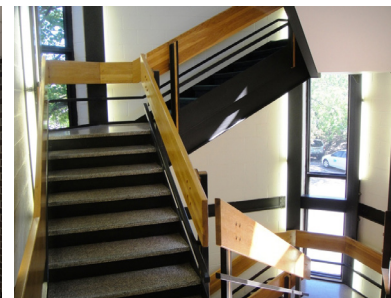


# THE 2010 PROFESSIONAL BUILDING



2010 S ARLINGTON HEIGHTS RD | ARLINGTON HEIGHTS, IL 60005

FULLY  
BUILT-OUT  
MEDICAL  
OFFICES  
FOR LEASE!



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$13.00 - 17.00 SF/yr (MG)
<b>BUILDING SIZE:</b>	38,534 SF
<b>AVAILABLE SF:</b>	1,288 - 4,144 SF
<b>YEAR BUILT:</b>	1973
<b>RENOVATED:</b>	2020
<b>ZONING:</b>	B-2
<b>LOT SIZE:</b>	2.8 Acres
<b>MARKET:</b>	Chicago
<b>SUBMARKET:</b>	Northwest Suburbs

### PROPERTY OVERVIEW

2010 Professional Building is a three-story medical building with move-in ready, fully built-out medical suites for lease. A variety of square footage ranges are available from 1,288 SF to 4,144 RSF which include a therapy suite and four physician's suites. Stairway, ADA-compliant ramp, and elevator service the building. Come join the Nihon Medical Clinic, McNelis Family Eye Care, Advanced Gyne-OB Associates, Ideal Family Health Center, and our newest tenant, Care Access!

### LOCATION OVERVIEW

Excellent Location! Minutes from Northwest Community Hospital, just to the south of Golf Road, and directly on Arlington Heights Road. Less than half a mile from I-90 Expressway and full interchange. Excellent visibility and primary location within the town. Arlington Heights is a suburb of Chicago and lies 25 miles northwest of Downtown Chicago.

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# BUILDING HIGHLIGHTS & BUILDING UPGRADES



## BUILDING HIGHLIGHTS

- Low modified gross rental rates
- Fully built-out medical spaces available
- Great referral system within the building
- Excellent location directly on Arlington Heights Rd. and easily accessible from I-90
- Northwest Community Hospital 2 miles away
- Ample parking
- Comcast high-speed internet

## BUILDING UPGRADES

- Exterior and Interior repainting
- New common area flooring
- Parking lot was redone in 2022 including top coating, seal & striping
- New exterior concrete upgrades
- Landscape upgrades
- Enhanced exterior signage directly on Arlington Heights Road
- New roof Spring of 2023
- Building HVAC/Boiler system replaced in 2022

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# LEASE SPACES

## LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Minimum 3-Year
TOTAL SPACE:	1,335- 4,144 RSF	LEASE RATE:	\$13.00 - \$17.00 SF/yr

## AVAILABLE SPACES

### SUITE      SIZE (SF)    LEASE TYPE    LEASE RATE    DESCRIPTION

LL Suite 41/45	4,144 SF	Modified Gross	\$13.00 SF/yr	Former therapy office. Multiple larger therapy rooms, multiple private rooms, general office area, 2 private bathrooms, plumbing through-out. This is Lower Level space. Please refer to floor plan in brochure.
Suite 100	1,335 SF	Modified Gross	\$17.00 SF/yr	Waiting room, reception area, 2 exam rooms with sinks, lab area, 2 private offices, break room, storage areas and 1 private bathroom. Please refer to floor plan in brochure.
Suite 200	1,565 SF	Modified Gross	\$17.00 SF/yr	Waiting room, reception area, 3 exam rooms, large lab, 2 offices. Please refer to floor plan in brochure.
Suite 215	1,288 SF	Modified Gross	\$17.00 SF/yr	Waiting room, 3 exam rooms, 3 offices, storage and private bathroom. Please refer to floor plan in brochure. Suite will be available 8/1/2025.
Suite 235	1,742 SF	Modified Gross	\$17.00 SF/yr	Waiting room, admin office, 6 exam rooms, nurse's station, private bathroom. Please refer to floor plan in brochure.

