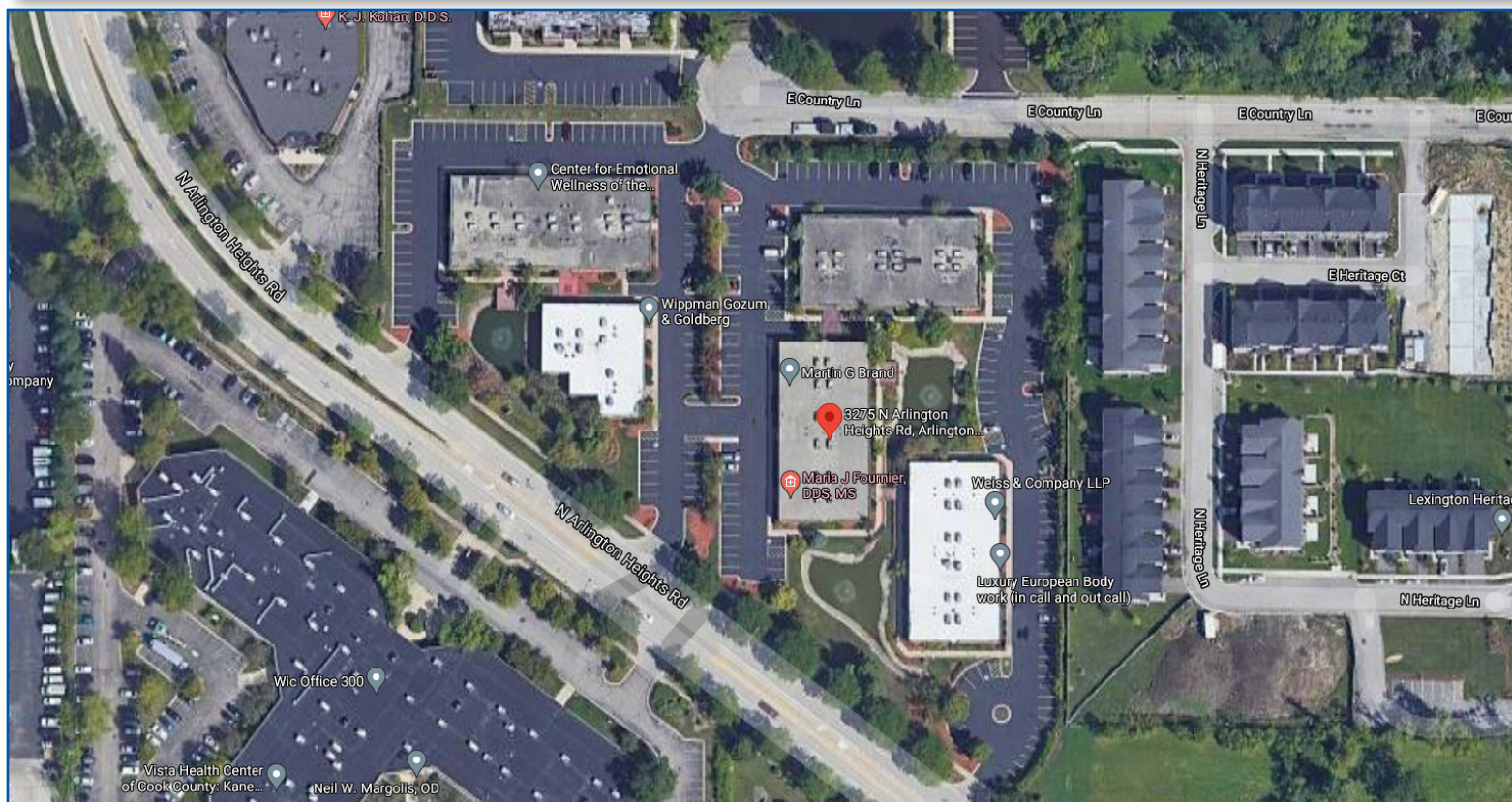
