



# 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

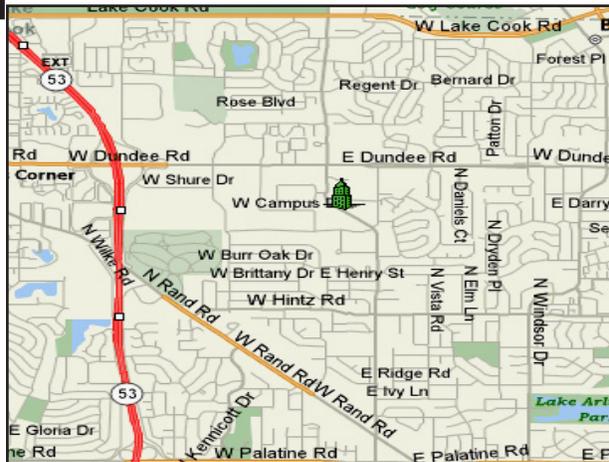


## BUILDING FEATURES:

- 252 -1,617 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)
- Operable windows
- Beautifully landscaped with fountain and pond
- Walking distance to restaurants and shopping
- **Rental Rate: \$18.75-\$19.50 PSF Modified Gross**

## AVAILABLE SPACE:

BUILDING	SUITE	SIZE (SF)	DESCRIPTION
3255	501	995 SF	Available 8/1/26
3265	302	1,617 SF	Mostly Open space (Available w 30 days notice)
3295	110-C	252 SF	\$475 Per Month! Includes Utilities. Available 11/1/25



