

825 E. GOLF ROAD



MOATS
OFFICE PROPERTIES

ABOUT US

For over 32 years, **Moats Office Properties** has owned and operated office buildings in Chicago's Northwest suburbs.

We are a family owned and operated business and strive for the best in customer satisfaction.

825 E. GOLF ROAD AT-A-GLANCE

**604 SF - 30,000 SF
Available for Lease**

Parking: ~4.18/1K SF

Class B Professional/Medical

Building Signage Available

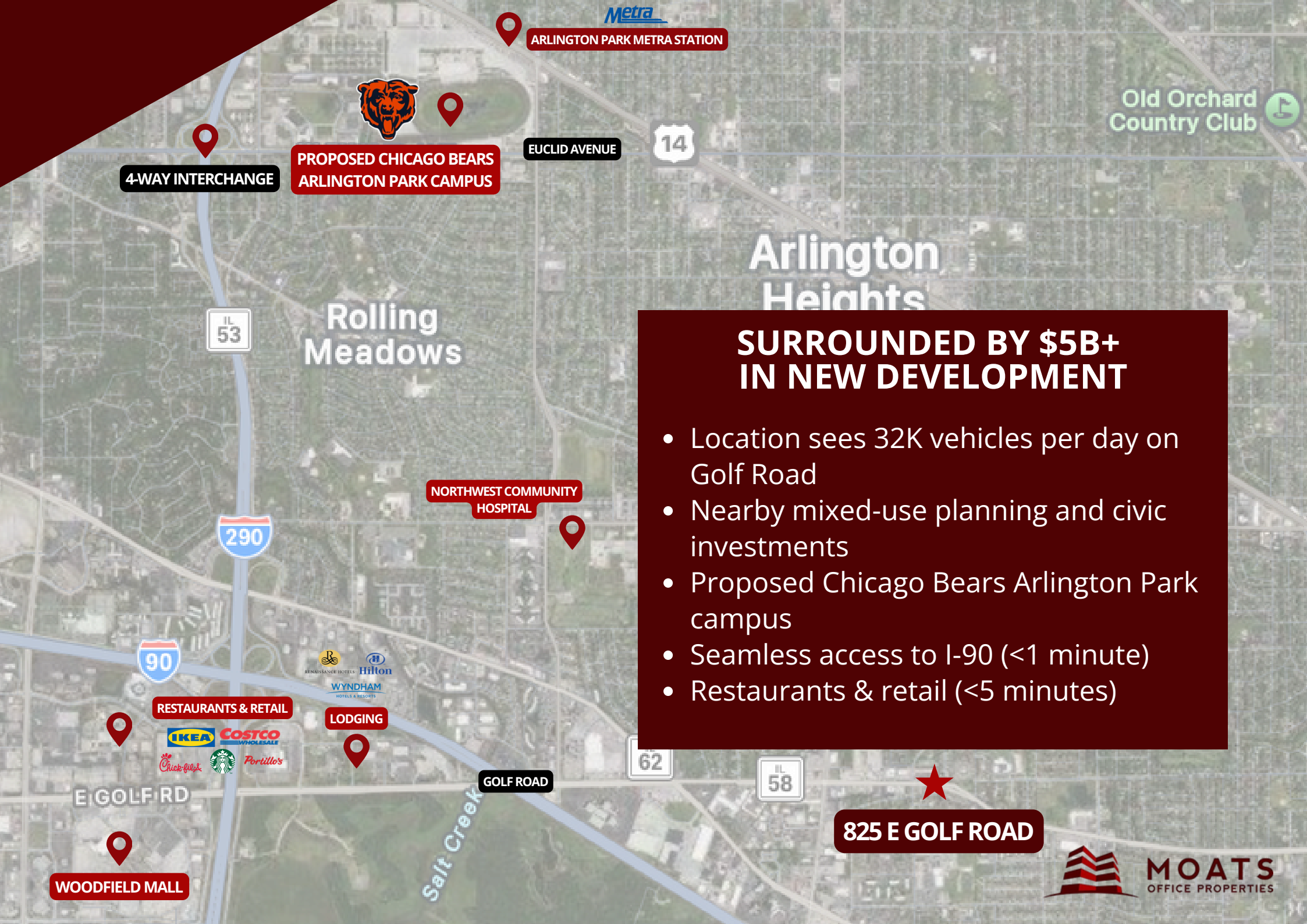
Monument Signage Available

2-Story Building - 32,320 SF

Year Built/Renovated: 1983/2025



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OFFICE PROPERTIES



Metra
ARLINGTON PARK METRA STATION

Old Orchard
Country Club

4-WAY INTERCHANGE

PROPOSED CHICAGO BEARS
ARLINGTON PARK CAMPUS

EUCLID AVENUE

14

Arlington
Heights

Rolling
Meadows

IL
53

290

90

NORTHWEST COMMUNITY
HOSPITAL

RESTAURANTS & RETAIL



LODGING



GOLF ROAD

62

IL
58

825 E GOLF ROAD

WOODFIELD MALL



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OFFICE PROPERTIES

SURROUNDED BY \$5B+ IN NEW DEVELOPMENT

- Location sees 32K vehicles per day on Golf Road
- Nearby mixed-use planning and civic investments
- Proposed Chicago Bears Arlington Park campus
- Seamless access to I-90 (<1 minute)
- Restaurants & retail (<5 minutes)

E. GOLF ROAD

S. GOEBBERT ROAD



825

MONUMENT SIGNAGE AVAILABLE

MAIN ENTRANCE

W. GOLF ROAD

BUILDING SUMMARY

Value Drivers

- **Multi-million dollar medical build out in place**
