



# 400 W. NORTHWEST HWY.

Arlington Heights, IL 60004

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**BRIAN  
PROPERTIES, INC.**





## PROPERTY HIGHLIGHTS

- Highly visible corner location
- Walking distance to Metra station
- Excellent signage options for businesses
- Versatile and adaptable space
- Close proximity to downtown

## PROPERTY DESCRIPTION

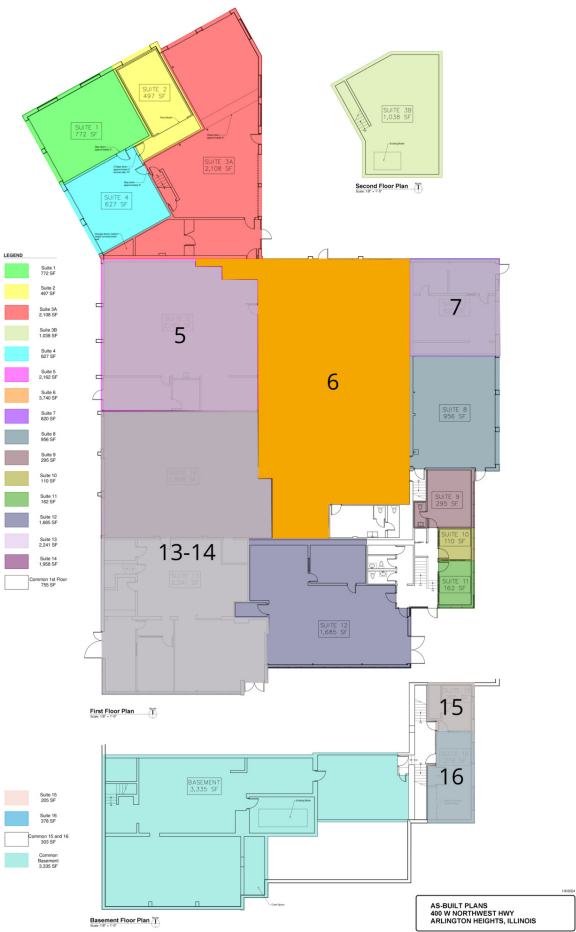
Prime leasing opportunity at 400 W. Northwest Hwy, Arlington Heights. This highly visible retail/industrial automotive property sits on a stop-light corner with over 17,000 cars passing daily. Its adaptable space and excellent signage options make it ideal for a variety of businesses. Located within walking distance to downtown Arlington Heights and the Metra train station, this property offers unparalleled exposure and convenience.

## LOCATION DESCRIPTION

The subject property is located in the northwest suburb of Arlington Heights which is 24 miles outside of downtown Chicago. The property is located on the northeast corner of Northwest Hwy. & Ridge Ave. The subject property is just minutes from Rt. 53 and a mere 0.3 miles from downtown Arlington Heights Metra Station. The Village of Arlington Heights is a well located northwest suburb with a population of approximately 75,525.

## OFFERING SUMMARY

Building Size:	20,794 SF
Available SF:	3,887 SF
Rental Rate:	\$16.00 SF/yr (MG)
Traffic Count:	17,011
Zoning:	B-3 - General Service, Wholesale & Motor Vehicle District



