

**FOR SALE**

# 5 East College Drive

**5 EAST COLLEGE DRIVE**

Arlington Heights, IL 60004

**PRESENTED BY:**

**RONALD WEISSENHOFER**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject To Offer
<b>NUMBER OF UNITS:</b>	20
<b>LOT SIZE:</b>	1.56 Acres
<b>BUILDING SIZE:</b>	15,000 SF
<b>OCCUPANCY:</b>	99.4%
<b>ZONING:</b>	M-1

## PROPERTY DESCRIPTION

Discover a remarkable investment opportunity within the heart of the Chicago area. This impressive 15,000 SF office building, boasting 20 units, offers an exceptional investment potential. Built in 1979, the property's M-1 zoning provides flexibility for a variety of office uses. With an outstanding 99.4% occupancy rate, it demonstrates strong tenant demand, ensuring a stable income stream. The property's prime location offers convenient access to major transportation routes, enhancing its appeal to potential tenants. Seize the chance to add this high-performing asset to your portfolio and capitalize on the robust Chicago office market.

## PROPERTY HIGHLIGHTS

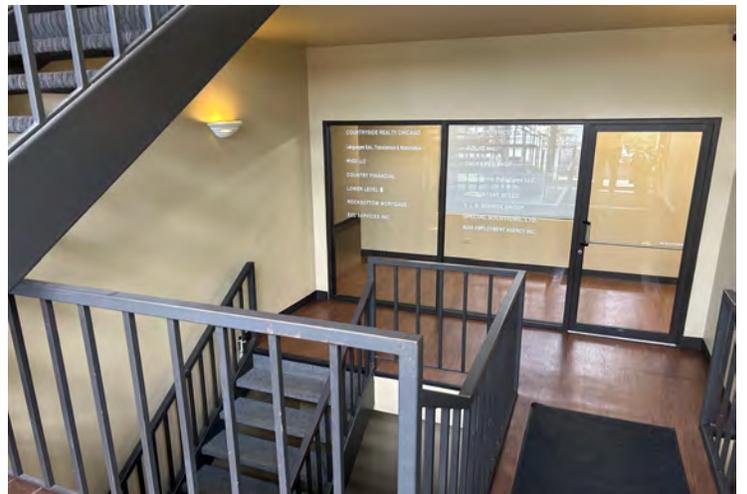
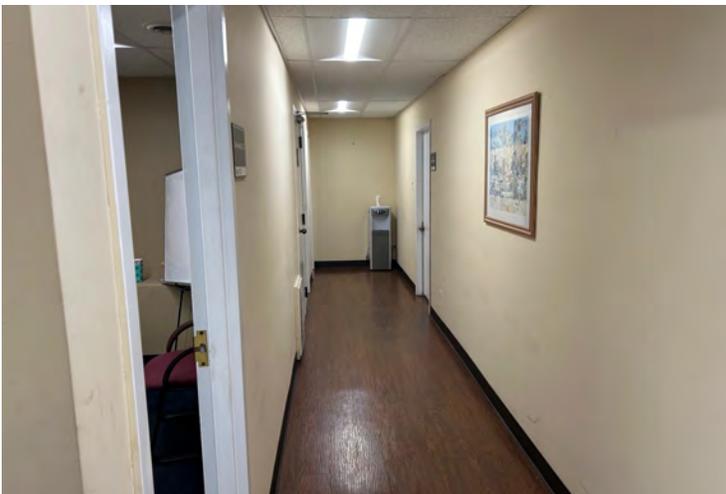
- Ample parking 43 spaces
- Hotels and restaurants nearby
- Landlord Occupies Building
- Tenant-controlled HVAC - 24-Hour Access
- Easy access to Route 53 and I-294
- Multi-story atrium building
- High-speed internet access