- **Strategically positioned near numerous hospitals and health centers**, including Northwest Community Hospital and Alexian Brothers Medical Center
- **Prime frontage along Golf Road** with highly visible signage opportunities and excellent exposure to over 35,000 daily drivers
- **Conveniently located** less than 1 mile from the high-traffic four-way interchange at Arlington Heights Road and Interstate 90
- **Boutique two-story layout** with deep roof overhangs ideal for ease of access and privacy
- **Multiple entrances** and clear address visibility
- **Building renovated in 2025** with desirable finishes
- **Well-maintained landscaping** and updated curb appeal
- **Flexible floor plan** allows for multi-tenant



2025 RENOVATION HIGHLIGHTS

Exterior

- Refreshed parking lot paving
- Updated landscaping
- Updated exterior lighting, paint (doors, trim) & signage

Interior - Lobby

- Updated custom chandelier/lighting (~20K)
- Updated herringbone flooring, carpeting
- Updated interior paint (walls, doors, trim), signage

Interior - First Floor - East & West Wing Hallways

- Updated LED lighting
- Updated carpeting
- Updated interior paint (walls, doors, trim)

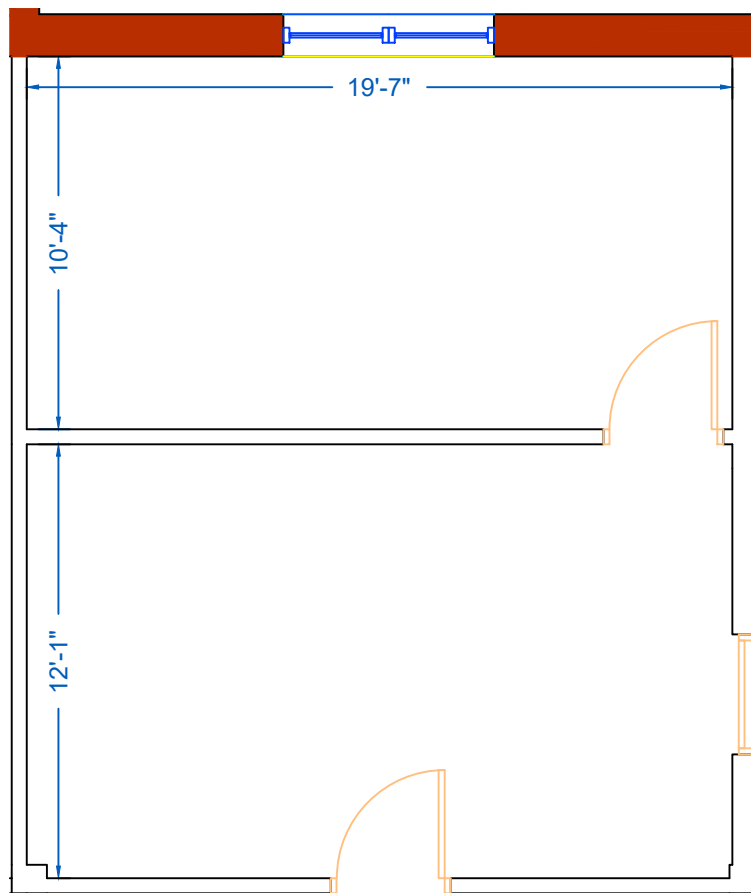
Interior - Second Floor, Suite 2000

- Updated LED lighting
- Updated herringbone flooring, carpeting in Reception
- Updated interior paint (walls, doors, trim) in Reception
- Updated marble countertops in Reception