## FOR MORE INFORMATION:

RANDY OLCZYK  
Direct: 847.246.9611  
randy@chicagolandcommercial.com

RAY OKIGAWA  
Direct: 847.246.9632  
ray@chicagolandcommercial.com



4811 Emerson Suite 112, Palatine, IL 60067



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## BUILDING PHOTOGRAPHS

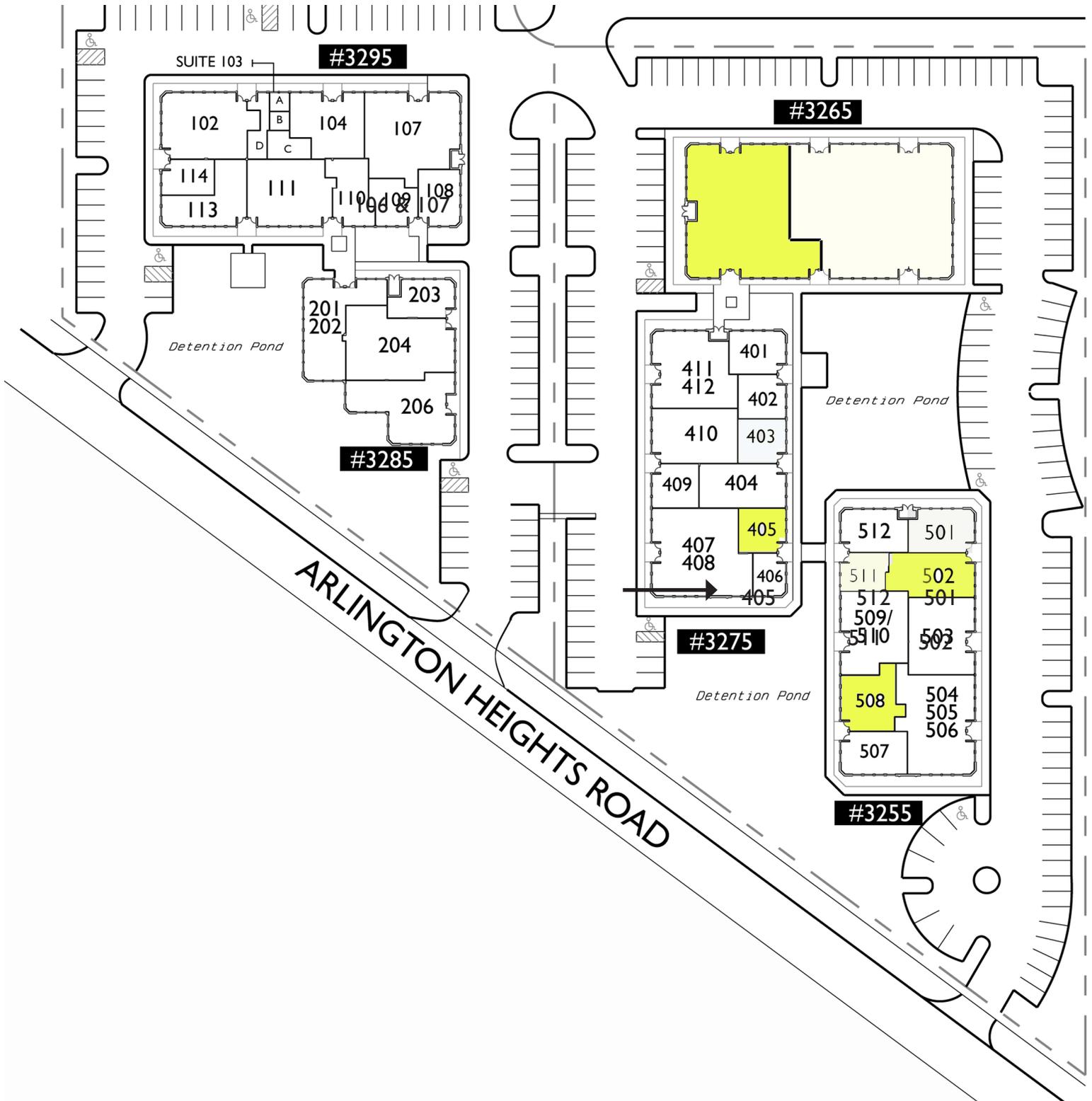




