



# OFFICE SPACE FOR LEASE

## 3115-3135 N. WILKE ARLINGTON HTS, IL

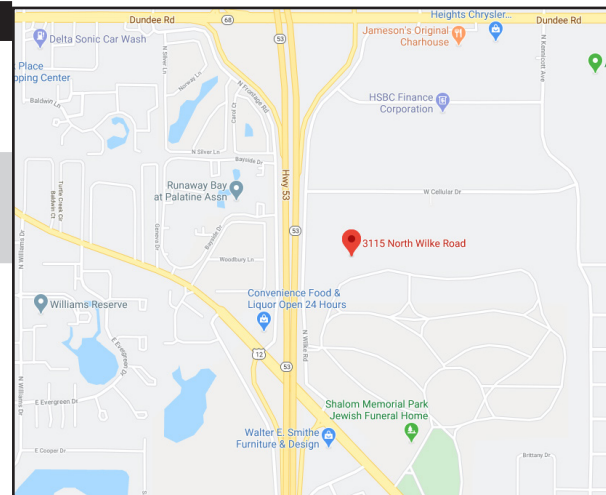


### ENTERPRISE OFFICE CENTER BUILDING FEATURES:

- 1,000 - 3,050 SF Available w/ several combinations
- Located 1 block East of full Rt 53 & Dundee Rd full interchange
- Ideal for Office or Medical with operable windows
- Tenant controlled HVAC and 24 hour access
- Comcast high-speed internet and cable available
- Private Restrooms
- Professional Park-Like Setting
- Building Signage Available
- Free Conference Room & Fitness Area with locker rooms & showers
- Visit [www.chicagolandcommercial.com](http://www.chicagolandcommercial.com) for 3-D Virtual Tours of select suites!
- **Rental Rate: \$16.50 PSF Modified Gross**
- **Condo Sale Price: \$90-\$95 PSF**

### AVAILABLE SPACE:

SUITE	SIZE (SF)	LAYOUT
3115-P	2,050 SF	2 Offices, Conf Kitchen & reception
3115-Q	1,000 SF	Privates & Open Space
3125-H	1,493 SF	Mostly open plan
3125-I	1,956 SF	Available 12/1/25
3115- P & Q *	3,050 SF	Mostly Open Space
	*Divisible to 1,000 SF	*See page 2 & 3 for various sizes *



### FOR MORE INFORMATION:

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**Chicagoland**  
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**REAL ESTATE**

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# OFFICE SPACE FOR LEASE

## 3115-3135 N. WILKE ARLINGTON HTS, IL

### AVAILABLE SPACE COMBINATIONS



#### Enterprise Office Center Available Spaces for Lease

All spaces feature:

- Professional park-like setting
- Excellent parking access
- Common area conference room
- Work-out area on-site
- Zoned M-1
- Good access to Route 53, Dundee Rd, & Rand Rd
- Operable windows
- Private bathrooms
- 24/7 direct access to suites
- Tenant/owner controlled HVAC
- Fully fire sprinklered

Suite	Rentable SF	Monthly Gross Rent	
3115-Q	1,000	\$1,375	1 private office, open area, kitchenette
3125-H	1,493	\$2,053	Wide open space with server room
3125-I	1,956	\$2,690	6 private offices, conference room
3115-P	2,050	\$2,819	6 private offices, open area, kitchenette
3125-P,Q	3,050	\$4,194	
3125-H,I	3,449	\$4,742	

3115-R                      2,391                      \$3,288                      5 private offices, 2 open areas, storage rm

Net Rent PSF	Op Ex PSF	Tax PSF	Gross Rent PSF
\$6.95	\$4.56	\$4.99	\$16.50

\*\*\*\*\*UNITS AVAILABLE FOR LEASE OR SALE\*\*\*\*\*

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LEASING | SALES | TENANT ADVISORY | MANAGEMENT

Submitted subject to errors, omissions, changes, and prior leasing, sale, or withdrawal without notice.