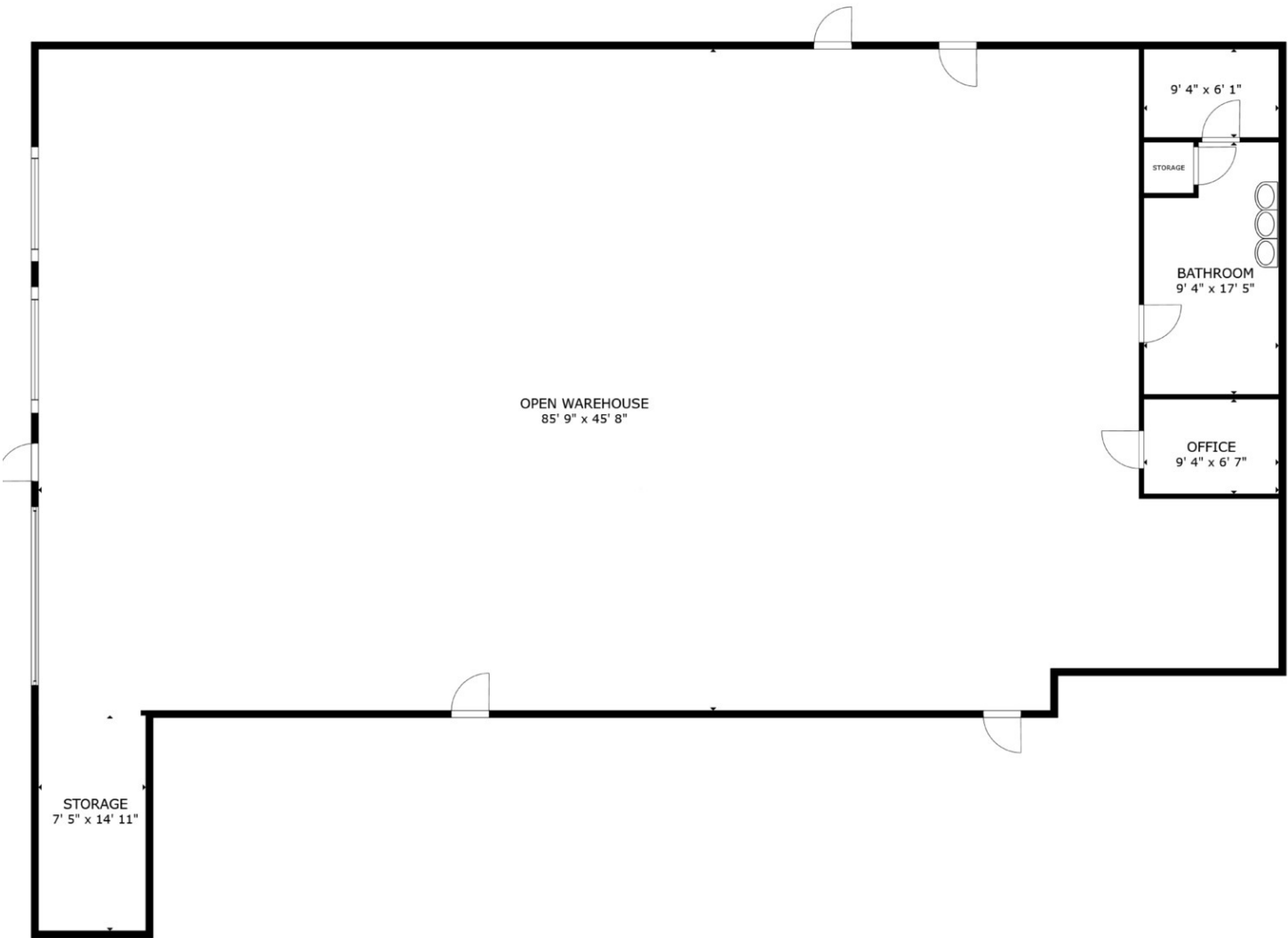
LEGEND

Available

AVAILABLE SPACES

SUITE #	SIZE	LEASE RATE	MONTHLY GROSS	LEASE TYPE	VIRTUAL TOUR
6	3,887 SF	\$16.00 SF/yr	\$5,182	Modified Gross	<a href="#">Virtual Tour</a>