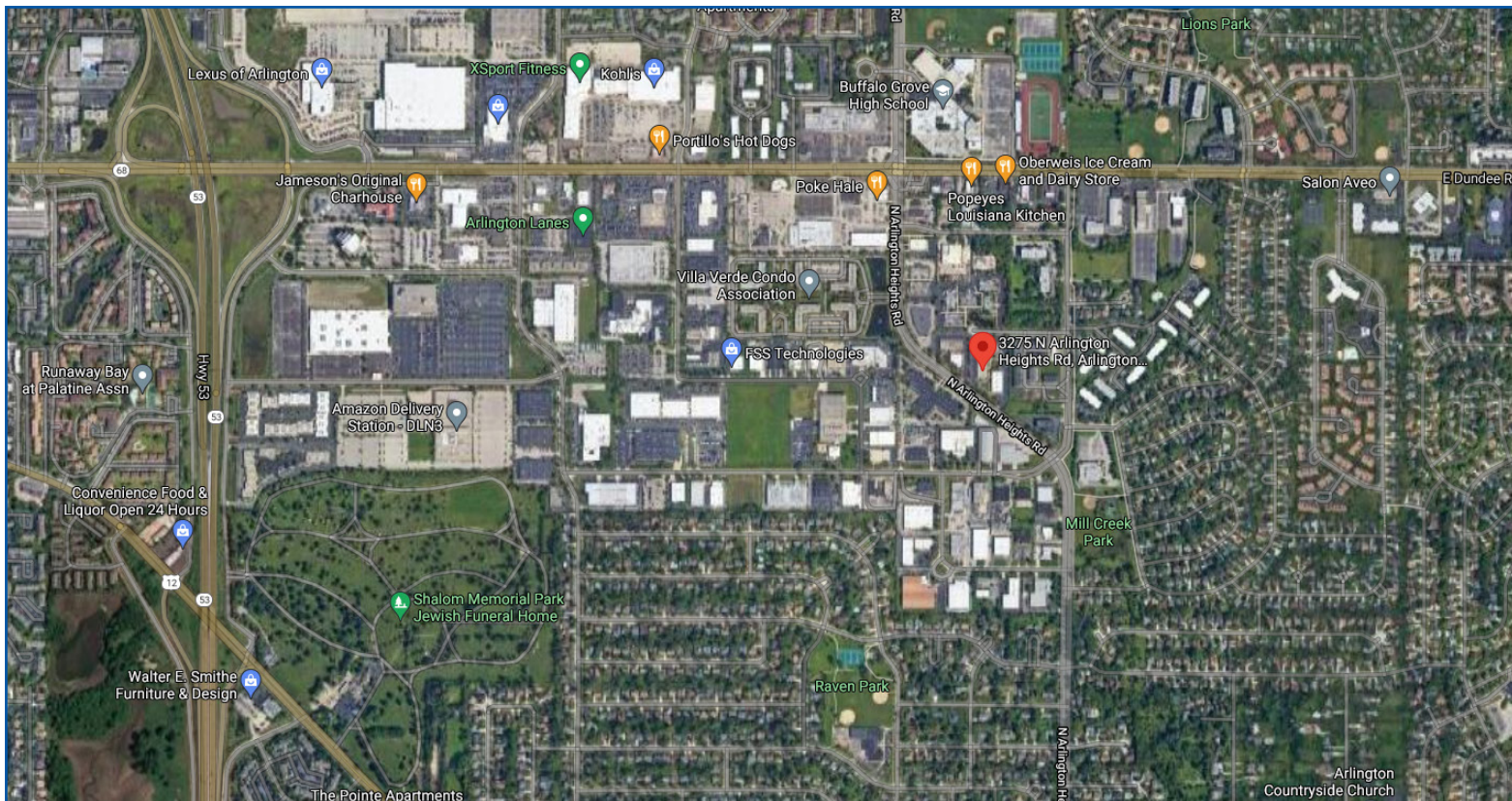