Enterprise Office Center Available Units.xls Lease

www.chicagolandcommercial.com



# OFFICE SPACE FOR LEASE

## 3115-3135 N. WILKE ARLINGTON HTS, IL

### AVAILABLE SPACE COMBINATIONS



#### Enterprise Office Center Available Spaces for Sale

All units feature:

- Professional park-like setting
- Excellent parking access
- Good access to Route 53, Dundee Rd, & Rand Rd
- Common area conference room
- Work-out area on-site
- Zoned M-1
- Approximate Real Estate Taxes per SF: \$4.99
- Operable windows
- Private bathrooms
- 24/7 direct access to suites
- Tenant/owner controlled HVAC
- Fully fire sprinklered
- Approximate Association fees per SF: \$4.56

Available Suites	Rentable SF	Sale Price	Approx. R.E. Taxes	Approx. Assoc. Fees	
3115-Q	1,000	\$95,000	\$4,990	\$4,560	1 private office, open area, kitchenette
3125-H	1,493	\$141,835	\$7,450	\$6,808	Wide open space with server room
3125-I	1,956	\$185,820	\$9,760	\$8,919	6 private offices, conference room
3115-P	2,050	\$194,750	\$10,230	\$9,348	6 private offices, open area, kitchenette
3115-P,Q	3,050	\$289,750	\$15,220	\$13,908	
3125-H,I	3,449	\$293,165	\$17,211	\$15,727	
3115-R	2,391	\$220,000	\$17,382	\$12,000	5 private offices, 2 open areas, storage rm