825 E Golf Rd, Arlington Hts

825 E Golf Rd, Suite 1150
604 Rentable Square Feet



Scale: 3/16" = 1'-0"

PO Box 1189
Palatine, IL 60078

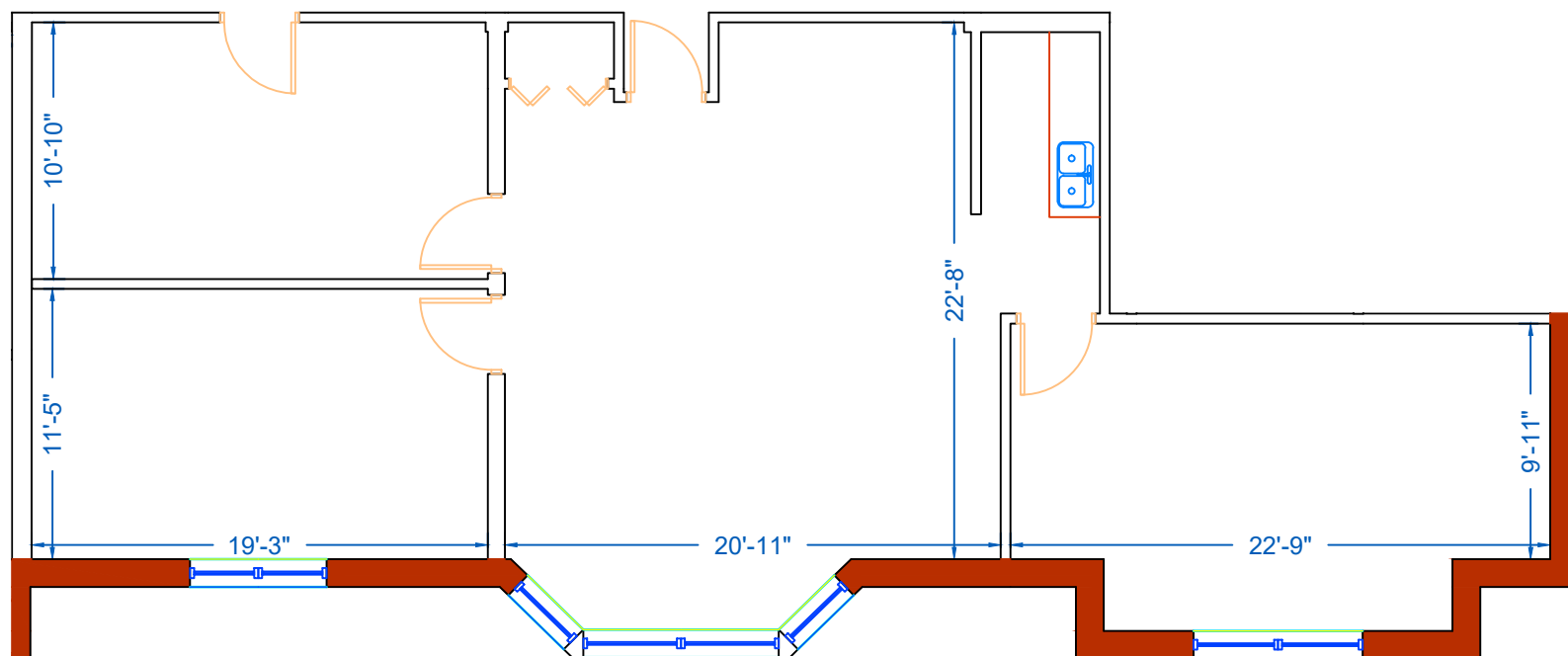
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Office: 847-359-2121
Ryan: 847-363-9700



825 E Golf Rd, Arlington Heights

825 E Golf Rd, Suite 1260
1,753 Rentable Square Feet



Scale: 1/8" = 1'-0"

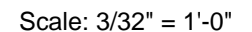
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**825 E Golf Rd,
2,730 Rentable Square Feet**