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AREA MAPS



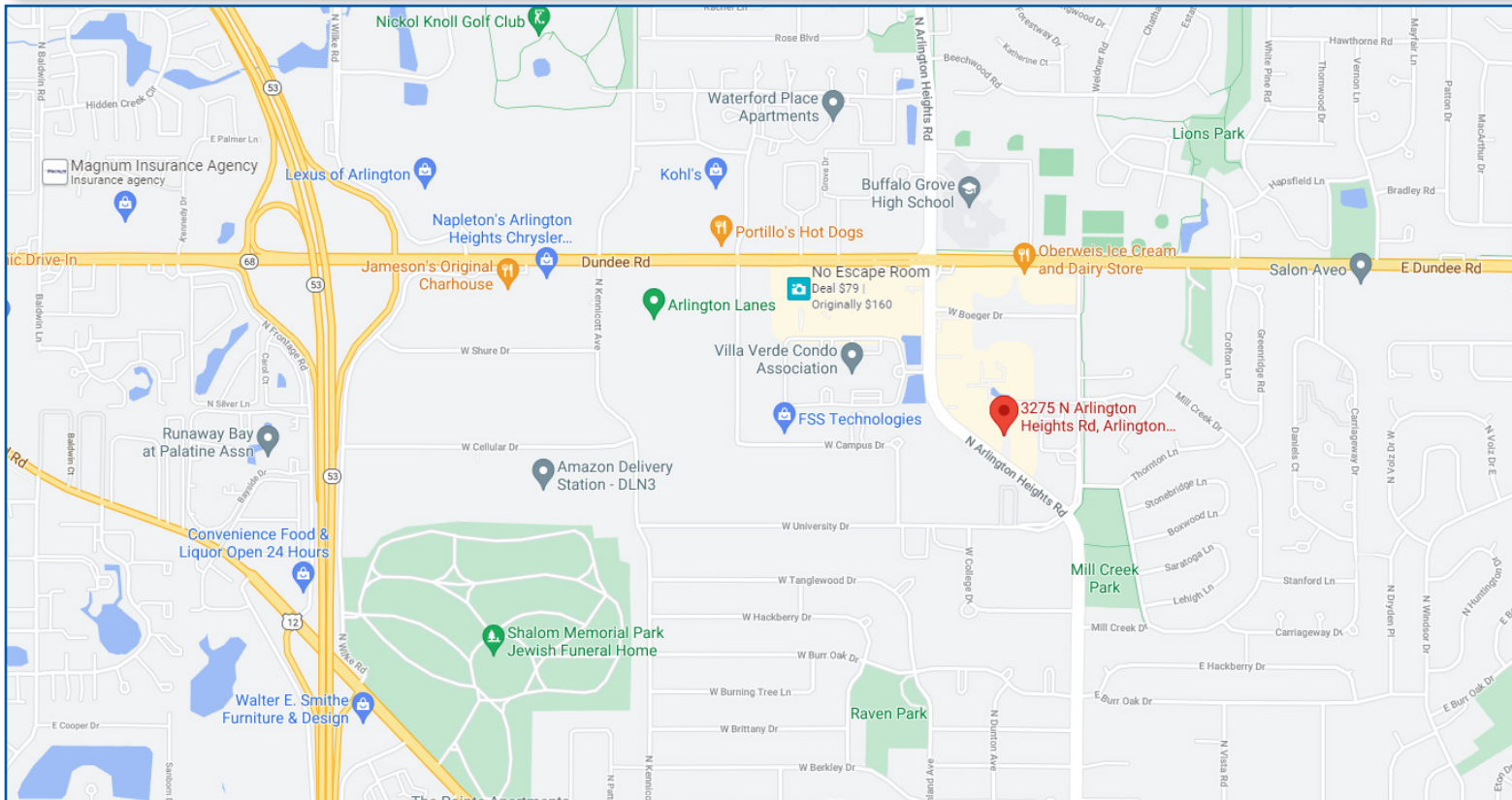
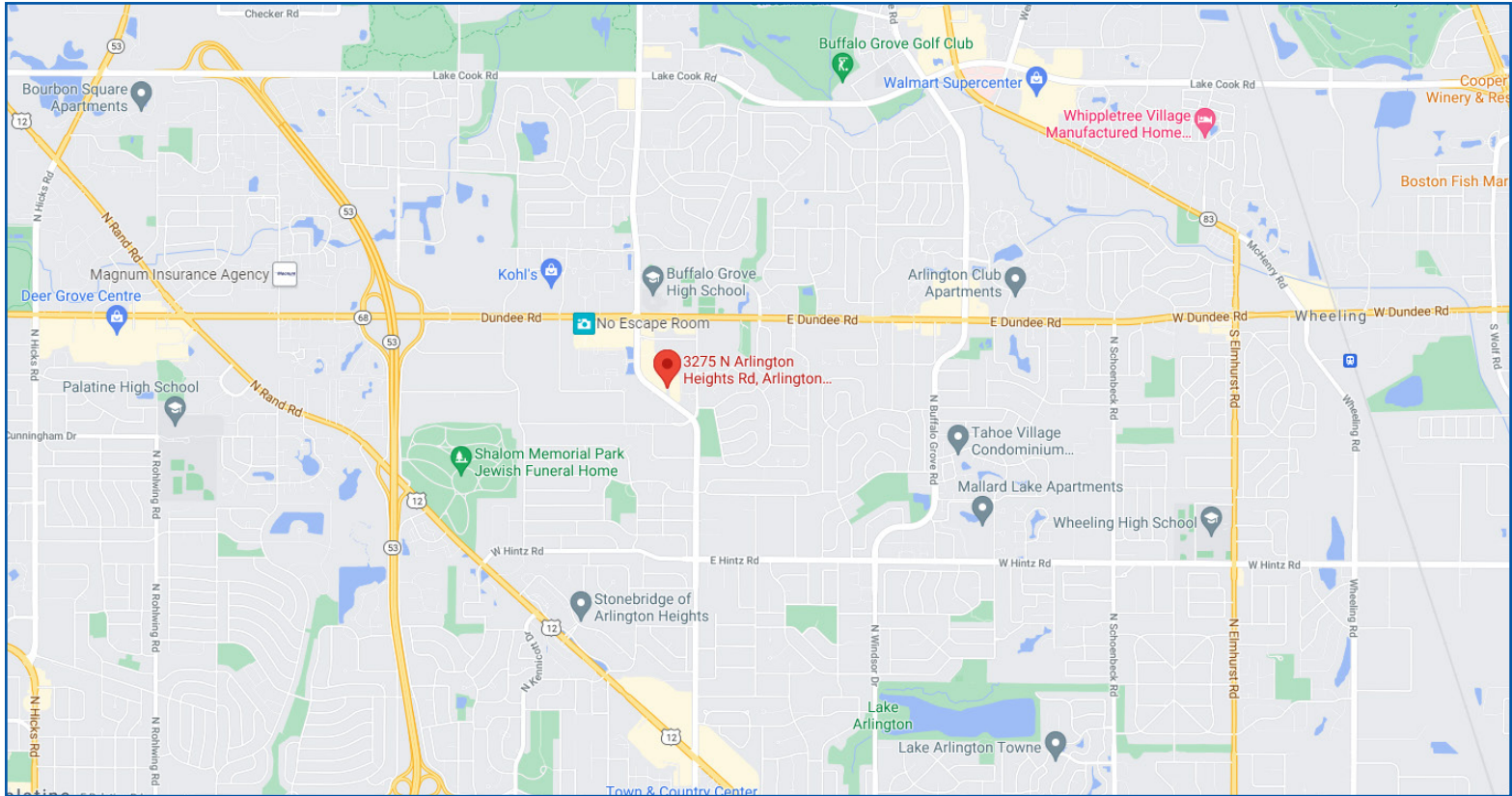


