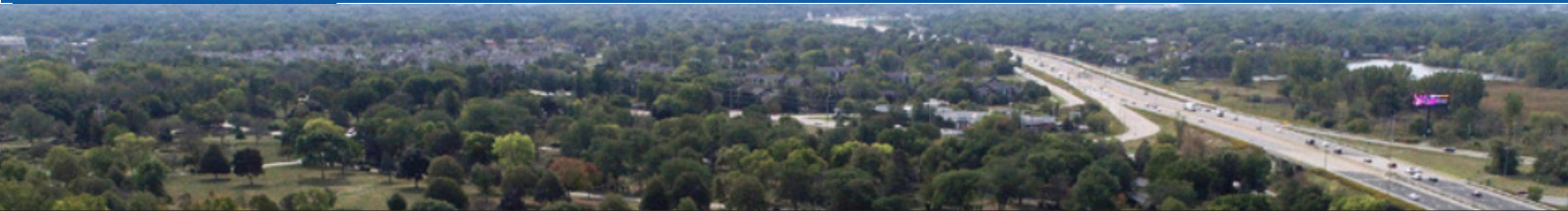




**FOR SALE: 41,161 SF MULTI-TENANT OFFICE BUILDING**  
**3115-3135 N.WILKE RD ARLINGTON HEIGHTS, IL**

**ENTERPRISE OFFICE CAMPUS**

**\$2,150,000 (\$52.23 PSF)**



**3115 N. WILKE ROAD | ARLINGTON HEIGHTS, ILLINOIS**



**Value Add or User/Investor Opportunity**

**41,161 SF Multi-Tenant Single Story Office Building**  
**Currently 90 % Leased with up to 4,504 SF Available For A User**  
**Current Gross Income: \$562,409**  
**Existing Net Income: \$188,137**  
**Existing Cap Rate: 8.76% (Pro-forma Cap Rate: 11.58%)**

Randy Olczyk  
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*Prepared by:*