PO Box 1189
Palatine, IL 60078

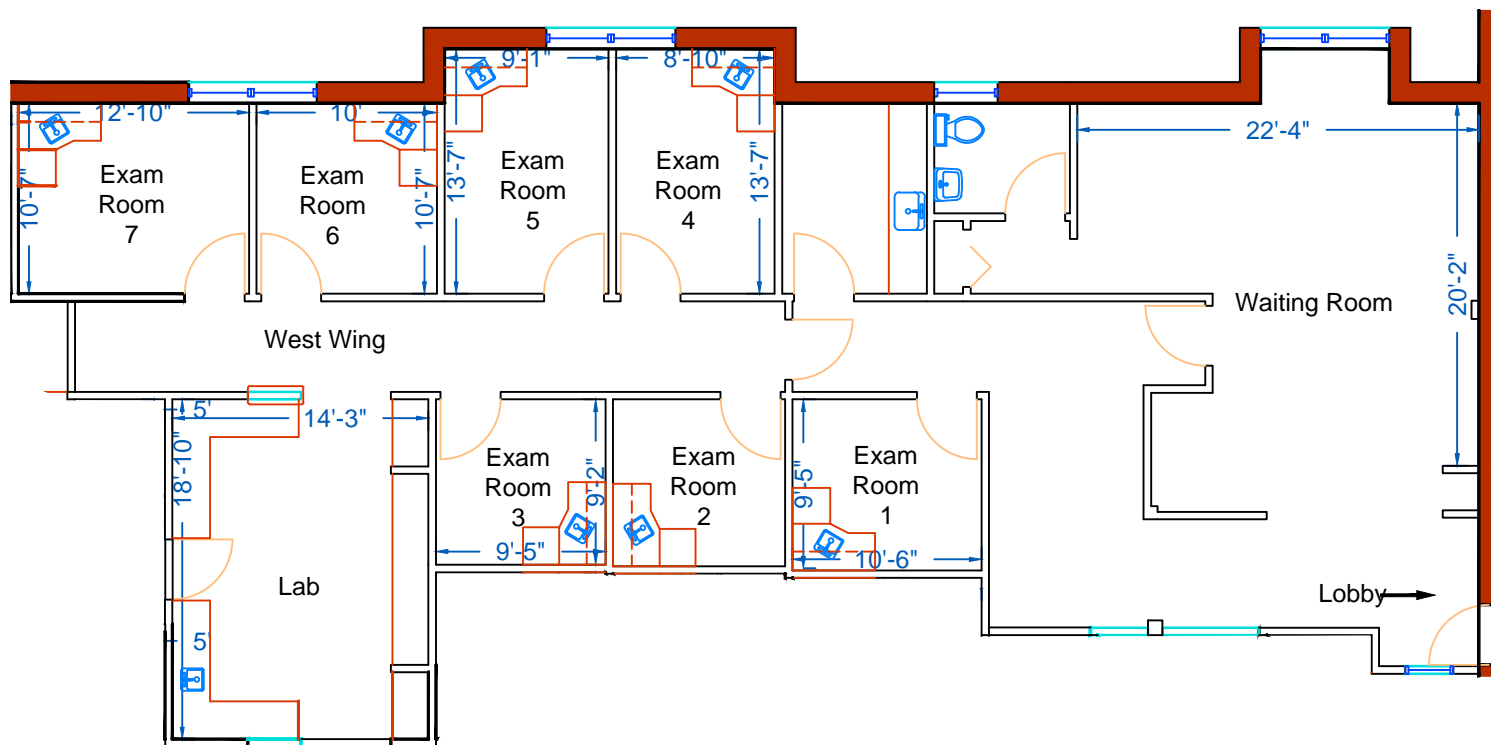
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Office: 847-359-2121
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825 E Golf Rd, Arlington Heights

825 E Golf Rd,
3,053 Rentable Square Feet



Scale: 3/32" = 1'-0"

