



OFFICE SPACE FOR LEASE

GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL



**Newly Renovated:
Parking Lot
Landscaping
LED Lighting
& More!**

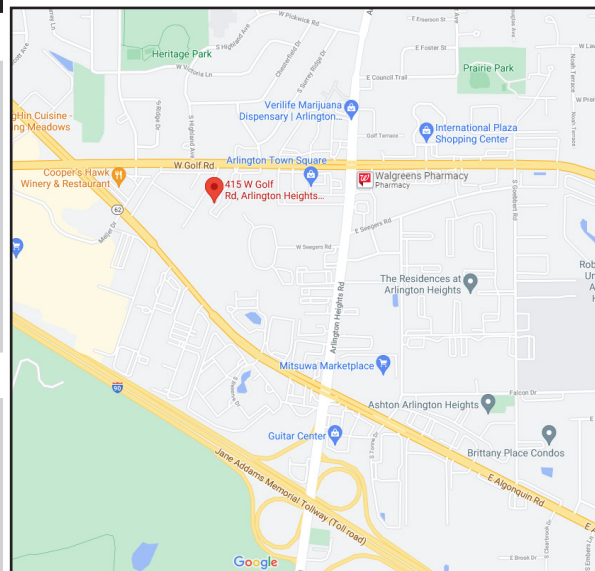
BUILDING FEATURES:

- 180–5,683 SF Office Space Available
- 24 hour access/tenant controlled HVAC
- Zoned M-2
- High End flexible build outs and terms
- Tenant signage available
- Comcast High Speed Internet & TV Available
- Minutes from Rt. 53 or I-90
- Recent Upgrades include new roof, LED lights & parking lot
- Located near intersection of Golf Rd & Algonquin Rd
- Pace Bus Stop located at property
- Walking distance to restaurants & hotels
- Fedex & UPS drop boxes on site
- Professional Property management
- 3-D Virtual Tours of select suites can be found at: www.chicagolandcommercial.com
- **Rental Rate: \$16.75-\$17.50 Modified Gross**

AVAILABLE SPACE:

SUITE	SIZE (SF)	AVAILABLE/NOTES
27	1,525 SF	ASAP- Privates & open space
28 A-K	200- 4,158 SF	All Inclusive Executive Suites for lease!
28-C	227 RSF	Private Office W/ window \$525
28-D	215 RSF	Private Office W/ window \$485
28-E	180 RSF	Private Office W/ window \$485
28-J	335 USF	Private Office W/ window & sink \$595
33-G	675 SF	1 private with window & open area
59-B	205	-Move in ready with new paint & carpet!- \$495 Per Month

*INCLUDES GAS, ELECTRIC & COMCAST WI-FI INTERNET



FOR MORE INFORMATION:

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www.chicagolandcommercial.com



OFFICE/MEDICAL SPACE FOR LEASE

GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL

BUILDING PHOTOGRAPHS

TENANT SIGNAGE AVAILABLE



IMPROVEMENTS

Over \$700,000 In Recent Property Improvements. Including New Roof, Parking Lot, Landscaping & Deck/ Patio areas.





OFFICE/MEDICAL SPACE FOR LEASE

GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL

BUILDING PHOTOGRAPHS



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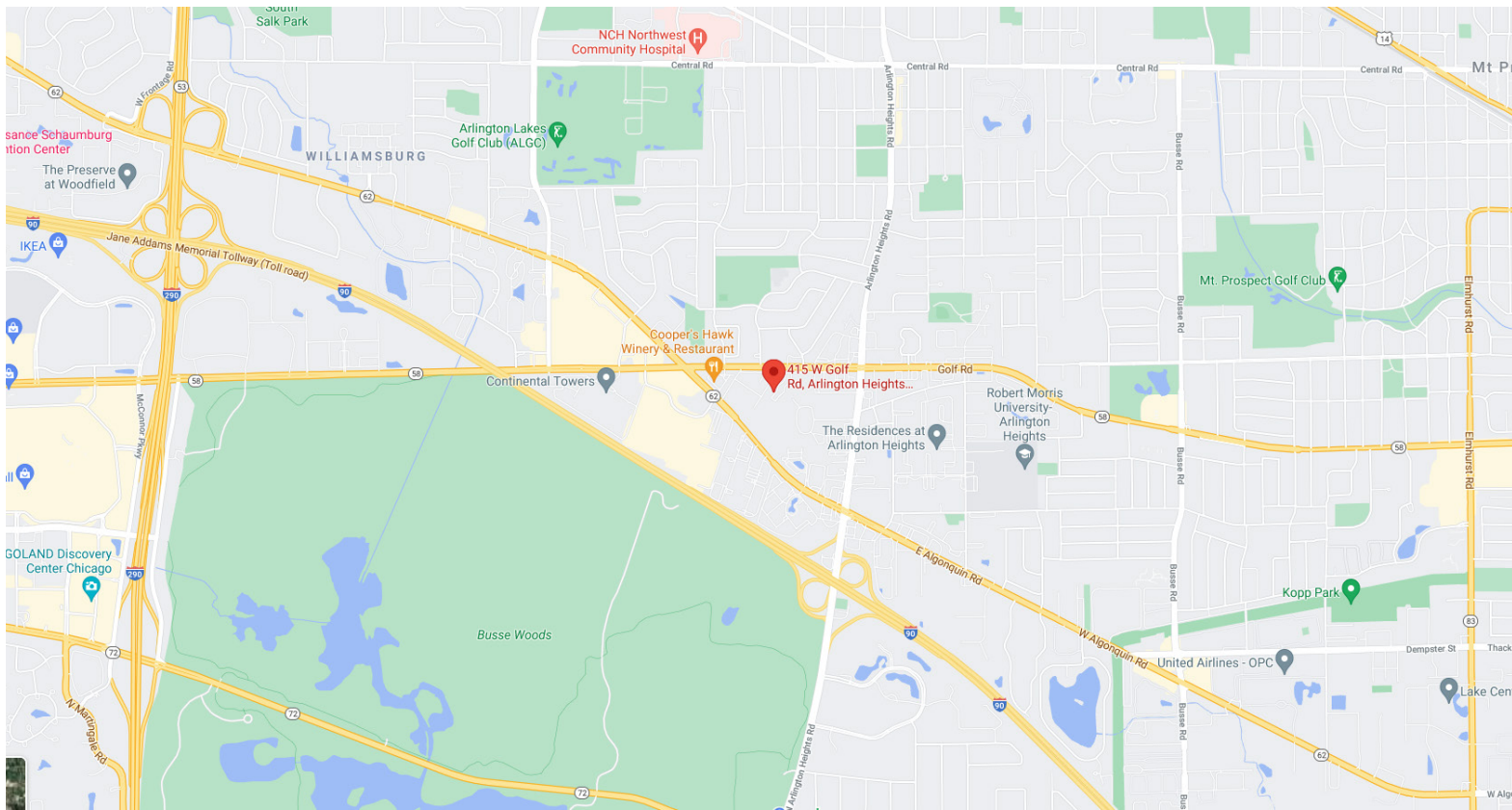