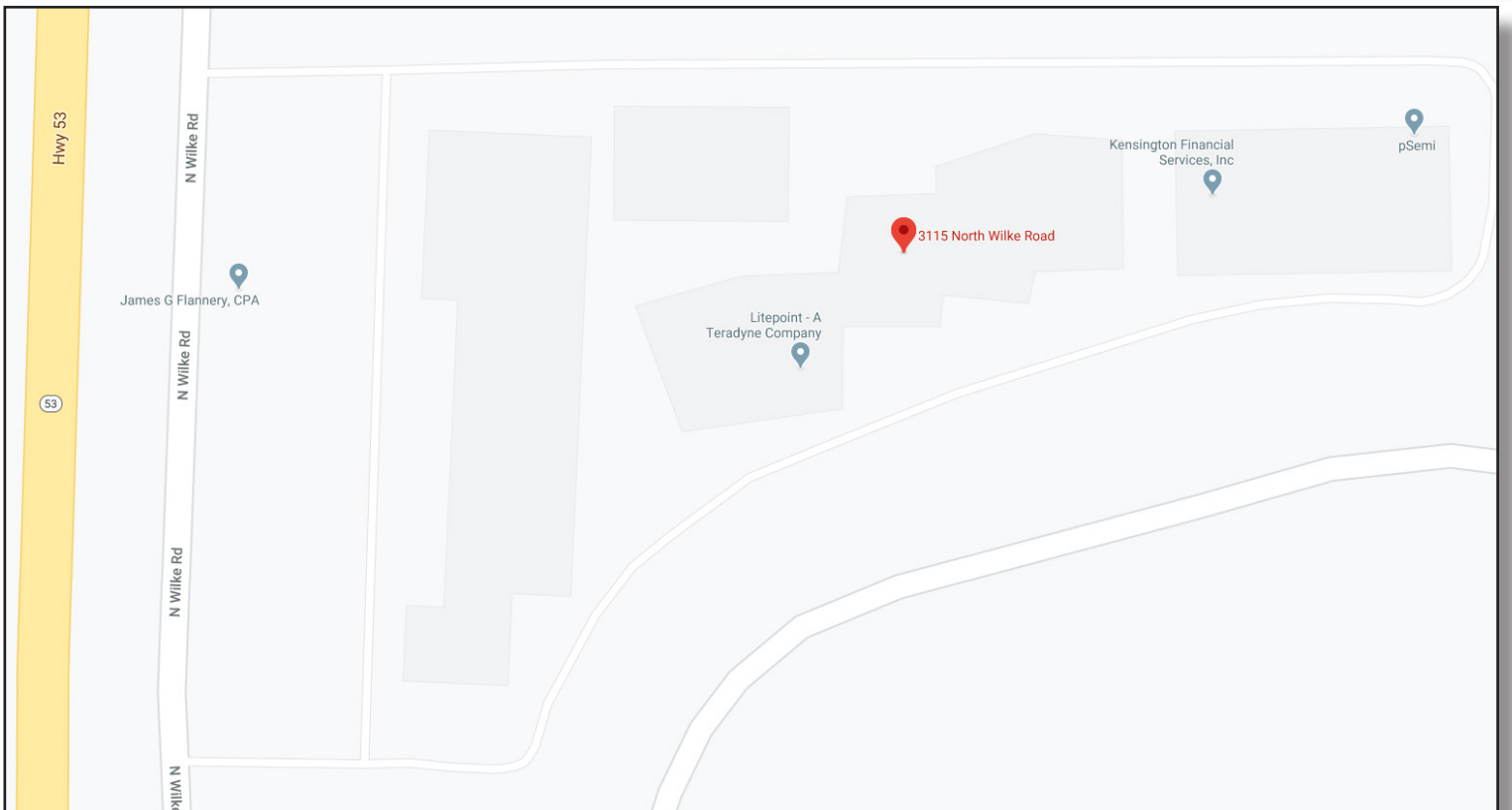
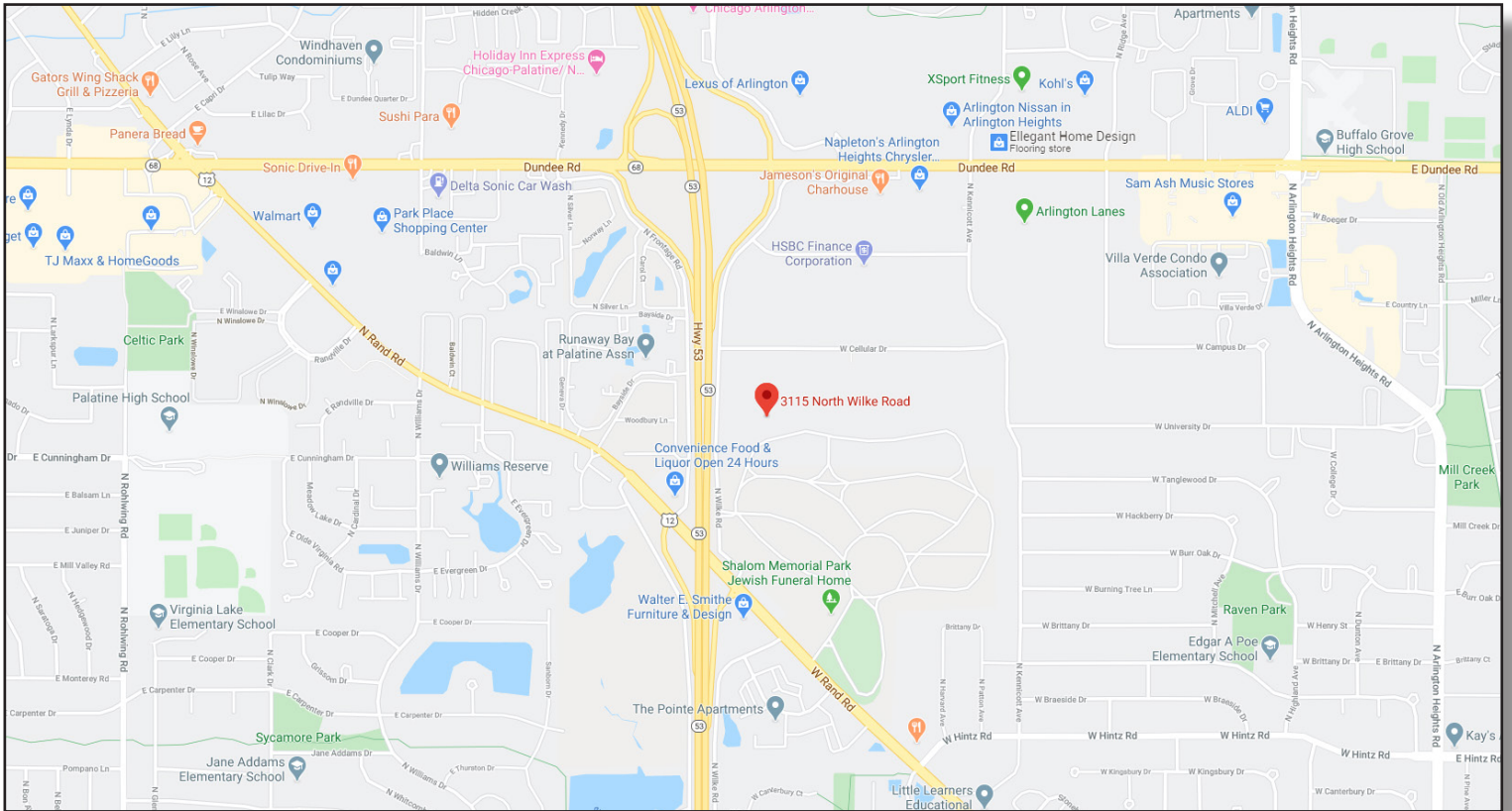