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AREA MAPS

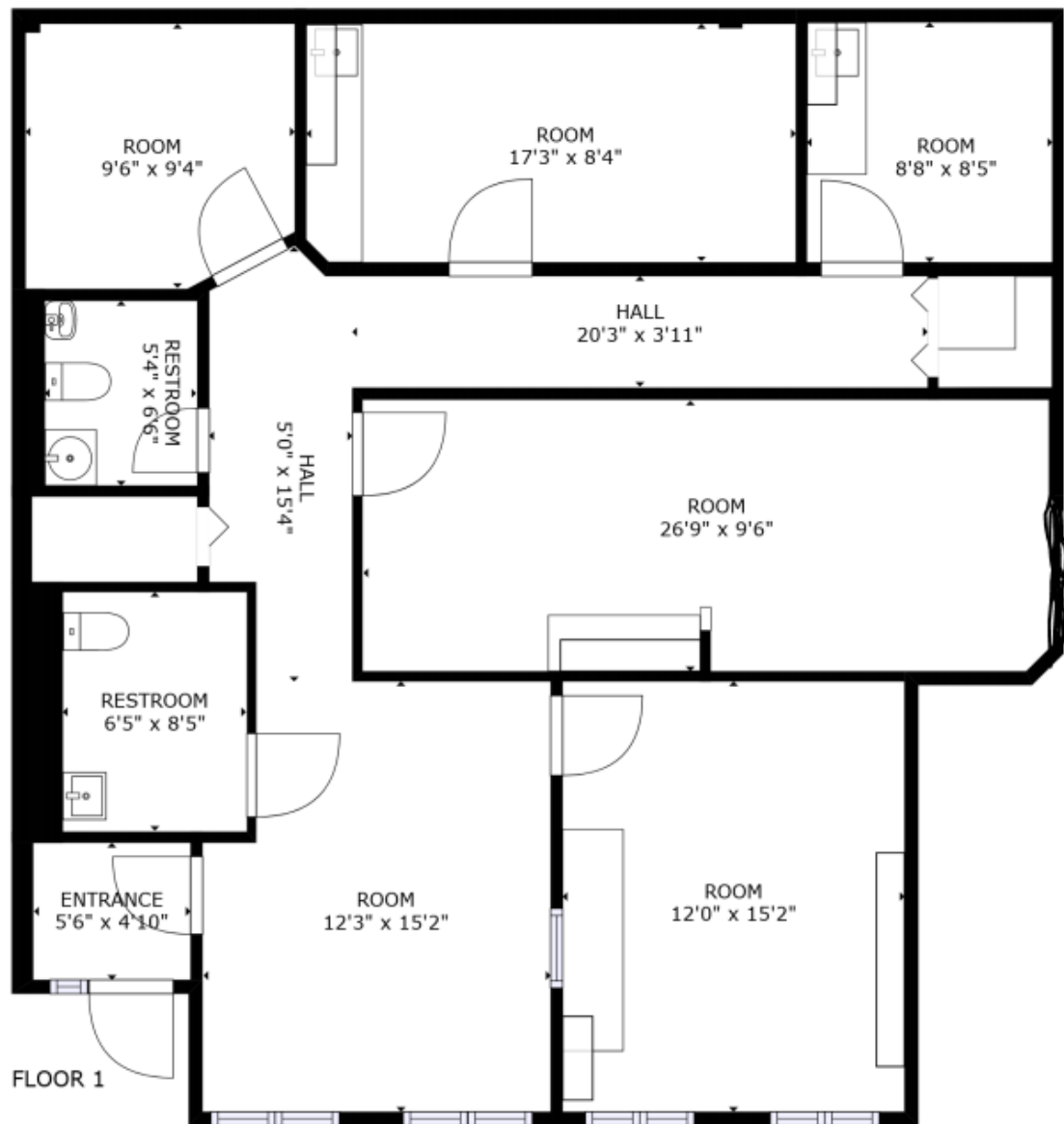




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FLOOR PLAN (1,346 SF) SUITE 106