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# LL SUITE 41/45 - 4,144 RSF (FORMER THERAPY SUITE)

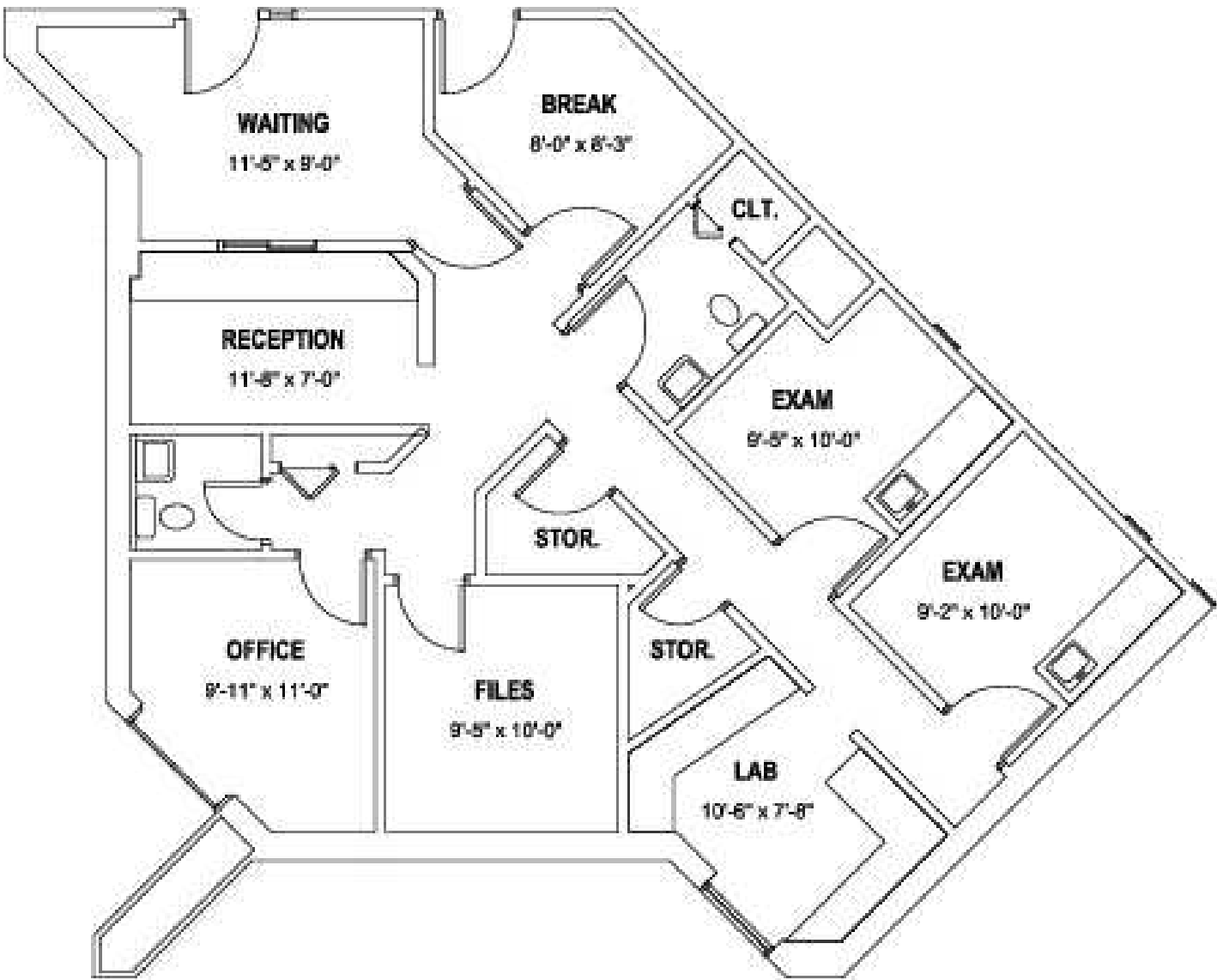


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