LEGEND

Available

FLOOR PLAN

TIES, INC.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



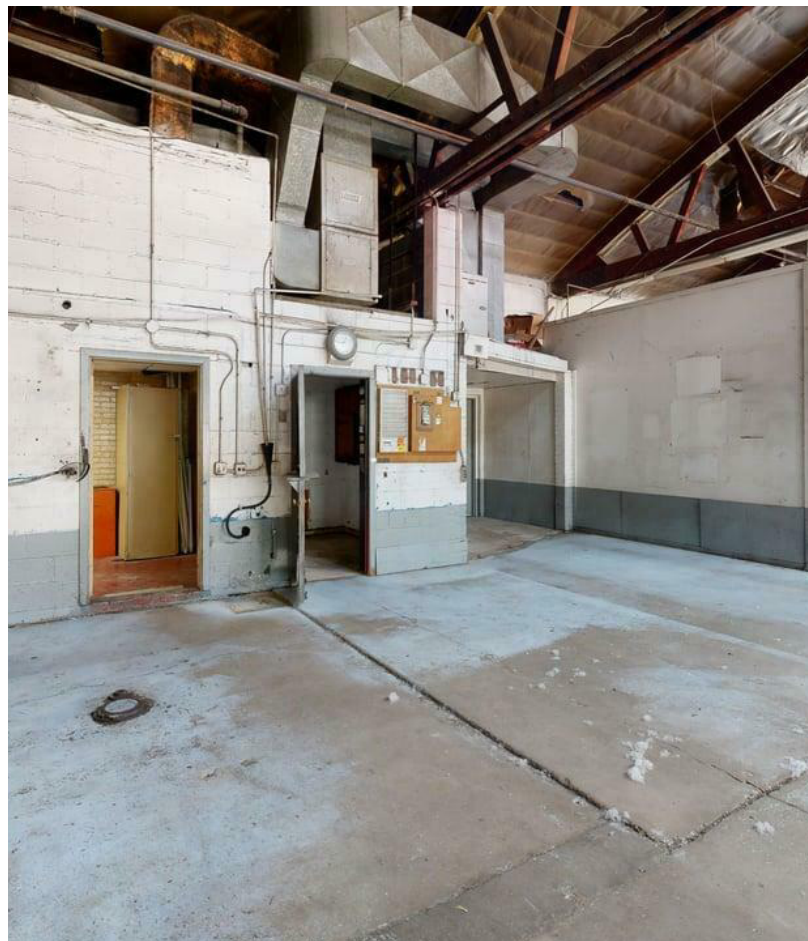
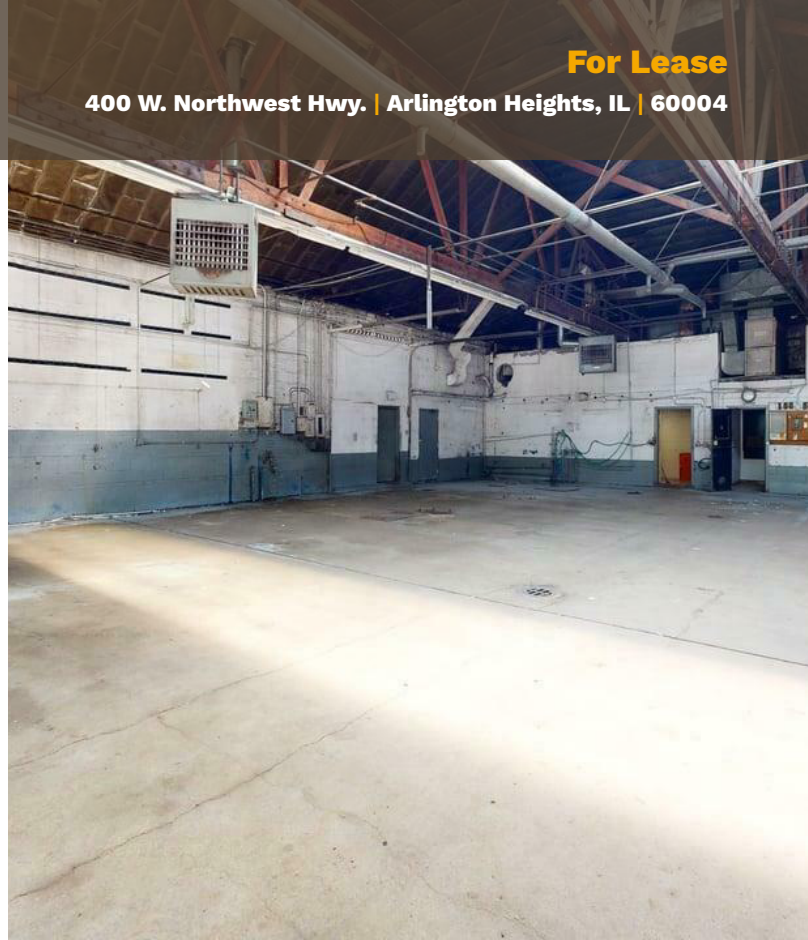