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## MASTER SITE PLAN



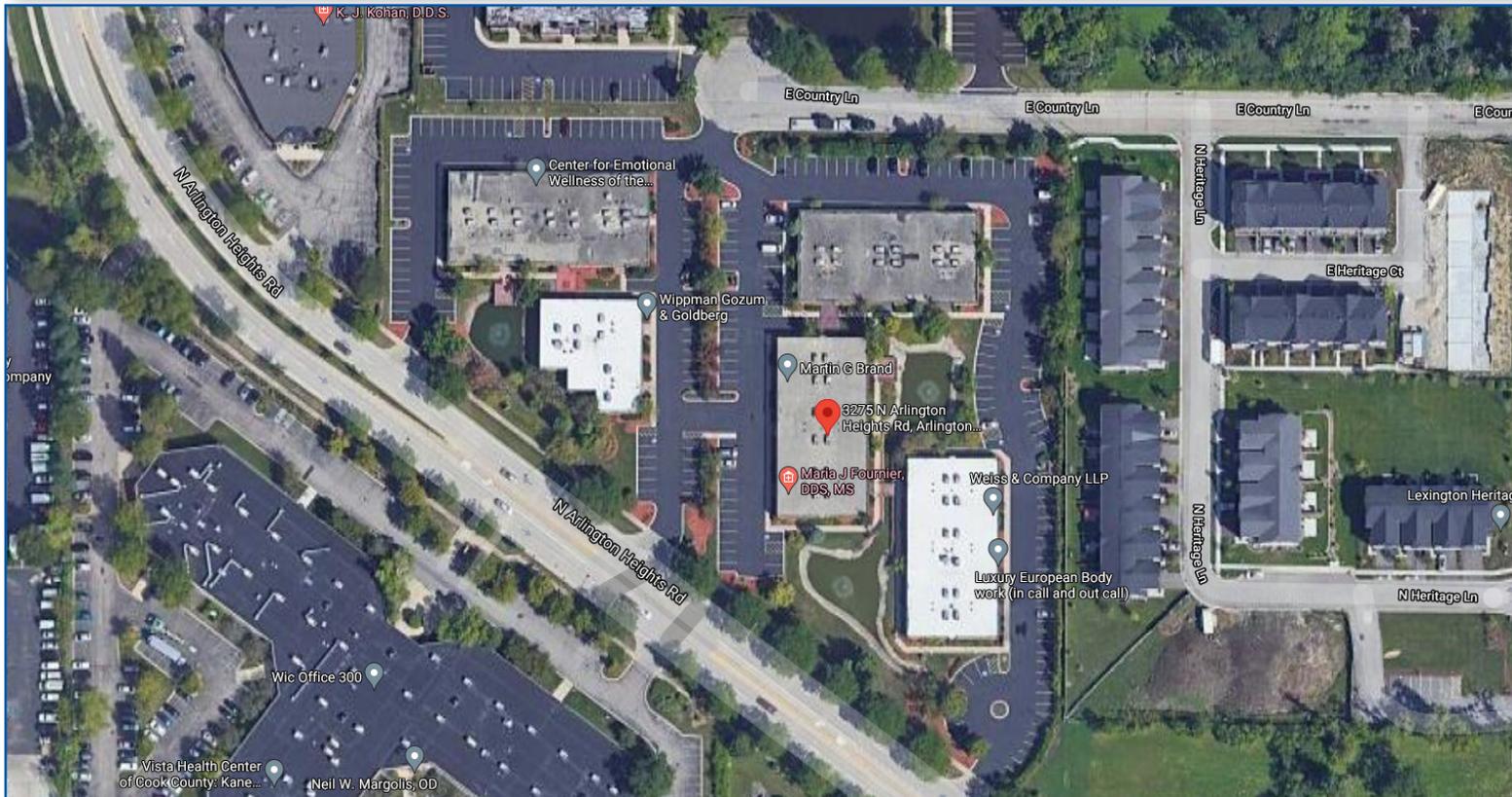
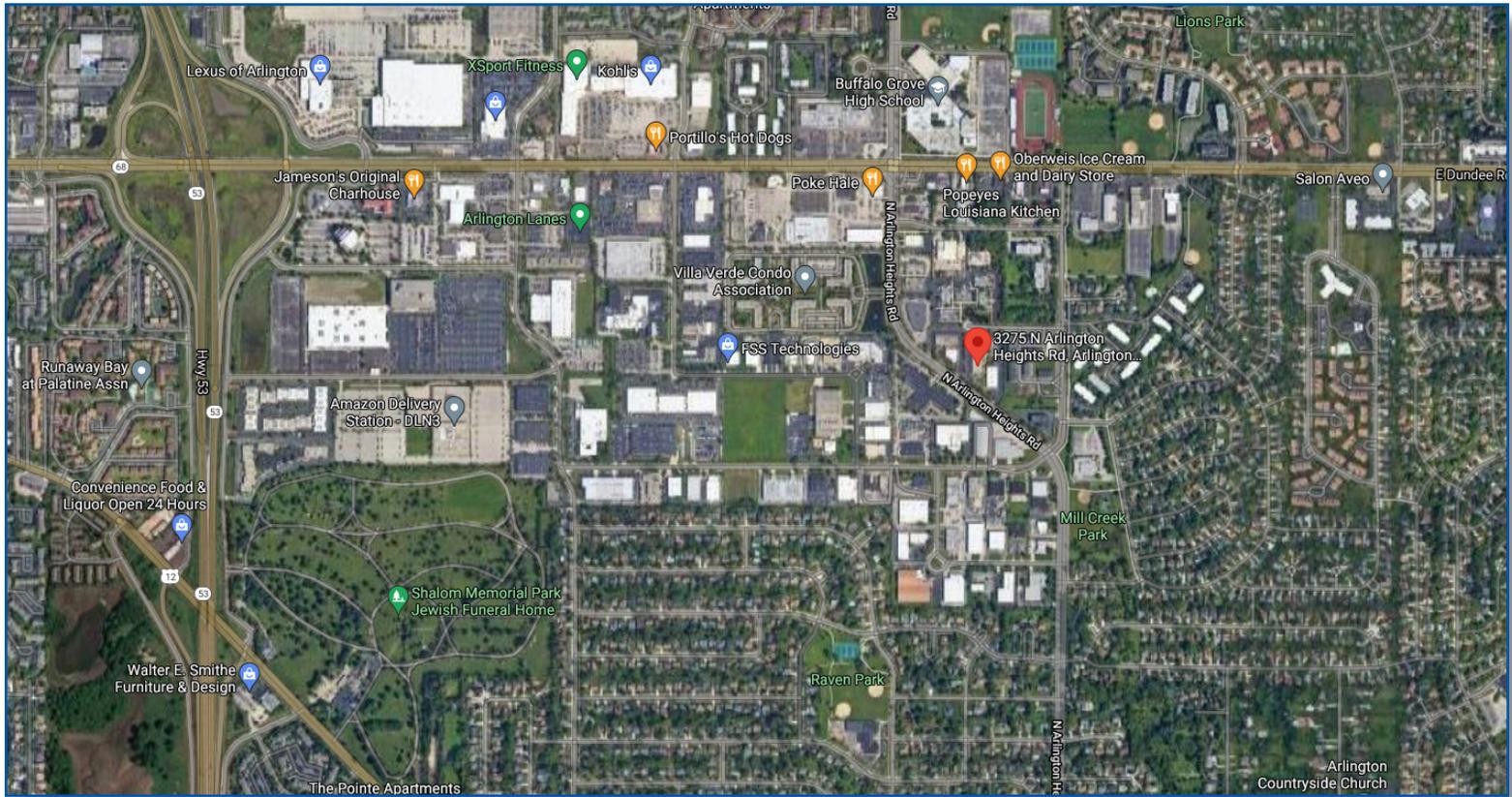