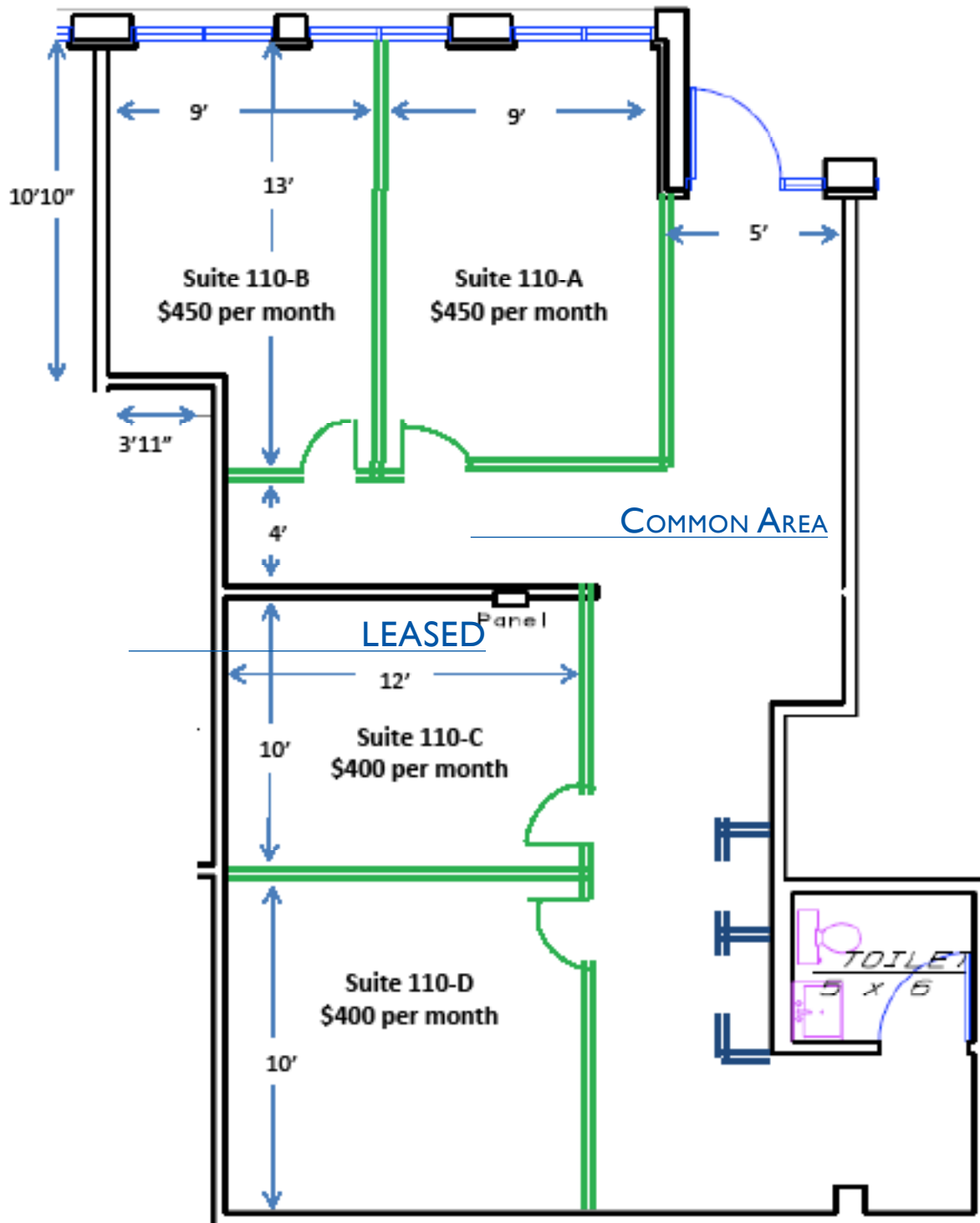
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ALL INCLUSIVE EXECUTIVE SUITES 110 A, B OR D (252 RSF) \$400-\$450 PER MONTH