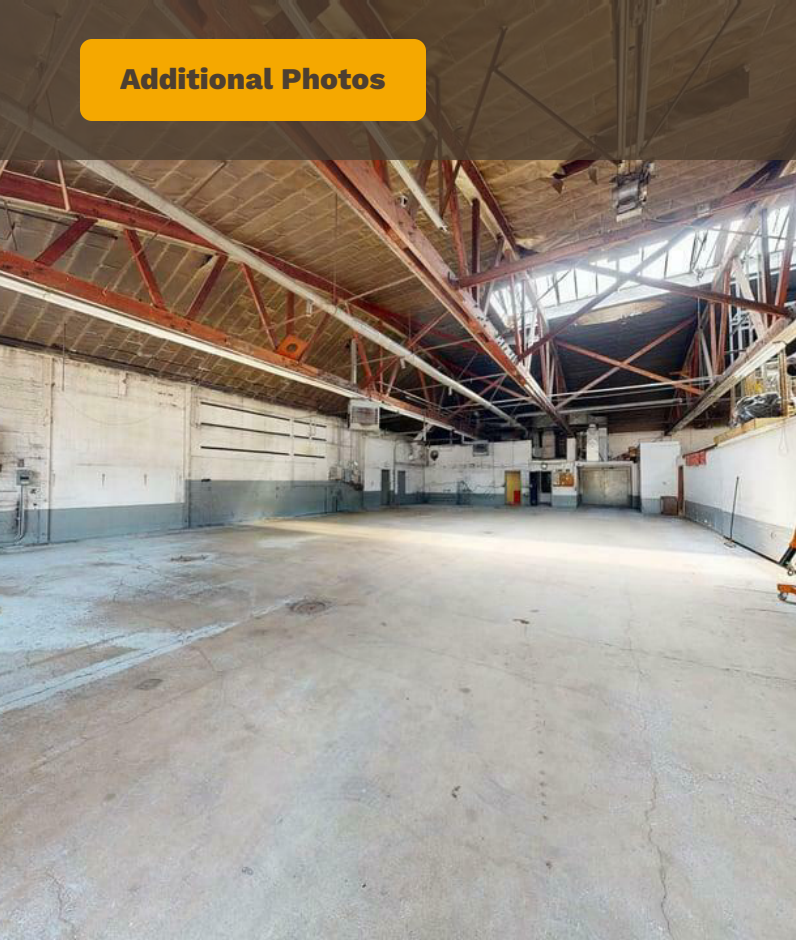
SUITE #	SIZE	LEASE RATE	VIRTUAL TOUR
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**Additional Photos**