**Chicagoland  
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REAL ESTATE

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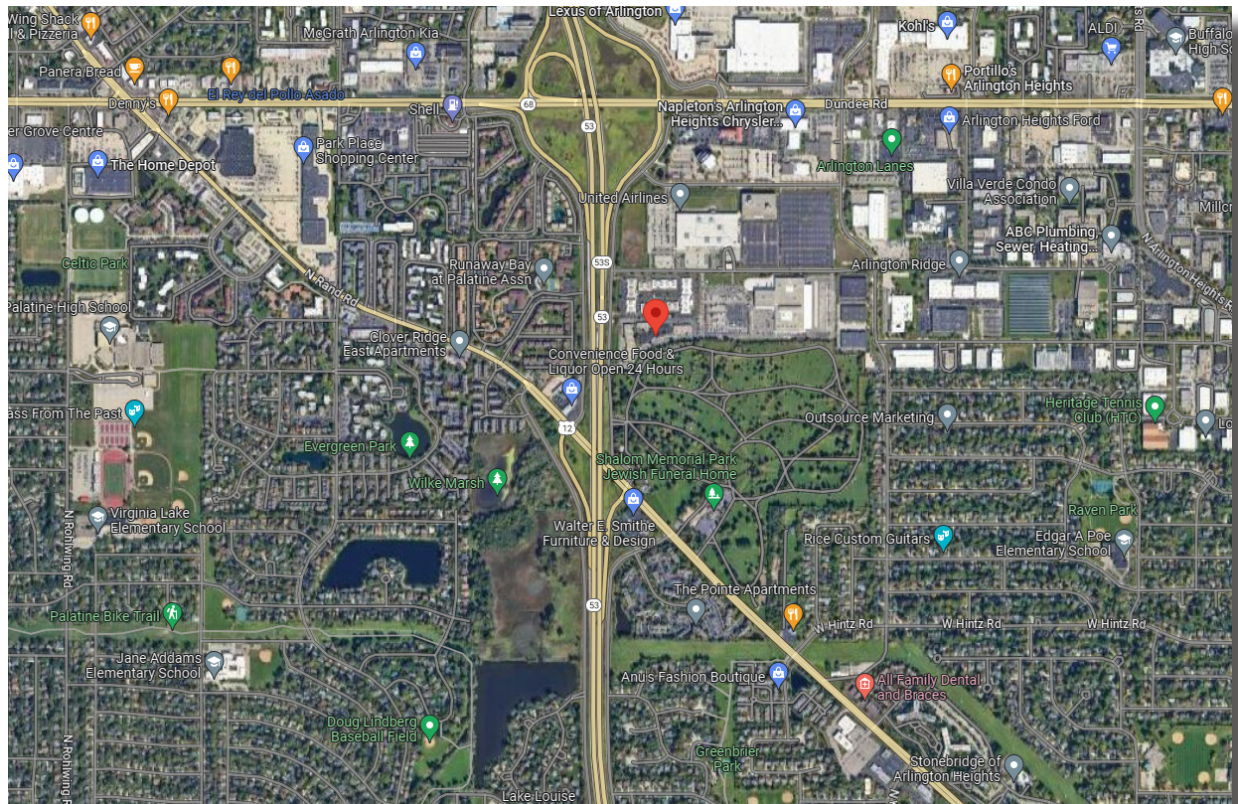
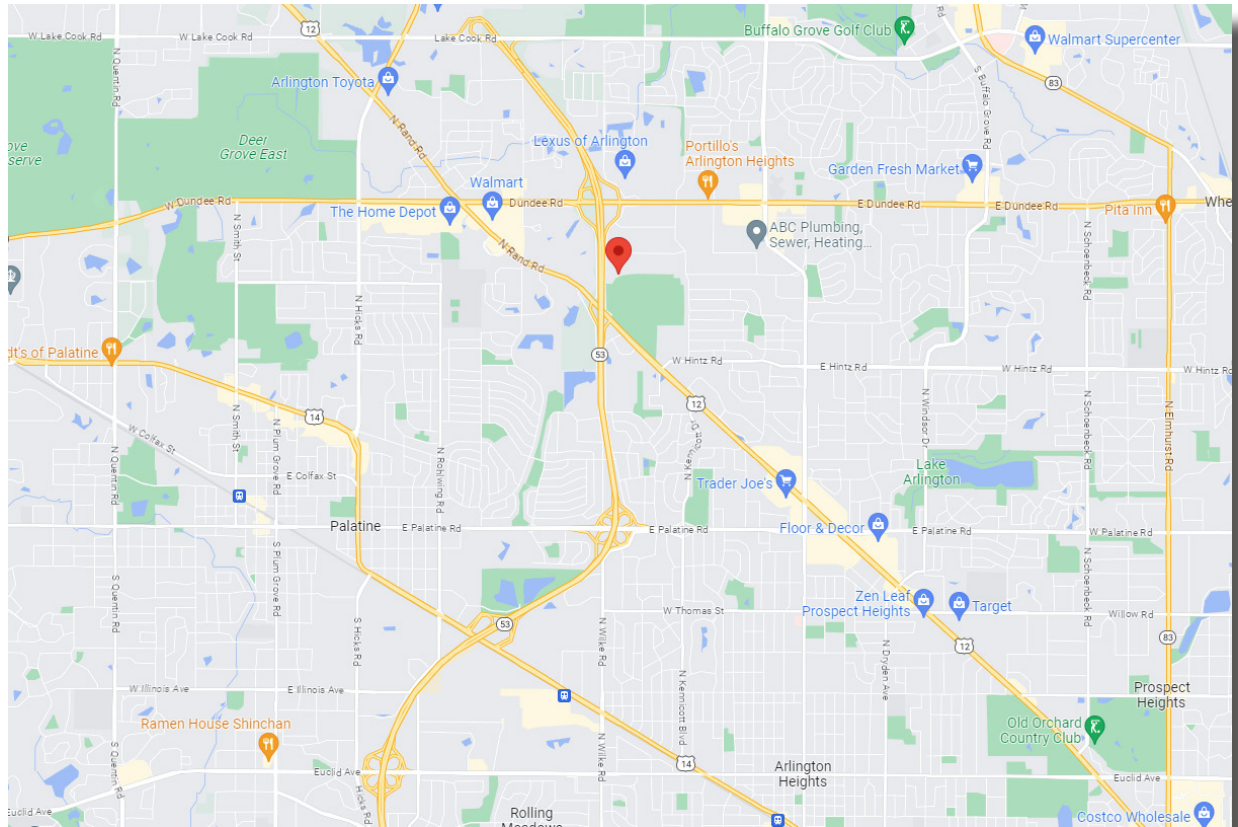
LEASING