SUITE 100 - 1,335 RSF

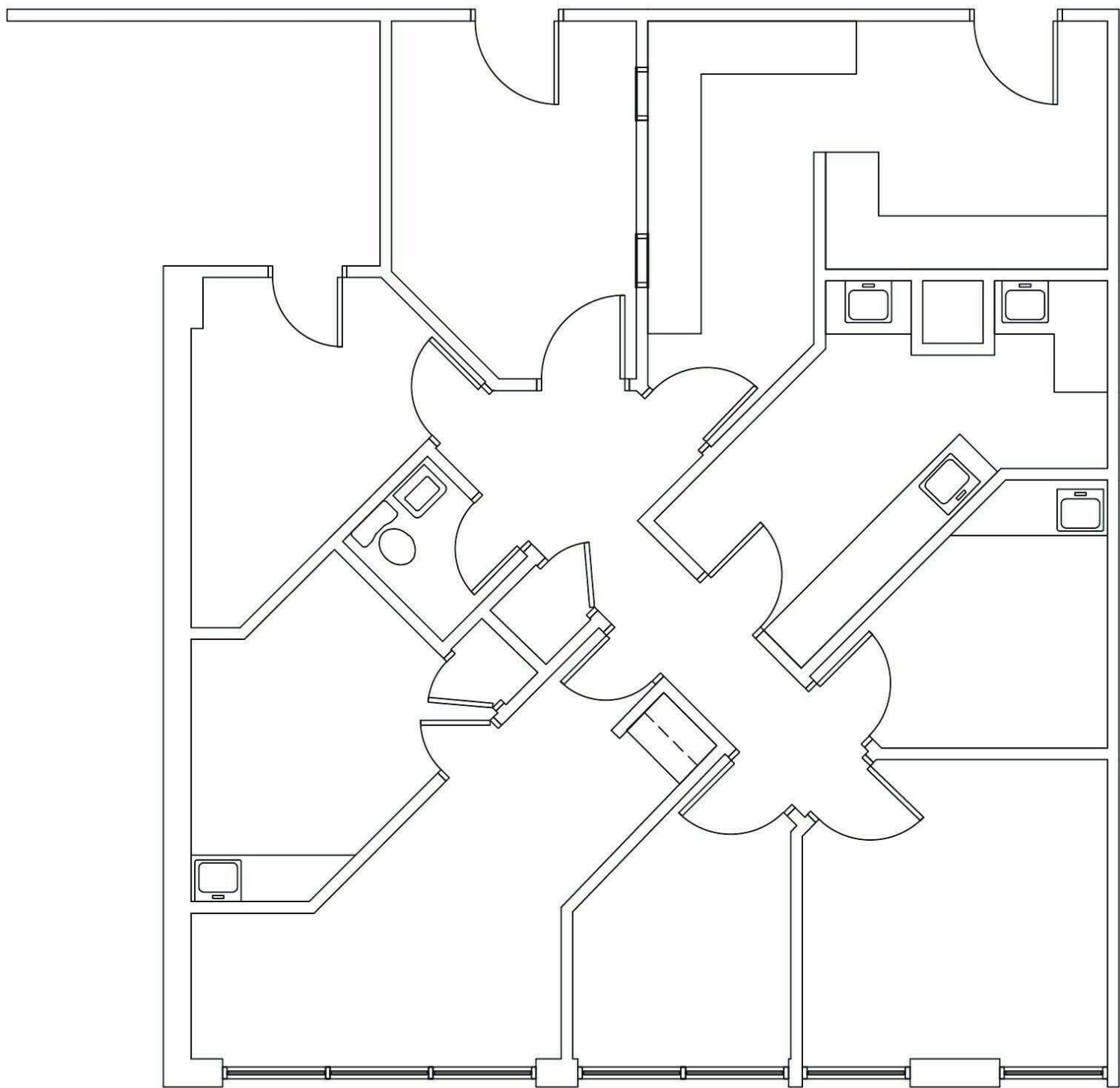


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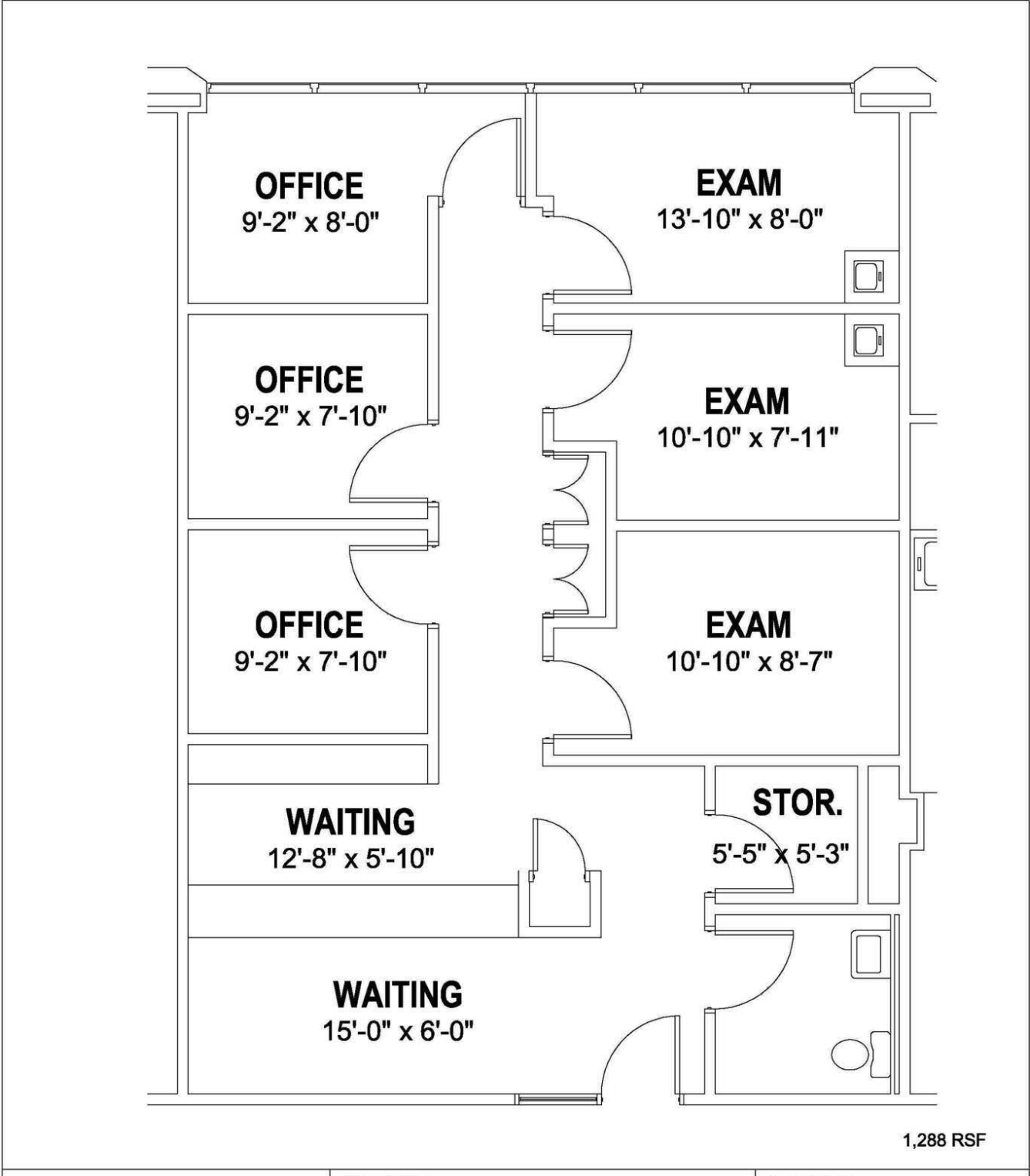
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SUITE 200 - 1,565 RSF



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SUITE 215 - 1,288 RSF (AVAILABLE 8/1/2025)