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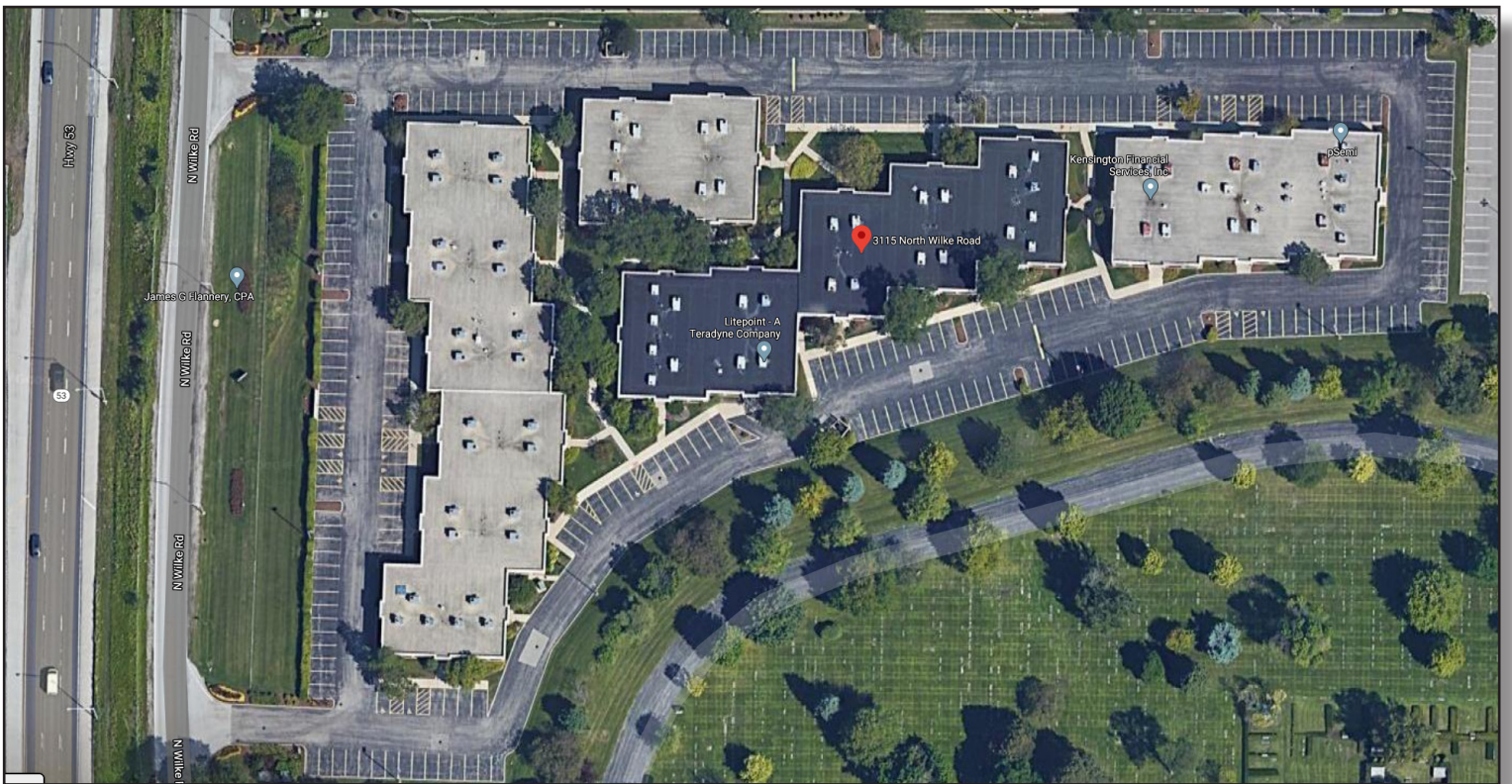
