

**117**  
**119** E. PALATINE ROAD

117



**MOATS**  
OFFICE PROPERTIES



**PALATINE METRA STATION**

**CONSCIOUS CUP COFFEE ROASTERS**

**EMMETT'S BREWING COMPANY**

**TAP HOUSE GRILL**

**LAMPLIGHTER INN  
TAVERN & GRILLE**

**GIANNI'S CAFE**

**SITE IS WALKING DISTANCE FROM  
PALATINE METRA STATION &  
DOWNTOWN PALATINE  
RETAIL & DINING!**

**METRA RAIL LINE**

**BMO BANK**

**TJ O'BRIEN'S BAR & GRILL  
MEXICAN UNO RESTAURANT**

**TOWNE SQUARE**

**BELLA PIZZA**

**SIRI THAI II**

**JL'S PIZZA & SPORTS BAR**

**117-119 E PALATINE ROAD**

**HENG WING  
RESTAURANT**

**ARGENTINEAN BENDITA  
COCINA RESTAURANT**

**JEWEL-OSCO GROCERY**



# 117-119 E. PALATINE ROAD AT-A-GLANCE

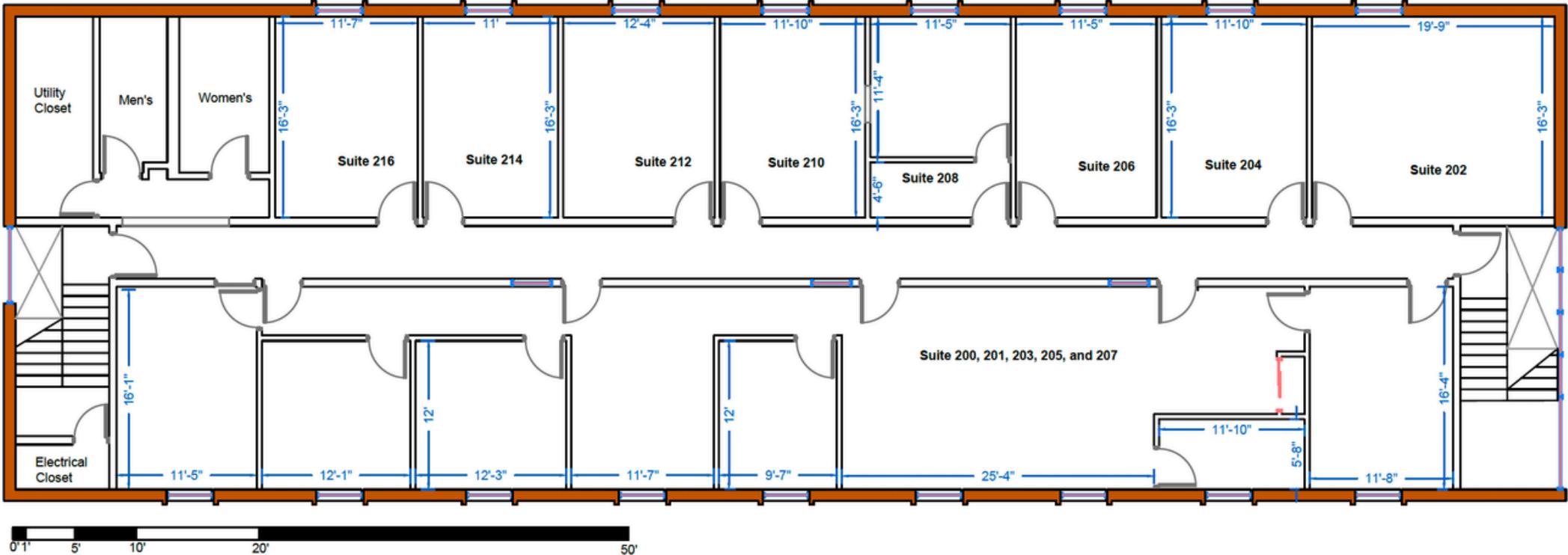
## Value Drivers

- **Professional, well-maintained office building located in the heart of downtown Palatine**
- **High visibility and easy access** to local amenities
- **Walking distance from the Palatine Metra Station**
- **Turn-key professional suites:** Fully built-out spaces with abundant natural light and efficient layouts
- **Boutique two-story layout with multiple entrances** and clear address visibility
- **Well-maintained courtyard with landscaping** and updated curb appeal
- **Flexible floor plan** allows for multi-tenant

# FLOORPLAN

117 E PALATINE ROAD |

5,240 RSF



# SURROUNDED BY \$5B+ IN NEW DEVELOPMENT

- Nearby mixed-use planning and civic investments
- Minutes to Route 53/I-290 and Northwest Highway (US-14)
- Quick access to Downtown Palatine Metra (UP-NW Line)
- Restaurants & retail (<5 minutes)
- Proposed Chicago Bears Arlington Park campus (<10 minutes)

**117-119 E PALATINE ROAD**

**PROPOSED CHICAGO BEARS  
ARLINGTON PARK CAMPUS**

# ABOUT US

For over 32 years, **Moats Office Properties** has owned and operated office buildings in Chicago's Northwest suburbs.

We are a family owned and operated business and strive for the best in customer satisfaction.

# CONTACT

**RYAN MOATS**

Owner & Operator

847.363.9700

Ryan@MoatsOffice.com

[www.MoatsOffice.com](http://www.MoatsOffice.com)

TO LEARN MORE, VISIT OUR  
WEBSITE OR SCAN OUR QR CODE:

