







-Marlington Med

ELEVATING YOUR EXPERIENCE

Patient Focused Medical Office Space.

Arlington Med, a cutting-edge, 150,000-square-foot iconic building, located in a brand new mixed-use community in Arlington Heights, Illinois, is set to redefine medical office space. Phase I of this expansive development is currently under construction and will deliver 301 residential units with 26,000 SF of retail early 2026. Future phases plan for additional residential, retail, and hospitality options. Positioned along the bustling I-90 Jane Addams Tollway, Arlington Med's strategic location provides access to a broad patient population while benefiting from its proximity to downtown Chicago and O'Hare International Airport. Arlington Med's prominence and siting provides significant branding opportunities with exposure to over 150,000 vehicles daily. This completely renovated facility offers a unique blend of thoughtful design, exceptional visibility, supreme convenience, state-of-the-art infrastructure, and unparalleled patient comfort.







-M-Arlington Med

DESIGN

Re-imagined by world-class architecture firm bKL, Arlington Med is thoughtfully designed to provide a calming and comfortable environment for both patients and staff. Here's a glimpse of what you can expect:

NEW ATTACHED PARKING GARAGE

Adjacent, covered parking structure with direct access and approximately 751 spots, ensuring ample, safe, and convenient parking.

GREEN SPACE

At the building's entrance a serene landscaped space with a soaring metallic architectural structure welcomes patients and staff.

ATRIUM LOBBY

Featuring floor-to-ceiling windows, skylights and comfortable seating, creating a bright, airy, and open space with abundant natural light.

PRIVATE TERRACED BALCONIES

Outdoor spaces with panoramic views on every floor.



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COMFORT

- Fully renovated Class-A medical facility
- Expansive three-story, sunlit atrium lobby with comfortable seating
- Approximately 8,000 SF of tenant amenities featuring Grab 'n' Go food options, a visitors lounge, a private tenant lounge, and more
- Heated porte-cochere entranceway for easy access in any weather

CONVENIENCE

- Above market parking ratio with direct access to building
- Ground floor covered and open-air staff parking flanking the main building entrance
- Dedicated rideshare pickup and drop-off area, along with professional valet service
- Nearby PACE stop for additional transit options
- Located at the southeast corner of Arlington Heights Road and Algonquin Road with ease of access to the I-90 tollway
- Proximity to downtown Arlington Heights, the Metra Station, and just a **10-minute drive** from O'Hare International Airport



- Arlington Med

BA BRADFORD

A key feature of Arlington Med is its visibility to current and future patients. Designed to capture attention, the facility offers excellent exposure and branding opportunities in a growing community.

