

# 165 COMMERCE DRIVE



# 165 COMMERCE DRIVE AT-A-GLANCE

**2 Suites Available  
1,317 SF - 1,959 SF**

**78 Surface Parking Spots**

**Lot Size: 2.07 AC**

**Class B Professional**

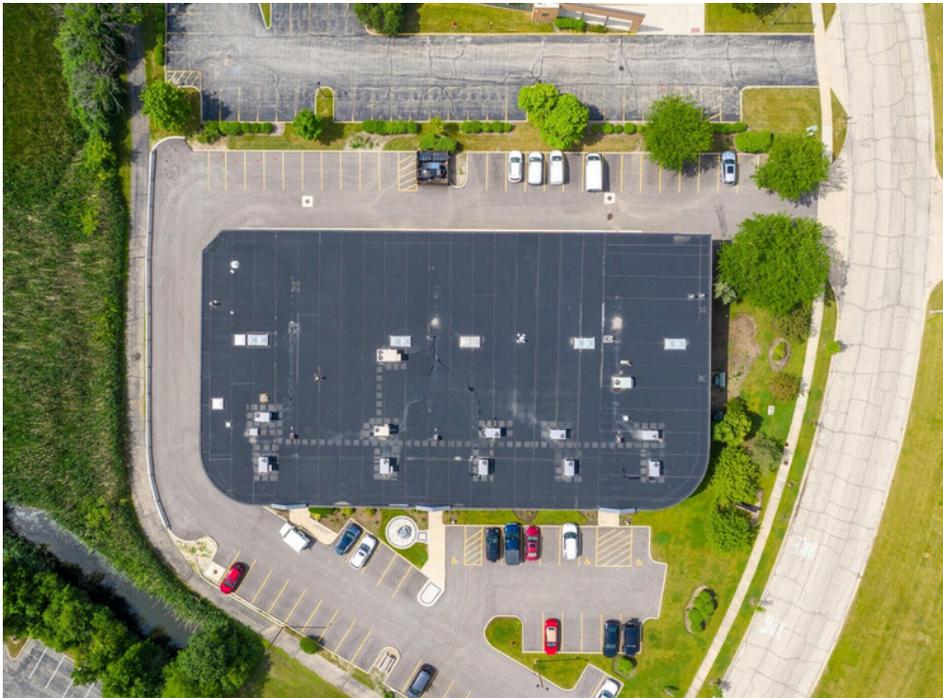
**Building Signage Available**

**Monument Signage Available**

# BUILDING SUMMARY

## Value Drivers

- **2-minute drive to Interstate 90** (Roselle & Meacham exits), offering immediate regional connectivity for commuting employees, clients, and logistics.
- **Substantial building size on a deep lot**, providing scale and flexibility for expansion, parking, and outdoor amenities if desired.
- **More windows per square foot than many nearby buildings!** Interior offers open-plan layouts, private offices, full build-outs, private restrooms, central HVAC, abundant natural light and bright work environment.
- **Fresh exterior paint, upgraded LED lighting, new parking lot** — improving curb appeal, reducing maintenance burden, and signaling strong owner stewardship.
- **78 standard parking spaces** — a major plus for office/tenant convenience, customer access, and operational flexibility.
- **Located near growing employment centers, new developments** (including nearby corporate headquarters and entertainment / recreation amenities), increasing demand for quality office/flex space.
- **Zoning and infrastructure support a range of uses:** Masonry construction, wet sprinkler system, and M-P zoning provide a robust platform for office, light industrial, lab or R&D uses.
- **Potential for repositioning or value-add upside:** Given size, location, condition improvements, and nearby growth — strong potential for repositioning or attracting higher-value tenants over time.





**165 COMMERCE DRIVE**

**ALGONQUIN ROAD**

**TOPGOLF**

**ZURICH NORTH AMERICA HQ**

**MOTOROLA SOLUTIONS HQ**

**HOTEL CORRIDOR**

**RESTAURANTS & RETAIL**

**I-90 EXPRESSWAY**

**ROSELLE ROAD**

**BASSWOOD ROAD**

**STATE PARKWAY**

**MEACHAM ROAD**

**REMINGTON ROAD**

**WOODFIELD PLAZA**

**IL-58/GOLF ROAD**

**RESTAURANTS & RETAIL**

**RESTAURANTS & RETAIL**

**WOODFIELD MALL**

**HIGGINS ROAD**



**MOATS**  
OFFICE PROPERTIES

**I-90 EXPRESSWAY**

**COMMERCE DRIVE**

**BASSWOOD ROAD**

**MONUMENT SIGNAGE AVAILABLE**



**165**

**MAIN ENTRANCE**

**WILKENING ROAD**



**MOATS**  
OFFICE PROPERTIES

# CONTACT

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# 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.