SALES

TENANT ADVISORY

MANAGEMENT

## LOCATION & AERIAL MAPs





## Property Photos





## Property Photos

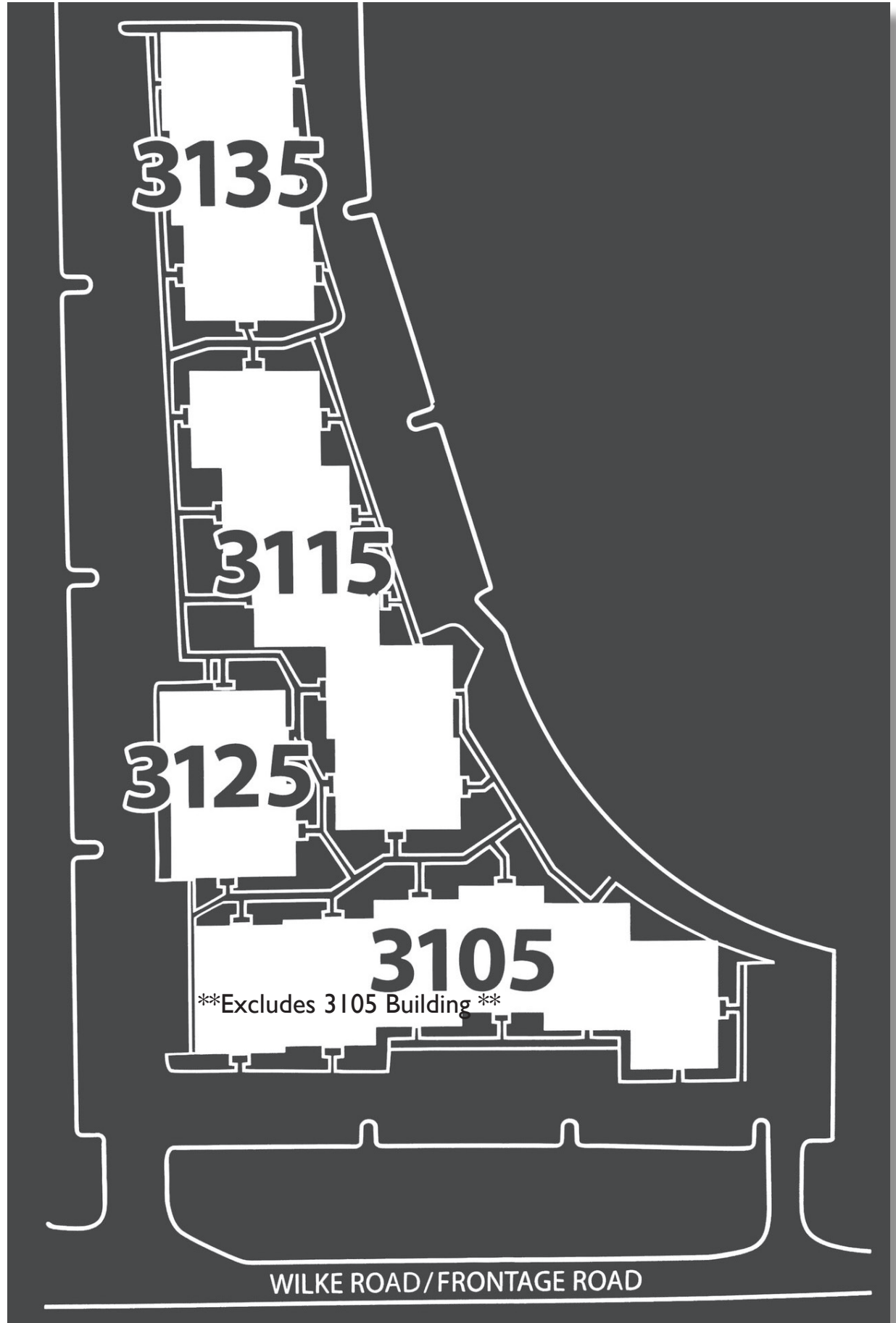




## Property Photos



Site Plan (\*\*Does Not Include 3105 Bldg)