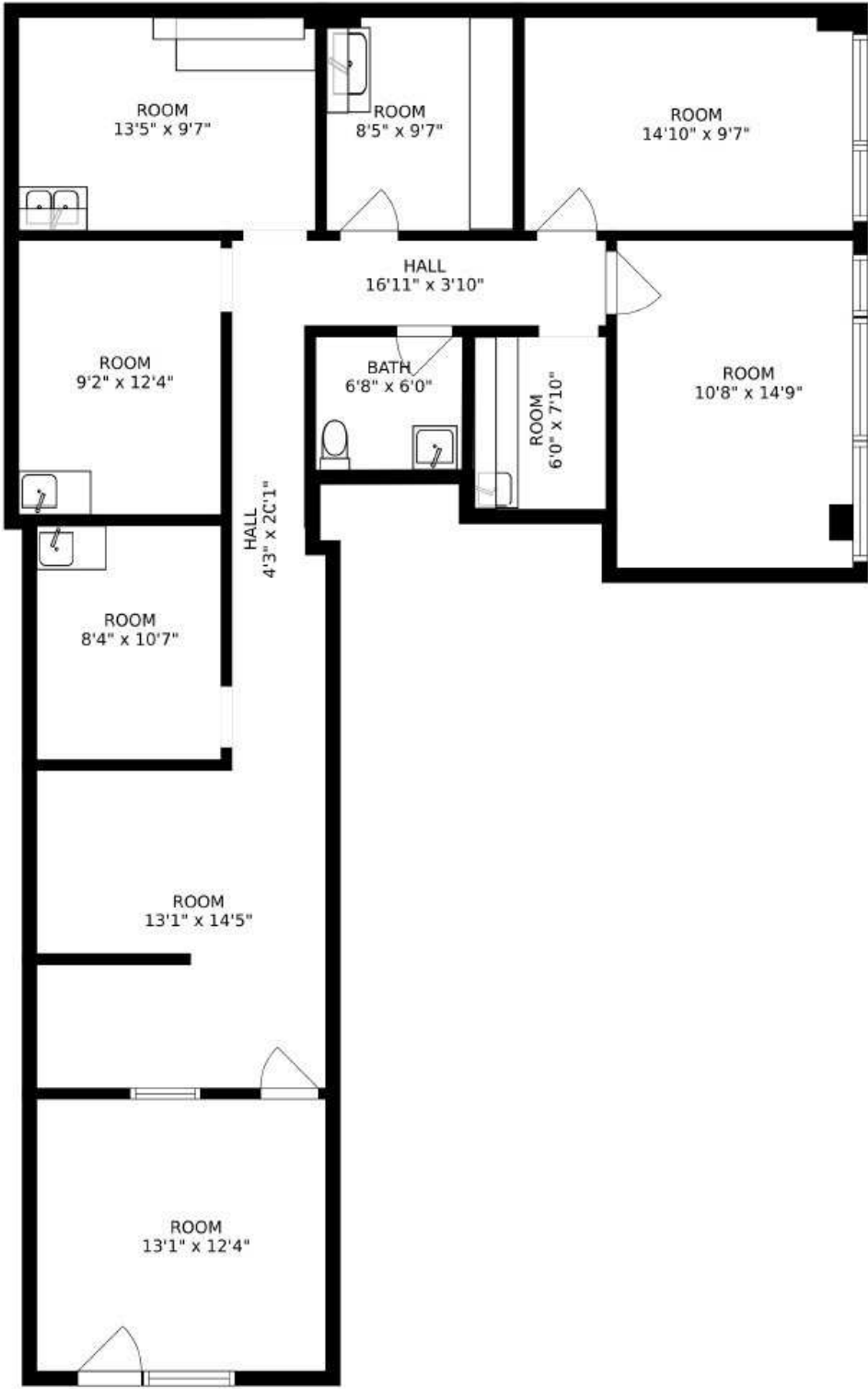
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SUITE 235 - 1,742 RSF