Signature Square North

3295 N. Arlington Heights Rd, Suite 110 Arlington Heights, IL

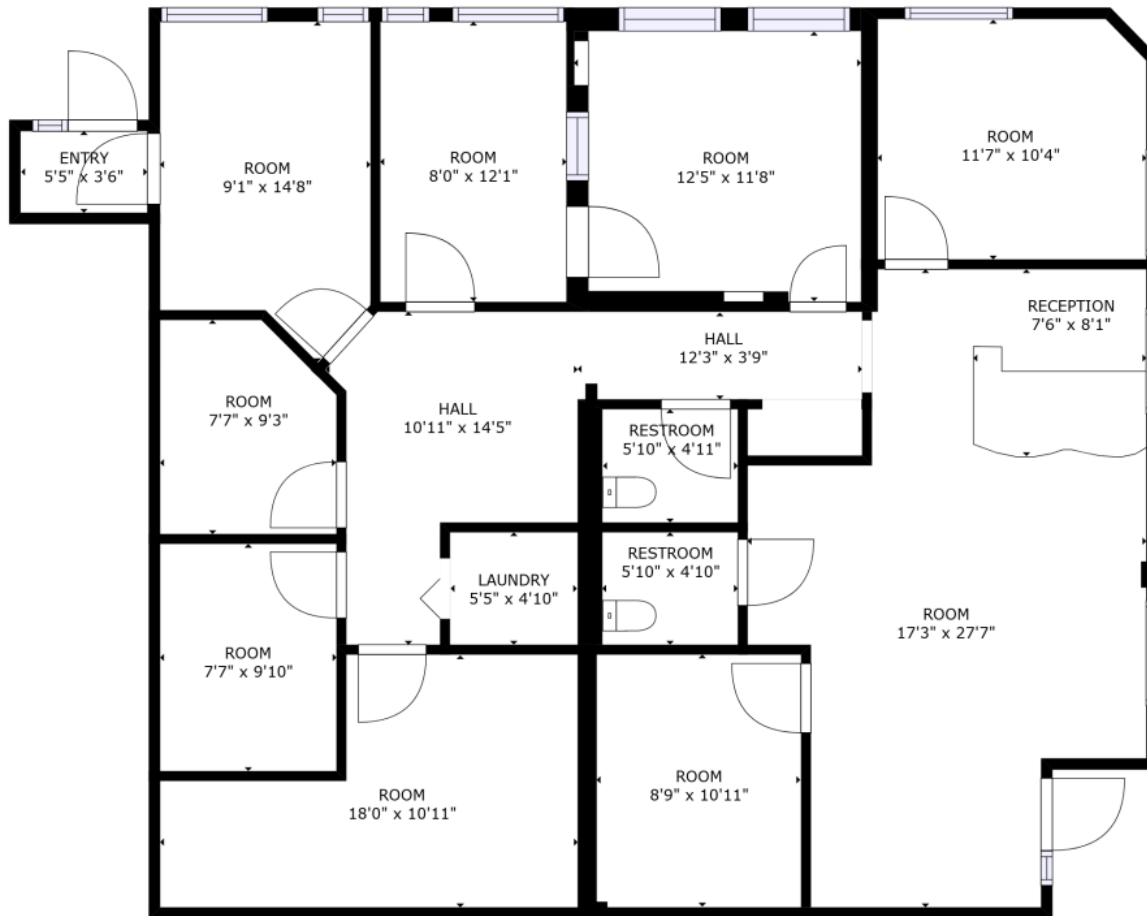




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FLOOR PLAN - BUILDING 3295 SUITES 113 & 114 (FORMER MED SPA) 1,800 SF