## ■ SUBJECT PROPERTY HIGHLIGHTS

41,161 SF Multi-Tenant Office Property For Sale

(Enterprise Office Campus: Buildings 3115, 3125 & 3135)

Asking Price \$2,150,000 (\$52.23 PSF)

- > Currently 90% leased with approx 4,504 SF Vacant (3 Individual suites)
- > Currently over \$562,000 in existing Gross Income from 13 Current Tenants
- > Unique situation for a user or investor to own, and or occupy space & potentially manage or outsource management fees
- > Affords an Investor Flexibility in leasing space to increase income or selling office condo units to users at a premium price per SF

Three-building, single-story office complex fronting on the east side of Route 53 between Dundee and Rand Roads. Full interchange at Dundee Road. Professionally managed and operated, beautifully manicured landscaping, and maintained to a high level.

- > Located 1 block East of full Rt 53 & Dundee Rd full interchange
- > Ideal for Office or Medical
- > Tenant controlled HVAC and 24 hour access
- > Comcast high-speed internet and cable available
- > Operable windows
- > Private Restrooms
- > Professional Park-Like Setting
- > Building Signage Available
- > Units available for sale or lease
- > New 10 Year Medical lease of 4,121 SF!!!!!!
- > Existing NOI= \$188,137
- > Existing Cap Rate: 8.76% (Pro-forma 11.58%)



LEASING  
.....

SALES  
.....

TENANT ADVISORY  
.....

MANAGEMENT  
.....

## ■ DESCRIPTION

PROPERTY:	Enterprise Office Campus 3115, 3125 & 3135 N. Wilke Road Arlington Heights ,Illinois
BUILDING TYPE:	Single Story Multi-tenant Office Building
OCCUPANCY:	Currently 79% leased with approx 8,625 SF Vacant (3 suites Individual suites)
SIZE:	41,161 SF
CUREMT GROSS INCOME	\$492,409 per year (From 12 Leased suites)
CURRENT NET INCOME: CURRENT CAP RATE:	\$188,137 8.76%
PROFORMA NET INCOME:	\$249,000 per year Assumes leasing 4,504 SF @ market rent 11.56% Proforma Cap Rate
2022 REAL ESTATE TAXES:	(\$4.03 PSF)
2022 ASSOCIATION & OPERATING EXPENSES:	(\$5.07 PSF)

**Sales Price: \$2,150,000 (\$52.23 PSF)**



## PROPERTY RENT ROLL

<b>Enterprise Office Center</b>				
<b>Tenant</b>	<b>Bldg</b>	<b>Suite</b>	<b>Leased SF</b>	<b>Vacant SF</b>
Adelya Transportation	3125	E	655	
Dan Buckley Associates	3115	G	2,070	
Kensington Financial Services	3135	A	4,594	
The JRB Group Architects	3115	F	1,577	
Lindy Meyer	3125	D	655	
Pinnacle Innovations	3125	B	1,310	
Psemi, A Murata Company	3135	B	9,647	
Real People Realty	3115	S	1,273	
Redeemed Christian Church	3115	P&Q	3,050	
Safemax	3115	N	1,080	
Spine and Joint Center of IL	3115	C	3,886	
The Maids (lease in progress)	3135	C	1,479	
Vacant	3125	I		1,956
Vacant	3125	C&H		2,548
Vacant	3115	H,I,O		4,121
Common area gym	3115	J	630	
Common area conference	3115	K	630	
<b>Totals</b>			<b>32,536</b>	<b>8,625</b>
<b>Current Occupancy:</b>			<b>79.05%</b>	
<b>Leased + Vacant Total</b>			<b>41,161</b>	