**For Lease**

**400 W. Northwest Hwy. | Arlington Heights, IL | 60004**



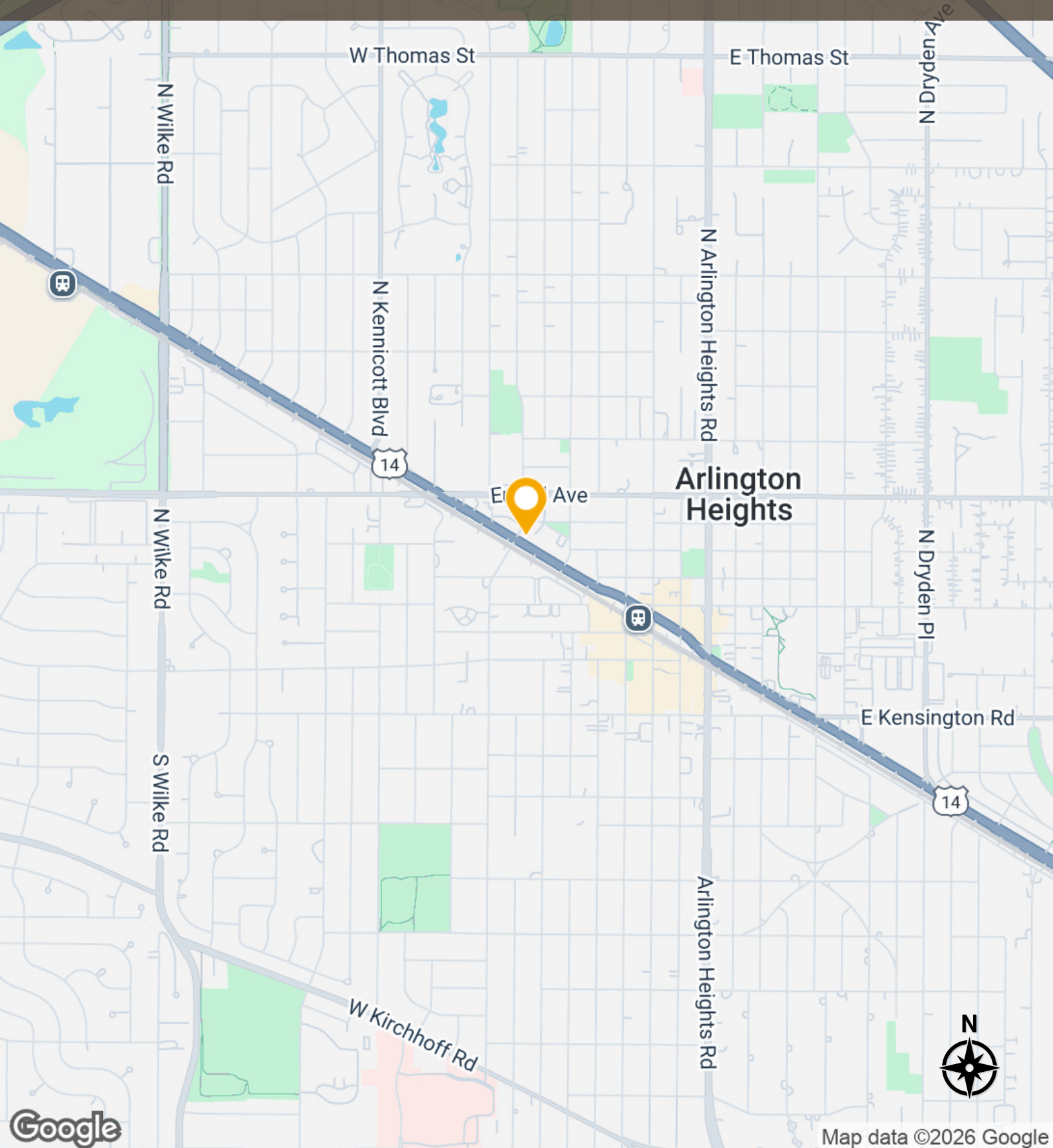
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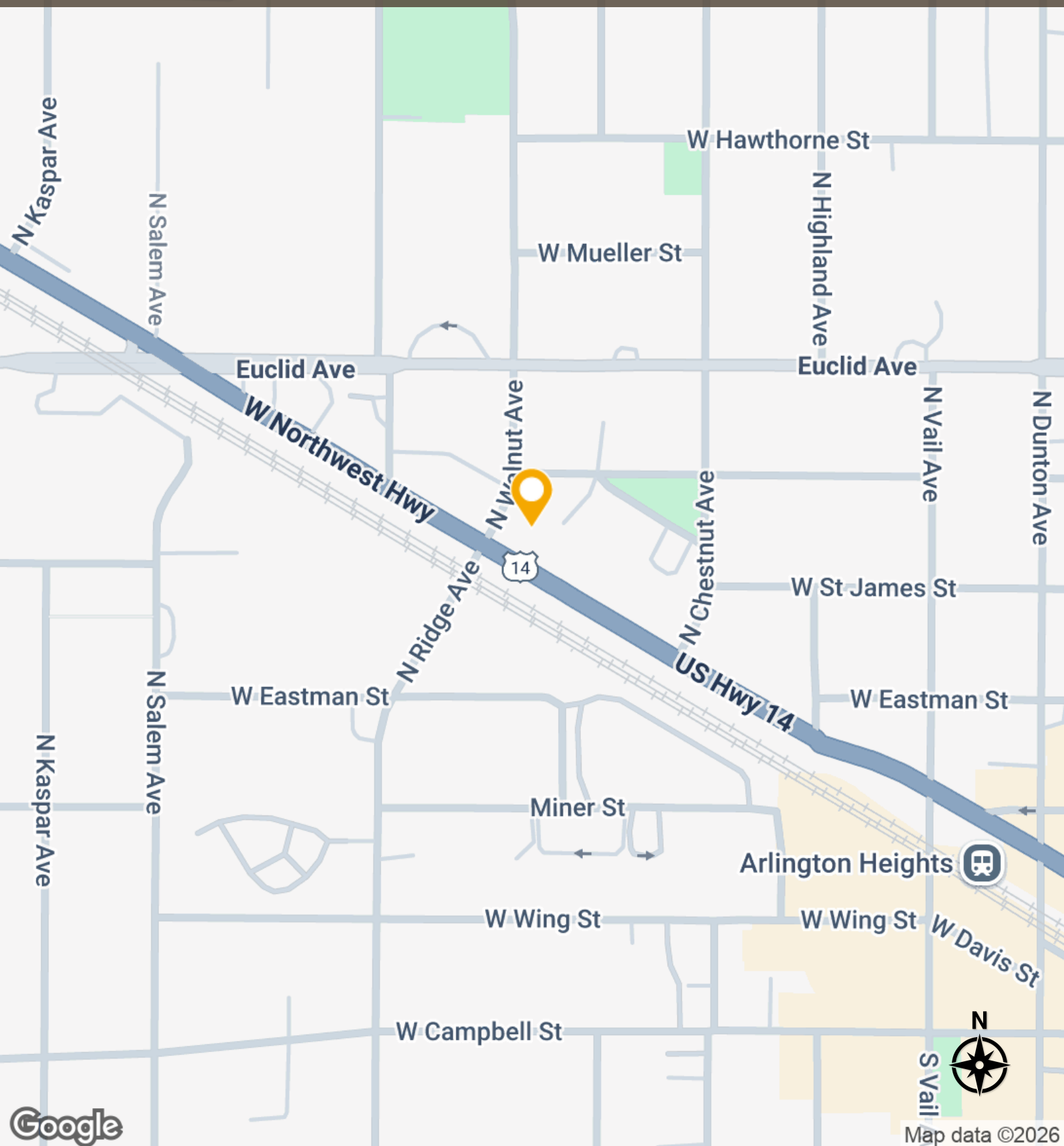