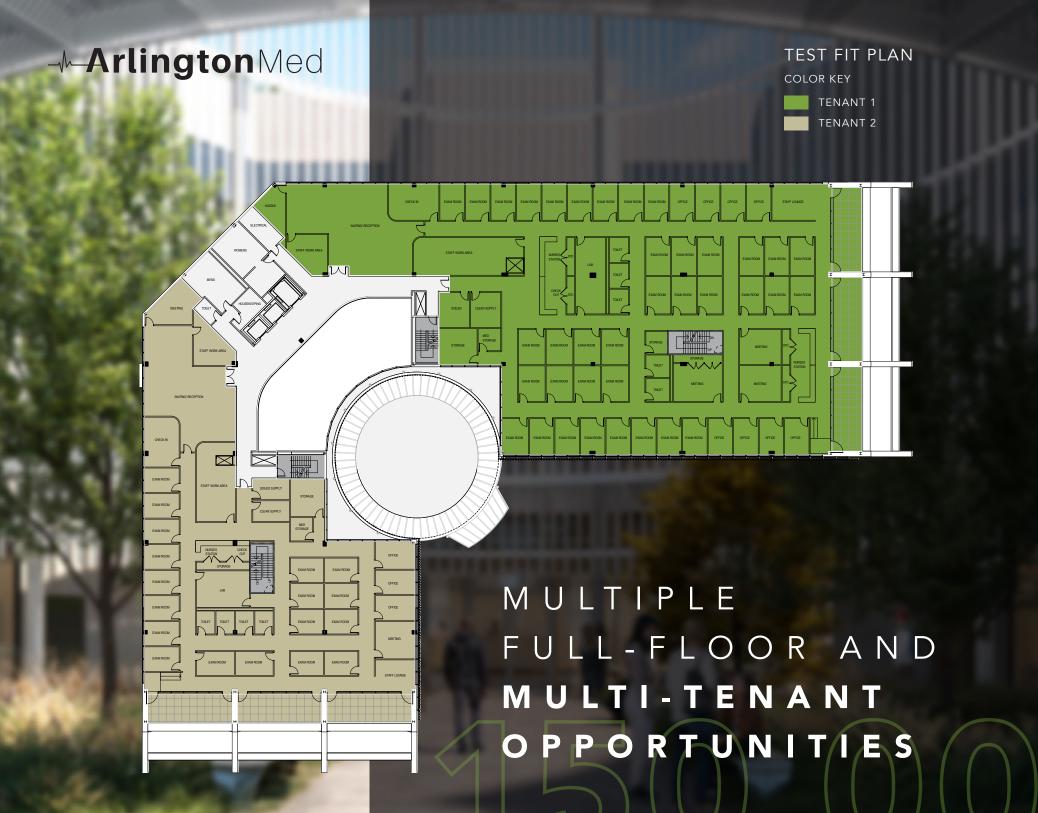
VISIBILITY

• Prominently situated along the I-90 tollway with visibility to 150,000+ vehicles daily

• Prime building signage opportunities

• Exposure to patient population at the surrounding residential developments

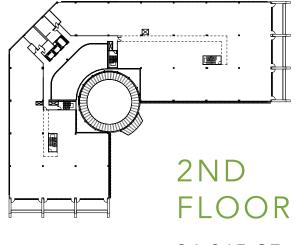
Striking and unique architecture



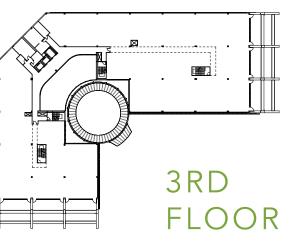
BA BRADFORD



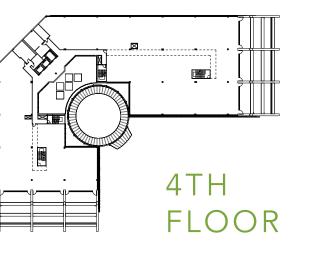
22,868 SF



34,865 SF

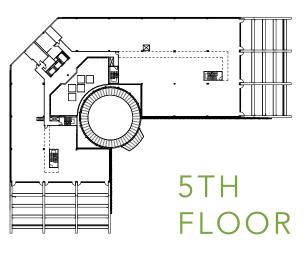


32,356 SF



29,814 SF





27,306 SF



W Euclid Ave Rolling Woods -M-Arlington Med Meadows Arlington Heights Creekside 62 (12) E Central Rd Mount Prospect Central Rd Endeavor Health Multifamily 8 Formerly NorthShore 8-story, 301-unit complex with 25,000 SF of first 58 pace WOODFIELD MALL Nes Plaines E Higgins Rd 2.01.01.01.02.02.0 + Advocate Health Care Schnells Corner Oakton St **BUSSE WOODS** Oakton St **NATURE PRESERVE** 83 Oasis Mobile Home Park Park Ridge Elk Grove E Touhy Ave Touhy Ave Village Elk Grove Village Prime Healthcare Pratt Blvd Formerly AMITA Devon Ave Rosemont SITE PLAN PHASE 2 Arlington Med is part of a future 18-acre mixed-use, 171 master-planned community containing up to 600 residential O'HARE Itasca apartment units providing a built in patient population. PHASE 2 Wood Dale 19 Bensenville 19 Franklin Park

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SAMPLE

TENANTTIMELINE

MILESTONE	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	MONTH 13	MONTH 14	MONTH 15
PRECONSTRUCTION & DESIGN															
50% Design Development Issued															
100% Design Development Issued															
Building Permit Drawings Issued															
GMP Signed															
Building Permit Procured															
CONSTRUCTION START & MOBILIZATION															
Notice to Proceed															
Demolition															
Interior Construction Begins															
ENVELOPE & CORE COMPLETION															
Window/Canopy/Exterior Work															
TENANT READINESS & TURNOVER															
Partial Occupancy for Tenant Buildouts															
Tenant Space Inspections															
Certifcate of Occupancy															
FINAL COMPLETION															



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