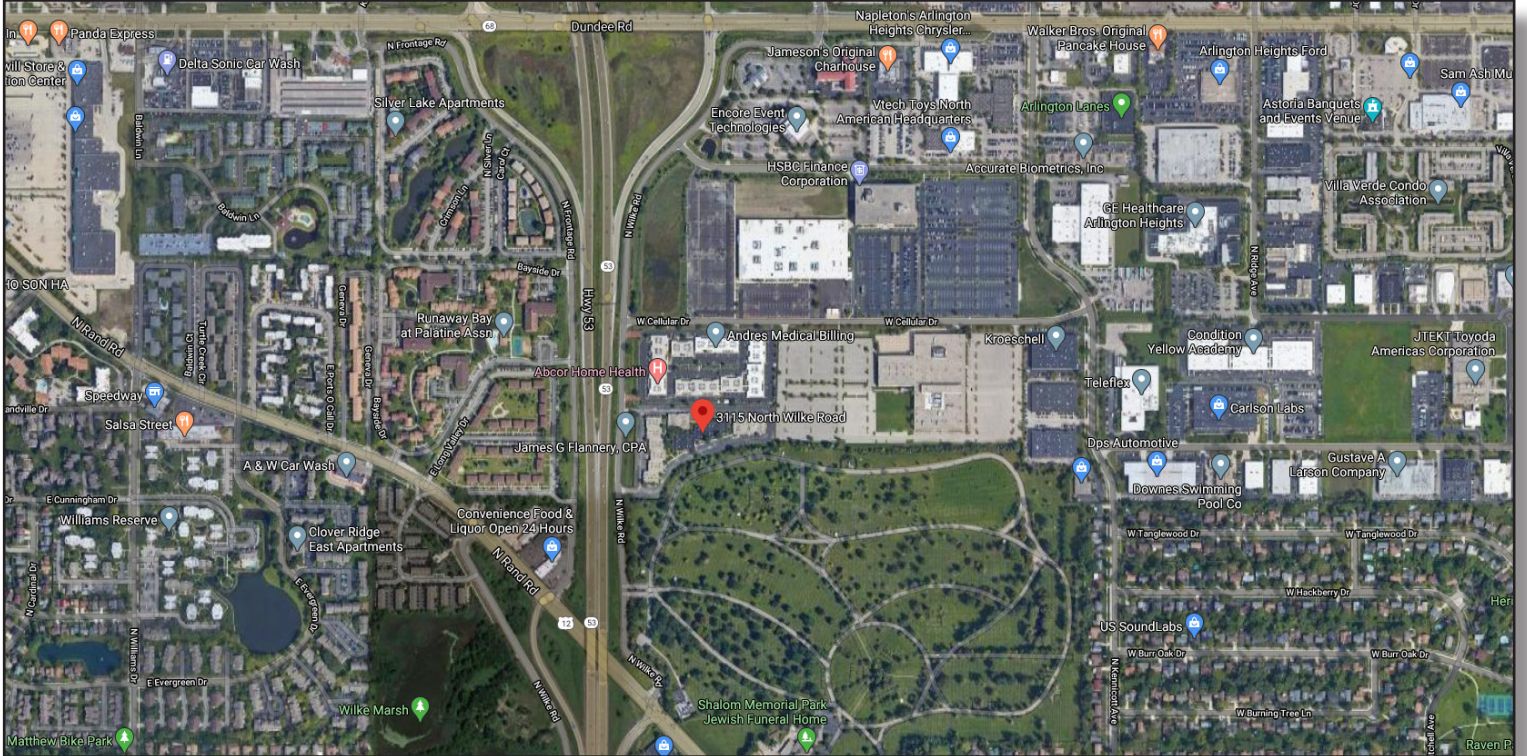
### LOCATION MAPS