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### AREA MAPS



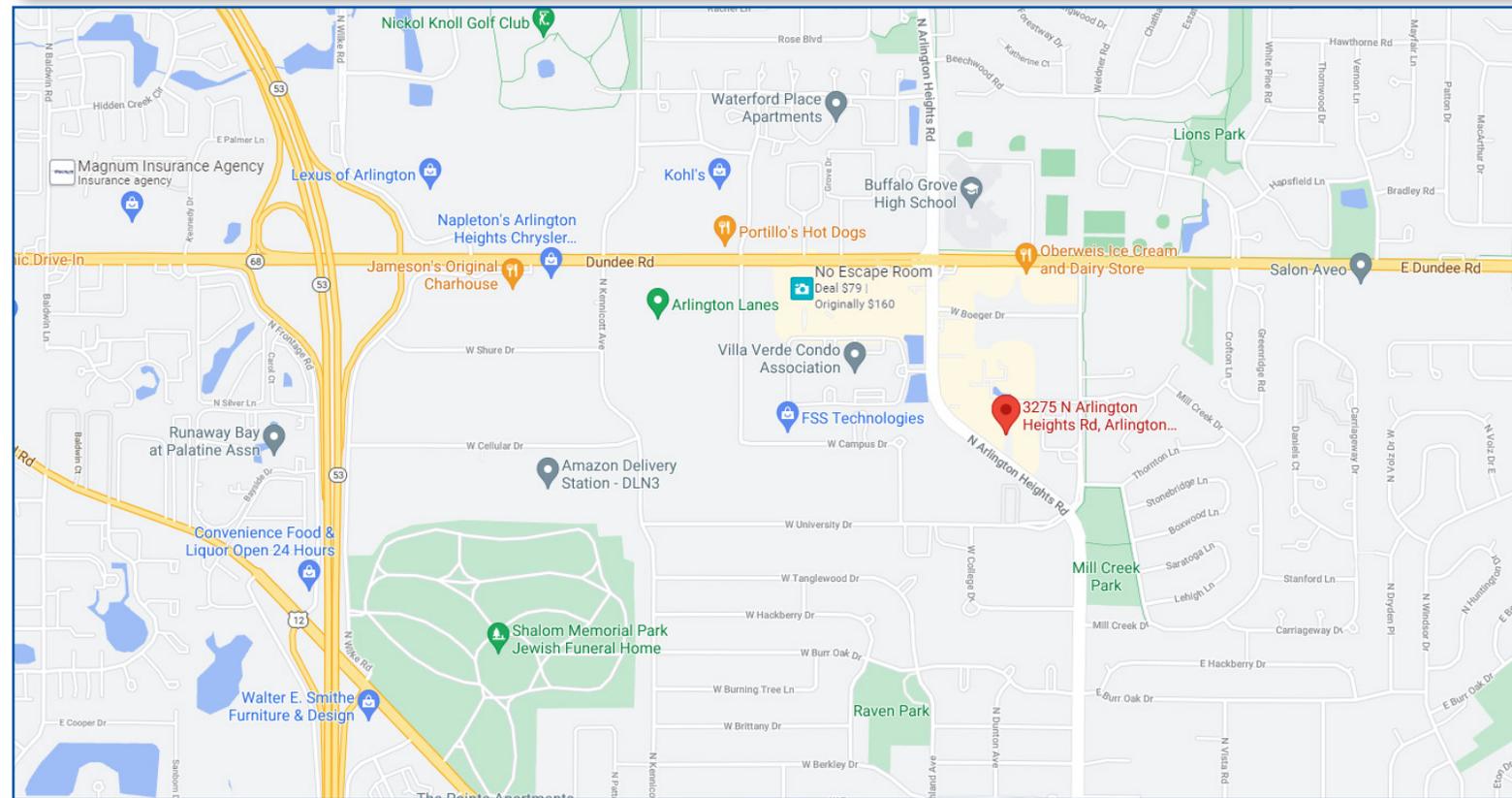
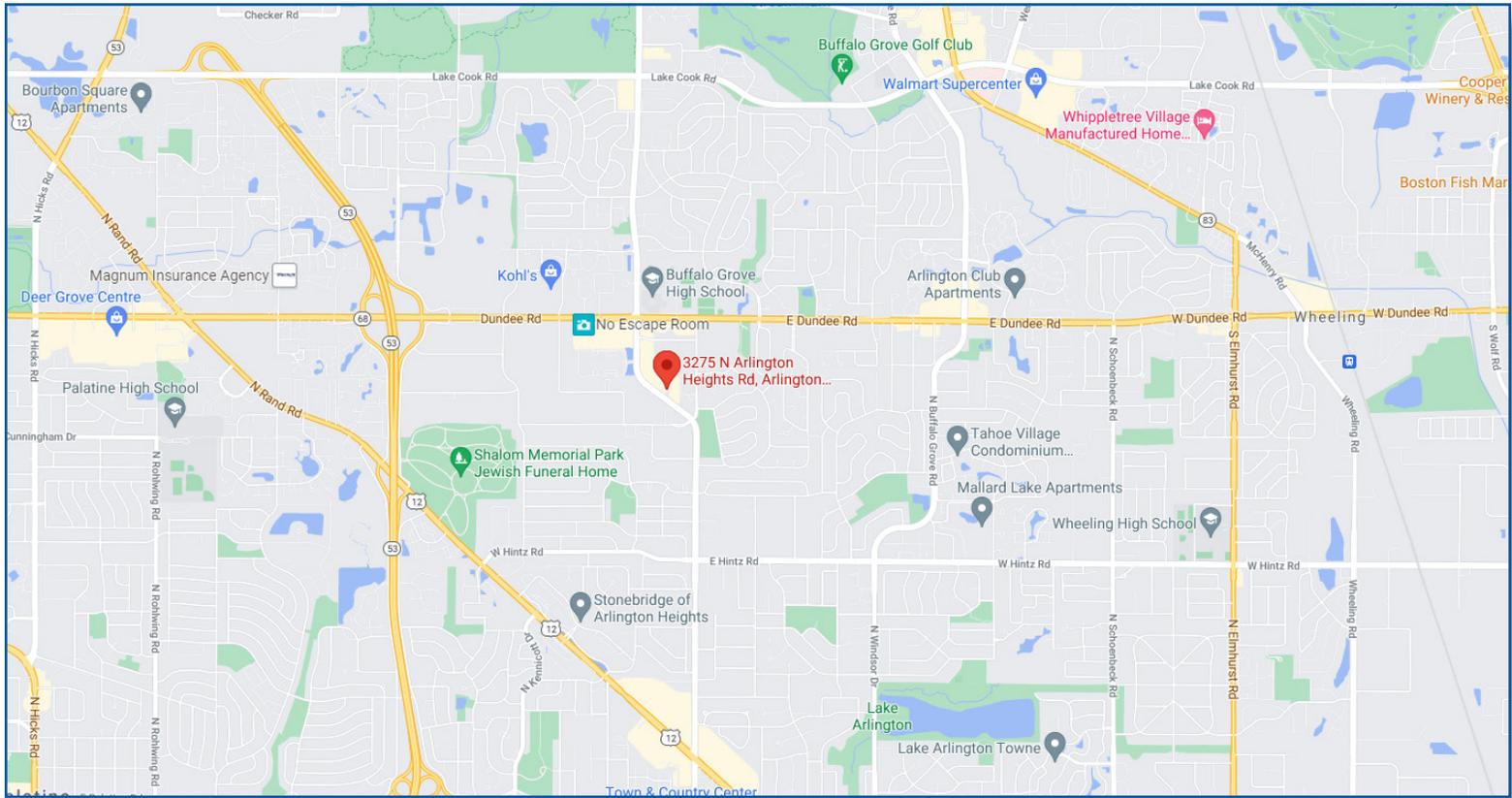