\*\*\*COMPLETE RENT ROLL AVAILABLE BY REQUEST TO QUALIFIED INVESTORS

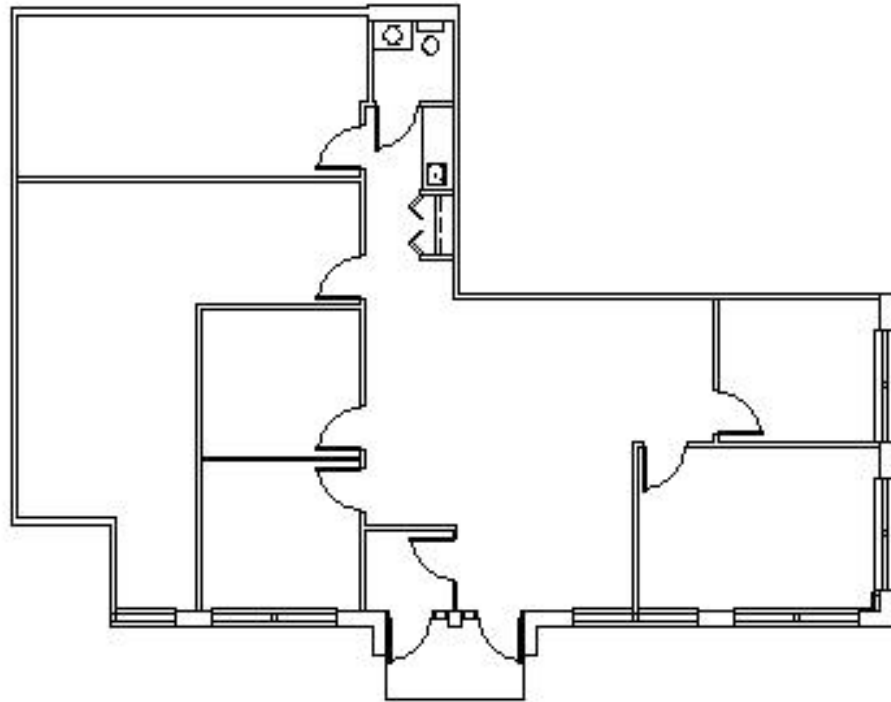


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Tenant Advisory  
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## VACANT FLOOR PLANS



### 3125 N. Wilke Rd. Suite I

#### 1,956 Rentable SF

- Professional park-like setting
- Excellent parking access
- 3.61:1,000 parking ratio
- Good access to Route 53
- Common area conference room
- Work-out area on-site
- Private bathrooms
- 24/7 direct access to suites
- Tenant/owner controlled HVAC
- Fully fire sprinklered
- Operable windows



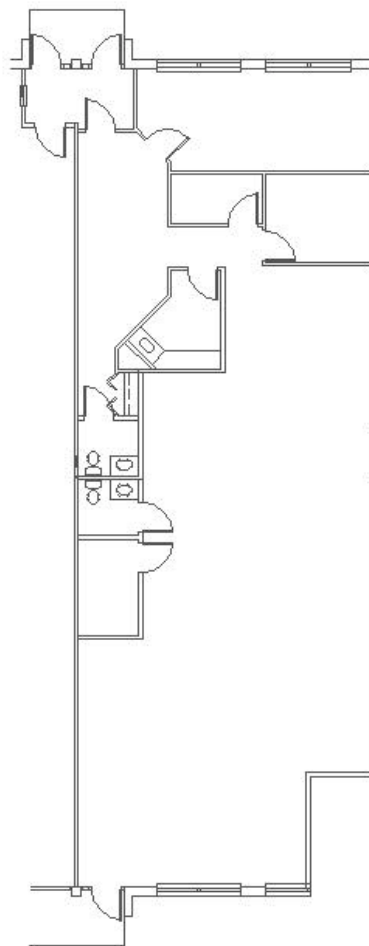
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## VACANT FLOOR PLANS



**3125 N. Wilke Suite C,H**

**2,548 Rentable SF**

- Professional park-like setting
- Excellent parking access
- 3.61:1,000 parking ratio
- Good access to Route 53
- Common area conference room
- Work-out area on-site
- Private bathrooms
- 24/7 direct access to suites
- Tenant/owner controlled HVAC
- Fully fire sprinklered
- Operable windows



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