# OFFICE SPACE FOR LEASE 3115-3135 N. WILKE ARLINGTON HTS,IL

AERIAL VIEW





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## PROPERTY PHOTOS



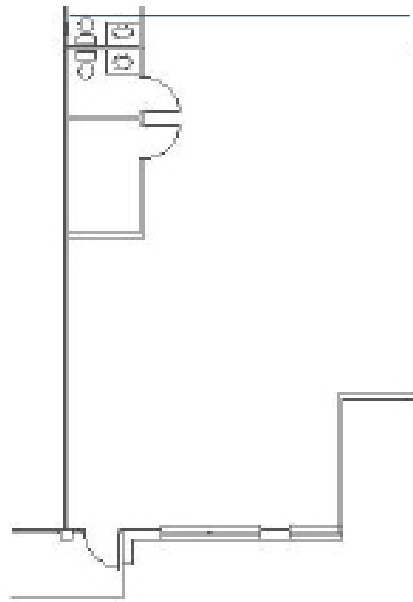


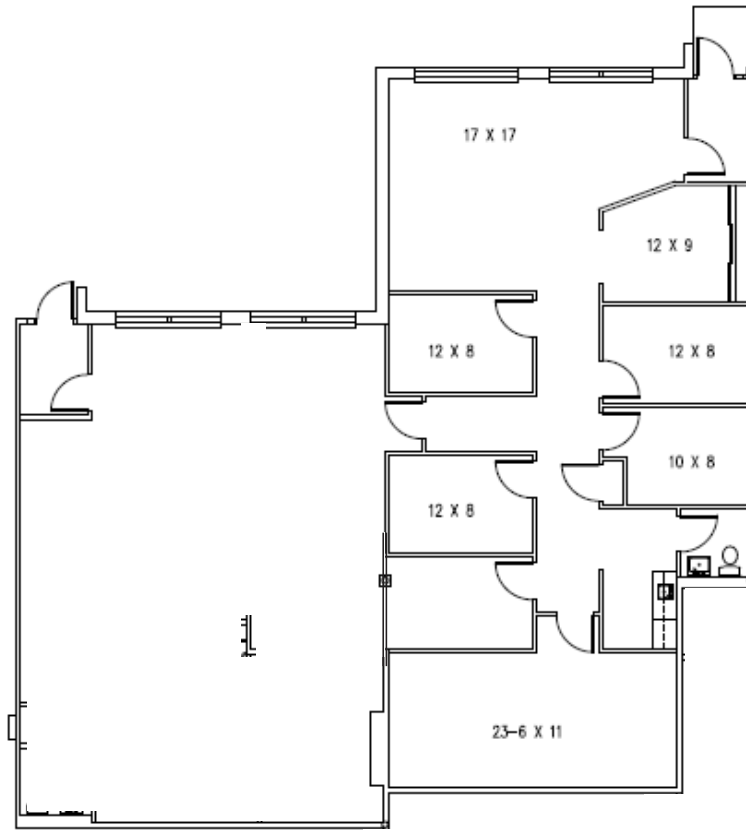
# OFFICE SPACE FOR LEASE

3115-3135 N. WILKE ARLINGTON HTS, IL

FLOORPLAN

3125 SUITE H (1,493 SF)





**3115 N. Wilke  
Suite P,Q  
3,050 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