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### AREA MAPS





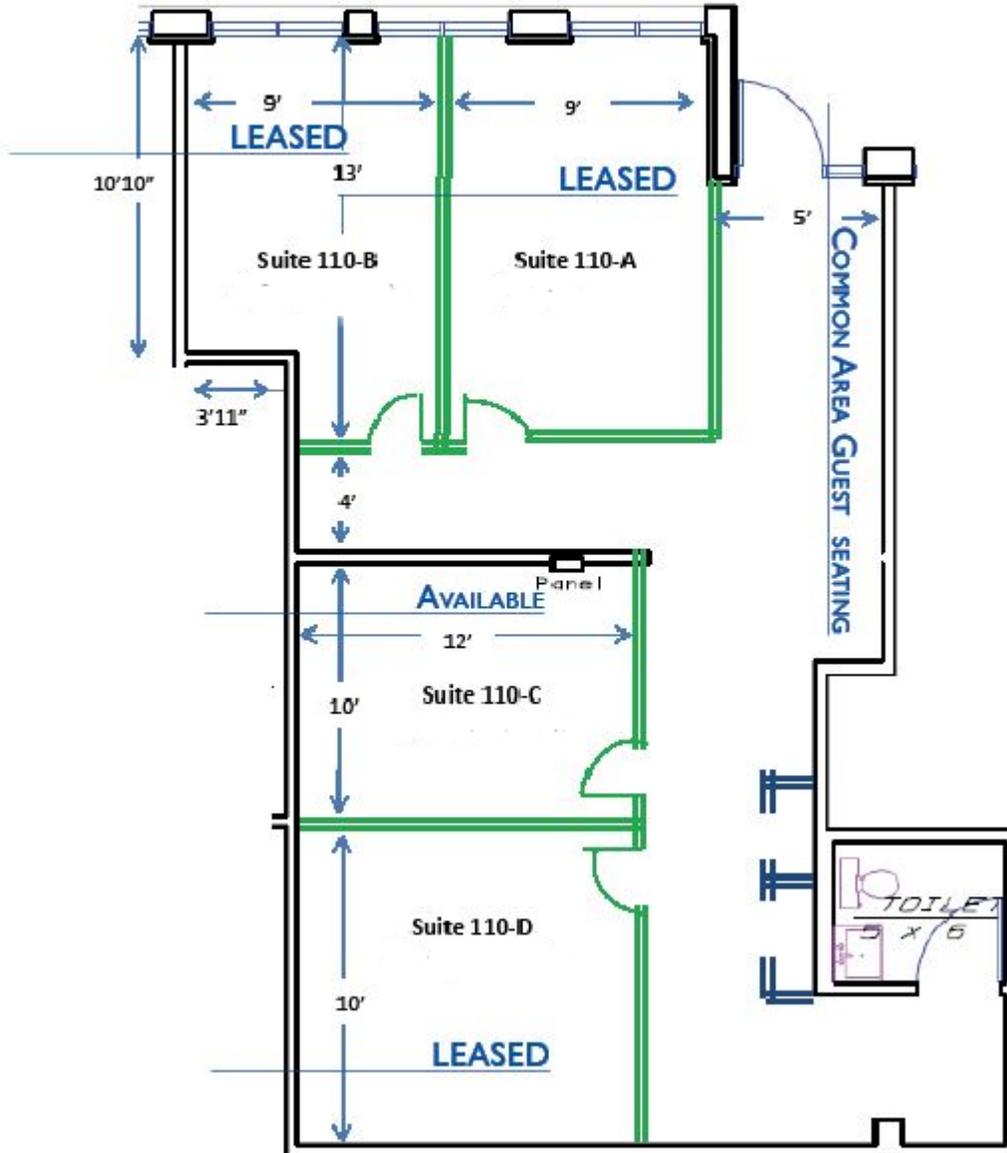
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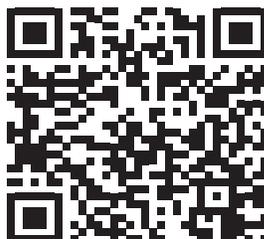
EXECUTIVE SUITES (UTILITIES INCLUDED) 110 -C (252RSF) \$475 PER MONTH PER SUITE