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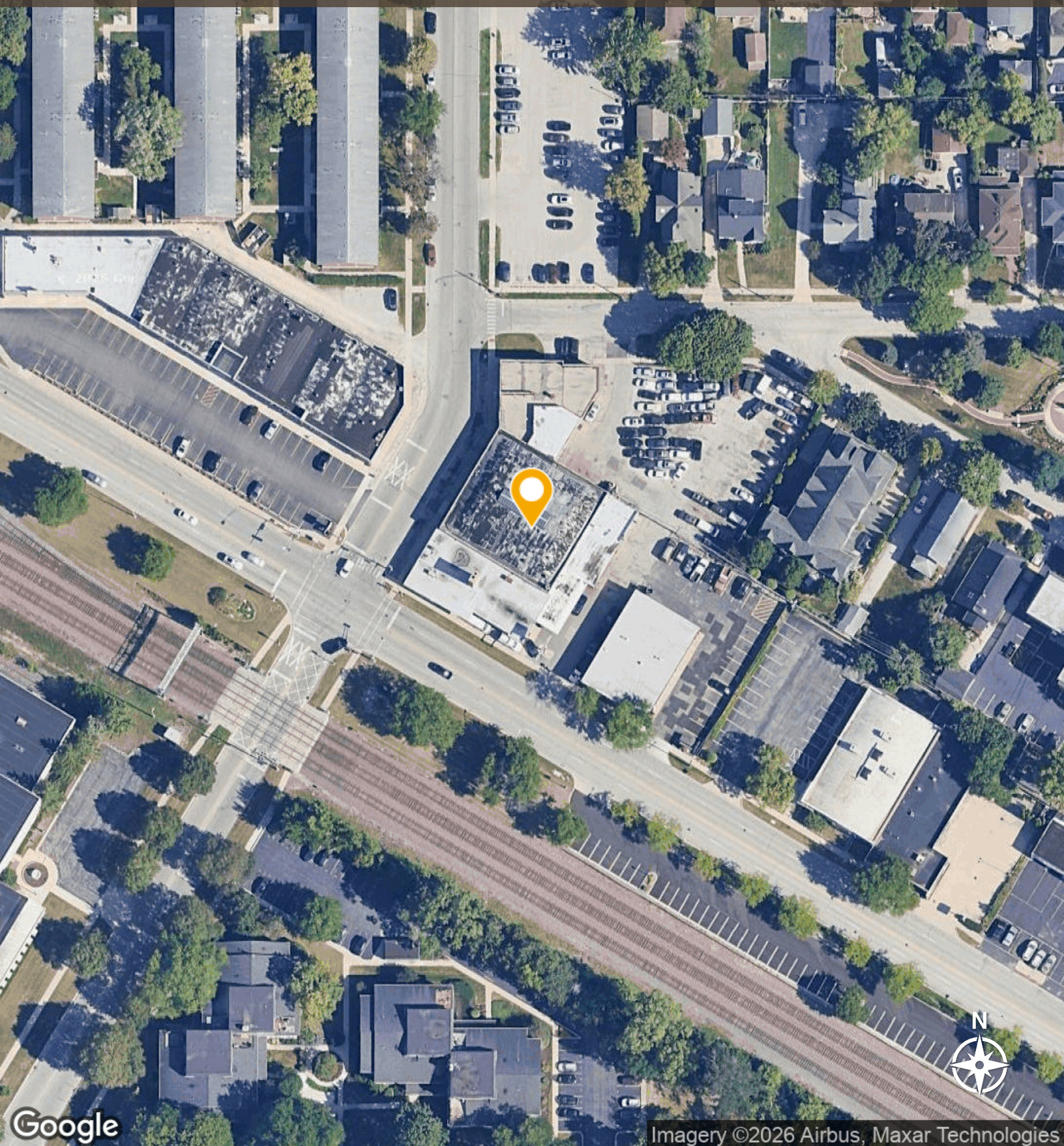




Aerial Map

For Lease

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