

ArlingtonMed



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.



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.

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

VISIBILITY

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.

- 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

MULTIPLE
FULL-FLOOR AND
MULTI-TENANT
OPPORTUNITIES

150,000 SF OPPORTUNITIES



2ND FLOOR

3RD
FLOOR

4TH
FLOOR

5TH
FLOOR

27,306 SF

ARLINGTON MED

A NEW STANDARD

With its modern, patient-focused design, state-of-the-art infrastructure, and convenient location, Arlington Med is creating a new standard in medical office space.



TENANT TIMELINE

| 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 | | | | | | | | | | | | | | | |

JOEL BERGER

Senior Managing Director

(630) 225-2600

jberger@bradfordallen.com

NORM MURDOCH

Managing Director

(630) 239-4082

nmurdoch@bradfordallen.com

STACY DITKA

Associate

(312) 480-1886

sditka@bradfordallen.com

leased, owned + managed by

BA BRADFORD
ALLEN

© 2025 Bradford Allen. All rights reserved.

The information contained herein has been obtained from sources deemed to be reliable; however, it has not been independently verified, and no warranties, express or implied, are made as to the accuracy thereof. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a thorough, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



arlingtonmed.com