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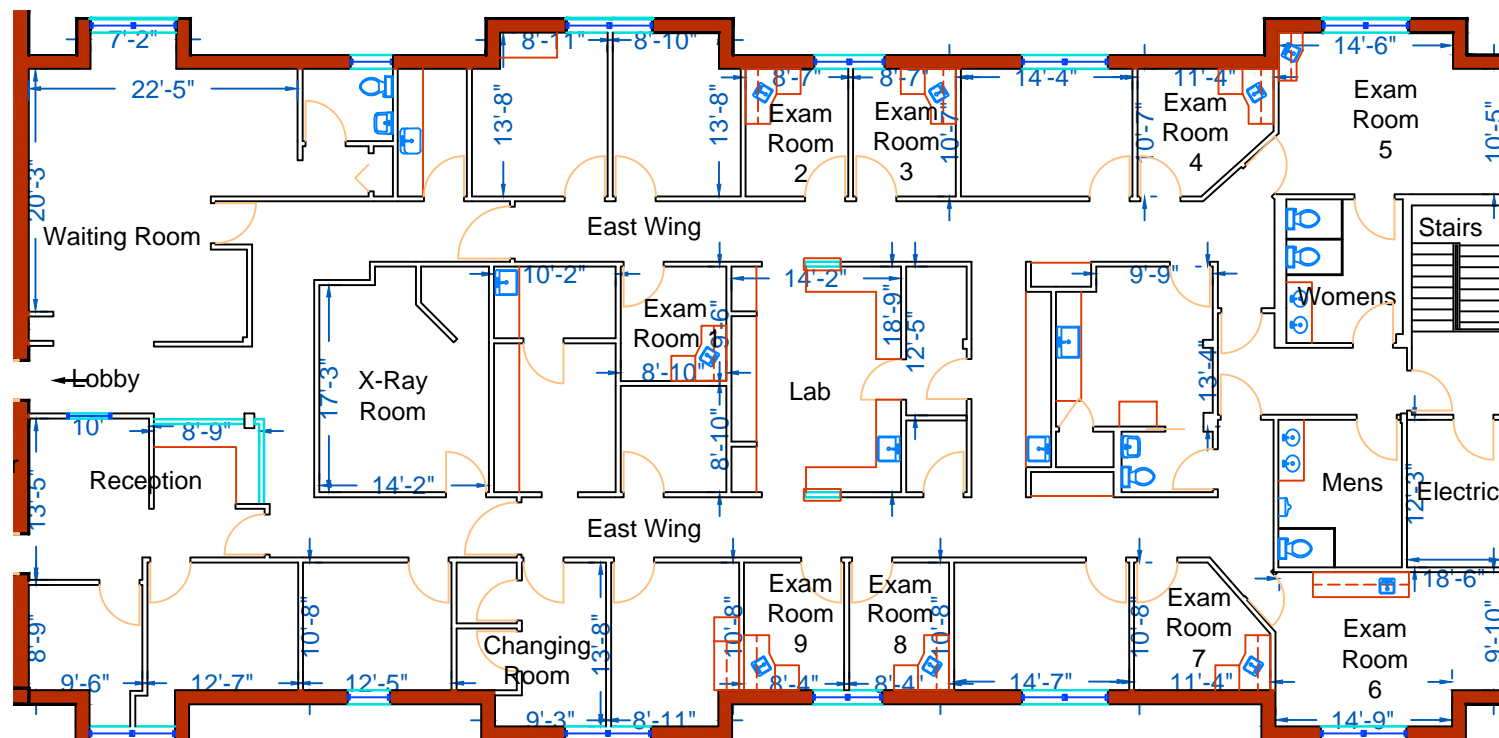
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825 E Golf Rd, Arlington Heights

825 E Golf Rd,
7,874 Rentable Square Feet



Scale: 3/32" = 1'-0"

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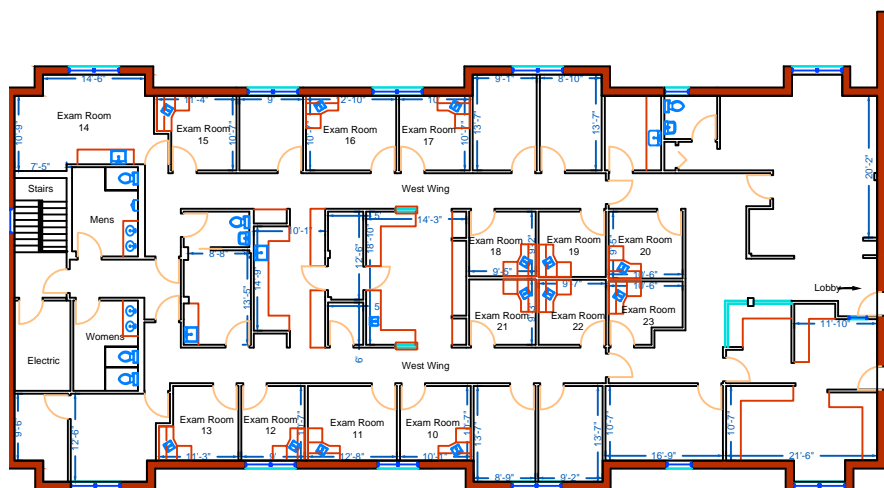
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825 E Golf Rd, Arlington Heights

825 E Golf Rd, Suite 2000
16,207 Rentable Square Feet



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CONTACT

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