

# 2010 PROFESSIONAL BUILDING

2010 S. Arlington Heights Rd, Arlington Heights, IL



ASKING PRICE:  
**\$3,072,489**



CAP RATE:  
**7.50%**

**VIEW OFFERING  
MEMORANDUM**



**OFFERED EXCLUSIVELY BY:**

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**Value Add Opportunity** - The 2010 Professional Building presents a prime value-add investment and user acquisition opportunity, with 78% occupancy and strong potential for stabilization. At full occupancy, the projected NOI increases by 28% to \$295,047, unlocking significant upside potential.



**Offered Below Replacement Cost** - At a price of just \$77 PSF, the property is offered significantly below replacement cost.



**Superior Demographics** - The population within a three (3) mile radius is 105,478 with an average household income of \$125,435.



**Attractive Annual Increases** - Each lease features attractive annual increases between 1.5-3% through the remaining primary terms offering a strong hedge against inflation, income growth, and the potential for value appreciation.



**Strategic Location** - The Property is within a prime location for a medical office due to its proximity to Northwest Community Hospital, easy access via I-90, and a strong local demographic.



**Recent Capital Expenditures** - In 2024, the Property underwent extensive renovations, including a major roof overhaul, installation of a new heat pump and chiller, restriping and resealing of both parking areas, an upgraded monument sign, refreshed interior common areas, and improved third-floor access.