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# AERIAL MAPS



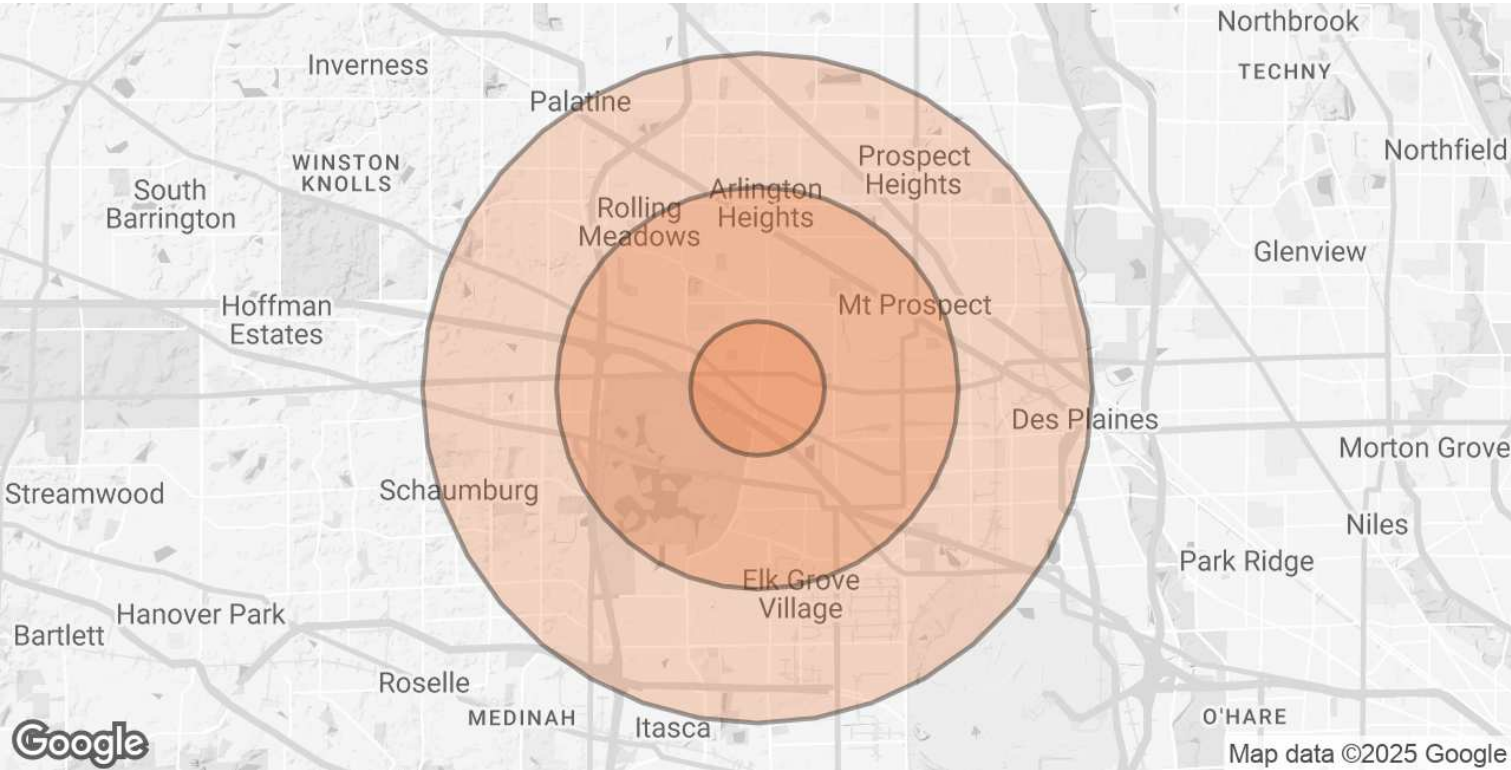
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,775	113,780	265,779
AVERAGE AGE	37.9	39.0	40.2
AVERAGE AGE (MALE)	37.1	37.6	39.0
AVERAGE AGE (FEMALE)	38.3	40.2	41.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,899	45,208	105,006
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$70,050	\$80,492	\$84,517
AVERAGE HOUSE VALUE	\$375,902	\$322,864	\$337,405

2020 American Community Survey (ACS)

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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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