Signature Square North

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



Scan the QR Code or click [here](#) for a 3-D Virtual Tour of the space!

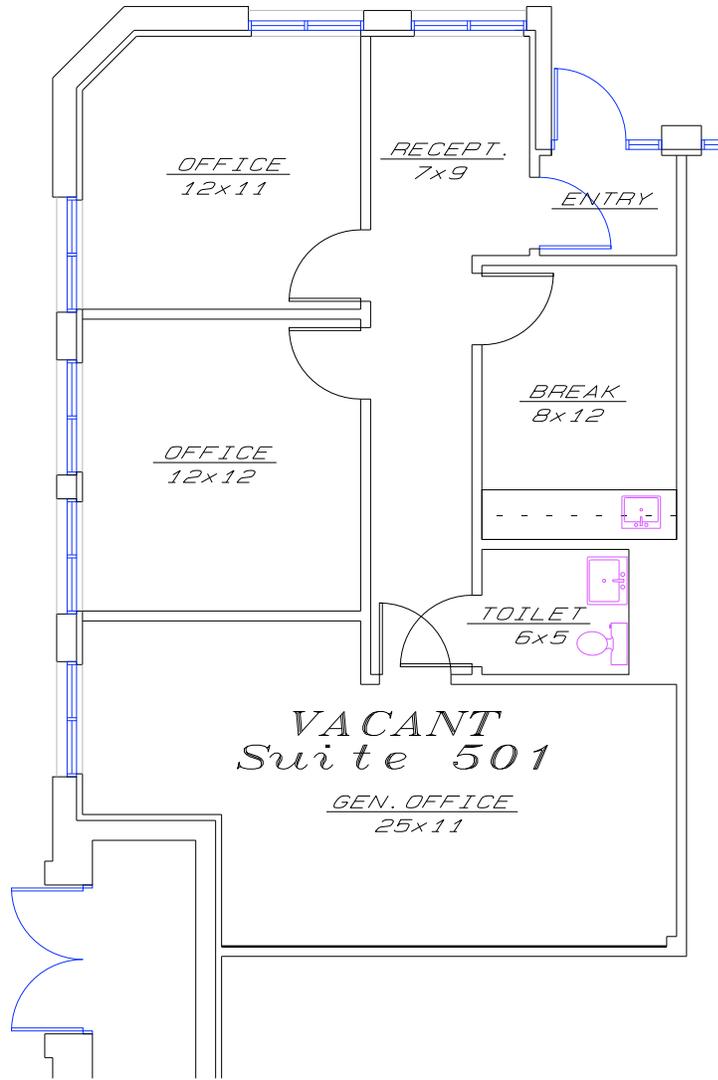




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3255-3295 N. ARLINGTON HEIGHTS RD, ARLINGTON HEIGHTS, IL

## FLOOR PLAN (995 SF) 3255 N ARLINGTON HEIGHTS RD SUITE 501



*Signature Square North*  
Building 3255 Suite 501

January 14, 2010  
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.