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## ADDITIONAL PHOTOS

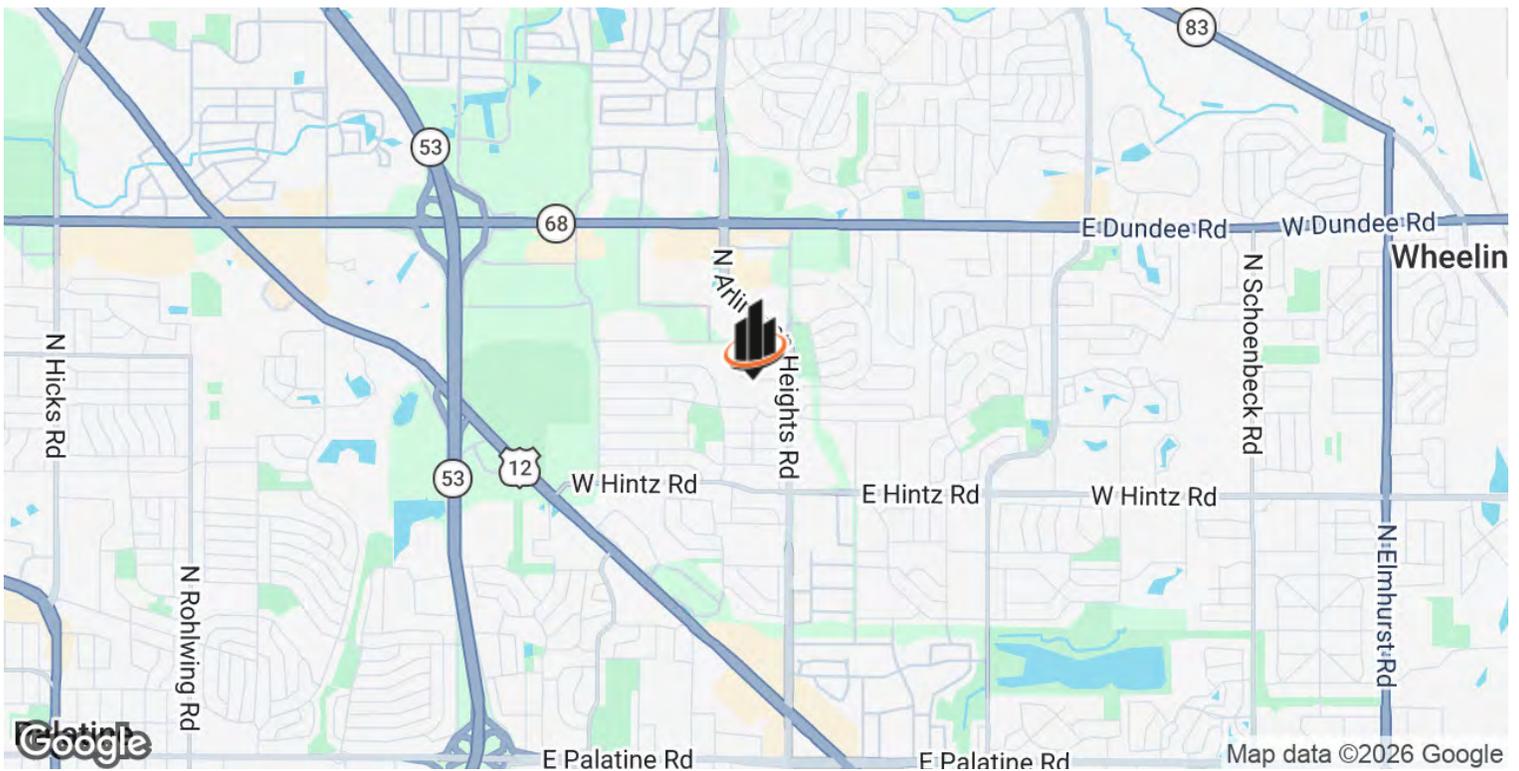
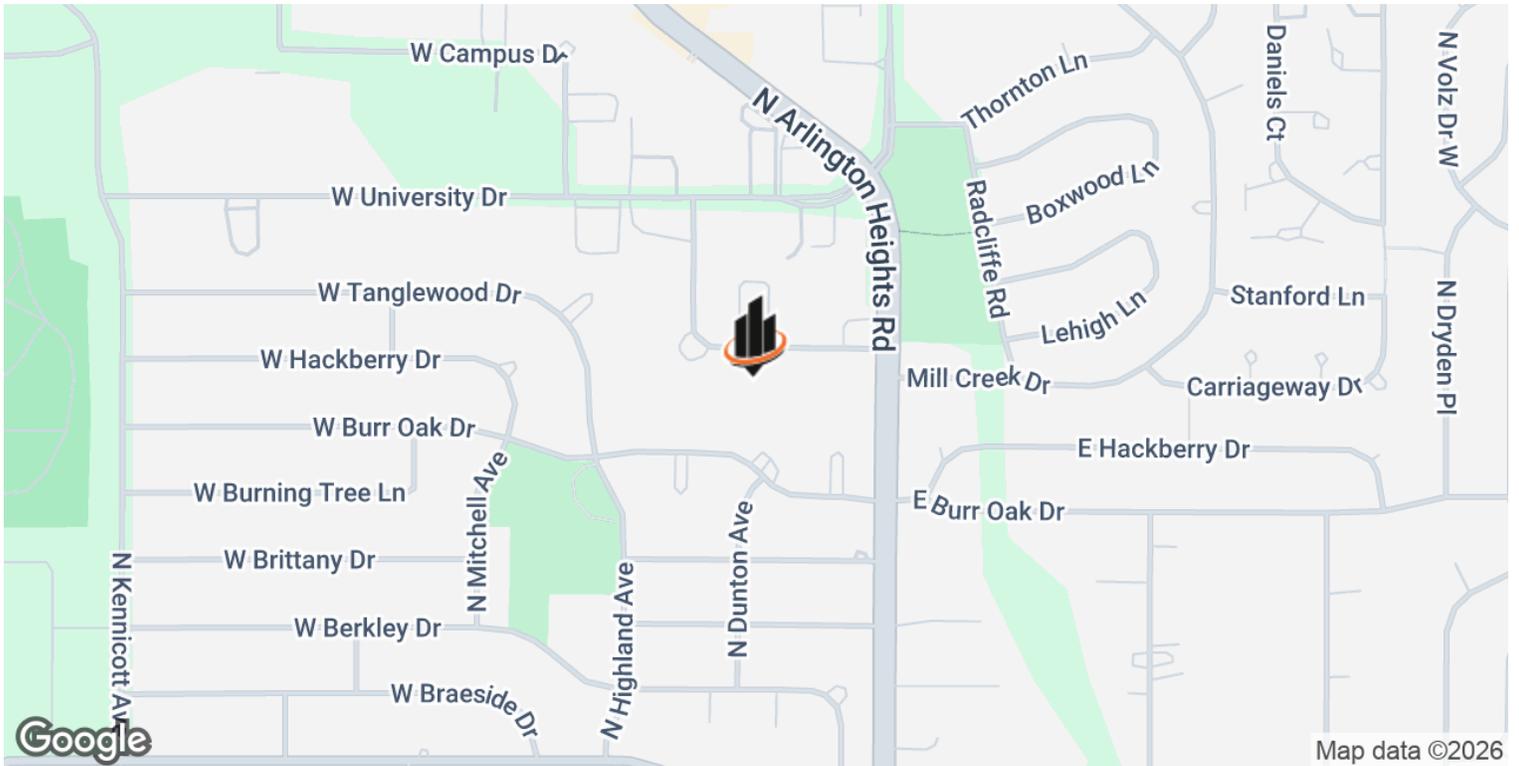


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# LOCATION MAPS



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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