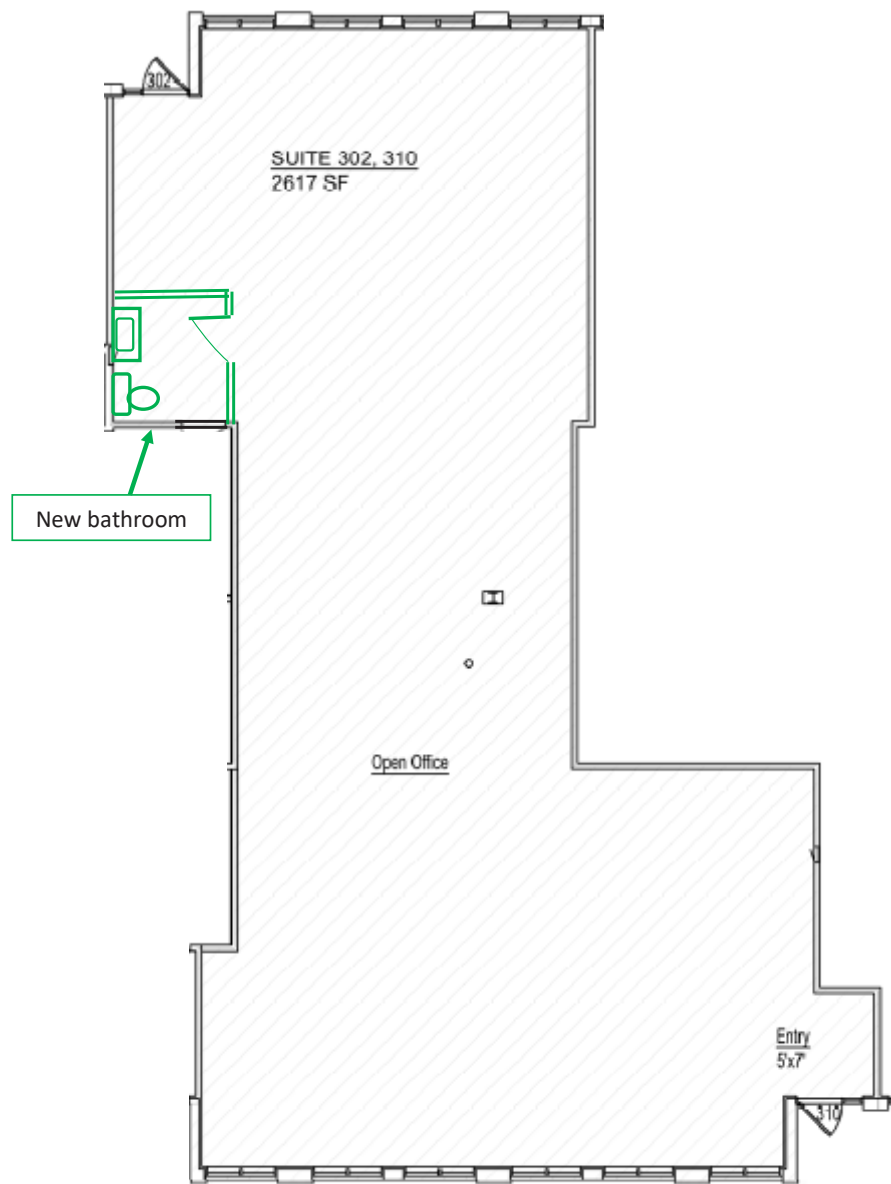
FLOOR 1



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FLOOR PLAN (1,200-2,617 SF) 3265 N ARLINGTON HTS RD SUITES 302-310



Chicagoland Commercial Real Estate
Randy Olczyk, Broker
T.847-438-4300

3265 N. Arlington Heights Rd.
Suite 302 & 310
± 2,617 SF

****SPACE IS EASILY DIVISIBLE FROM 1,000-2,617 SF ****

WIDE OPEN SPACE WITH 2 PRIVATE ENTRANCES