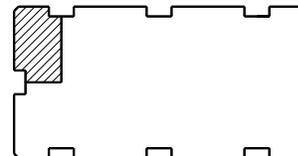
**RBG, Inc.**  
Architects/Builders  
2155 Stonington Ave.  
Suite 222  
Hoffman Estates, IL 60169  
847-490-0635  
(F) 847-490-1022



**Chicagoland**  
Commercial  
REAL ESTATE

Leasing \_\_\_\_\_  
Sales \_\_\_\_\_  
Tenant Advisory \_\_\_\_\_  
Management \_\_\_\_\_

**Key Plan**

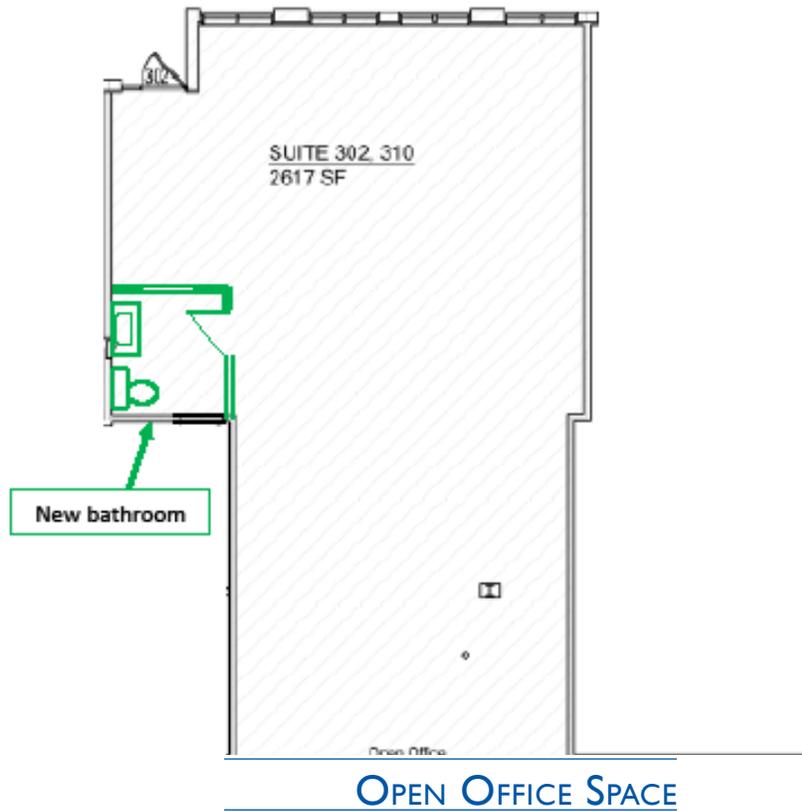




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SIGNATURE SQUARE NORTH BUILDING I & II  
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FLOOR PLAN (1,617 SF) 3265 N ARLINGTON HTS RD SUITE 302

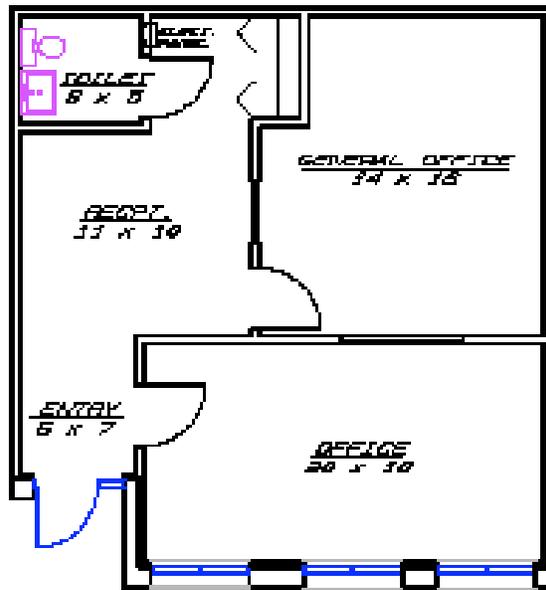




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SIGNATURE SQUARE NORTH BUILDING I & II  
3255-3295 N. ARLINGTON HEIGHTS RD, ARLINGTON HEIGHTS, IL

FLOOR PLAN (721 SF) 3275 N ARLINGTON HEIGHTS RD SUITE 403



*Signature Square North*  
*Building 3275*  
*Suite 403*

*August 12, 2009*

*721 Total SF.*