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GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL

LOCATION & AERIAL MAPS



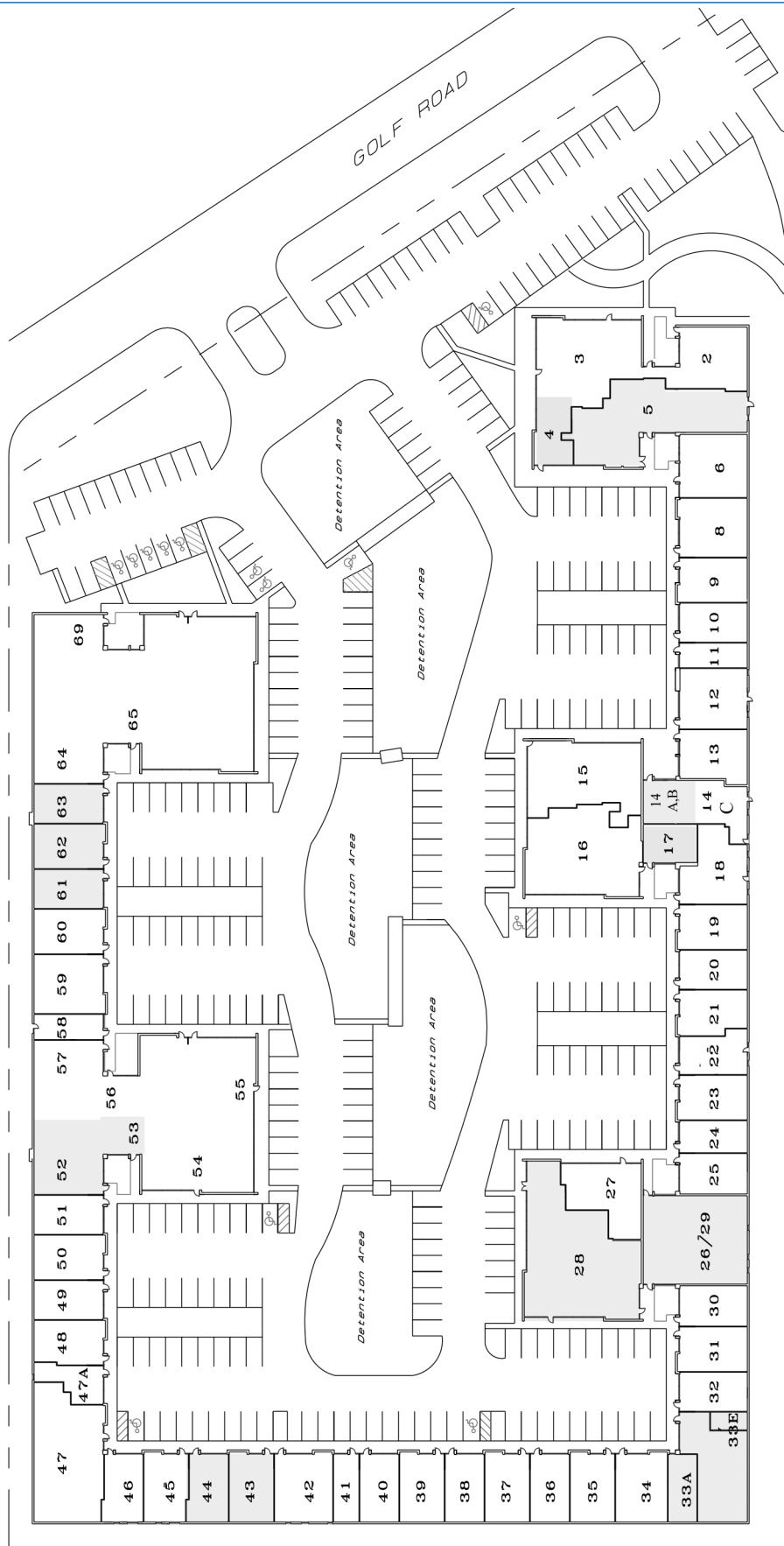
Brokers of Chicagoland Commercial, Inc. have a minority ownership interest in the property. Information contained herein has been obtained from the owners of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.



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GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL

BUILDING SITE PLAN





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DRONE AERIAL PHOTO

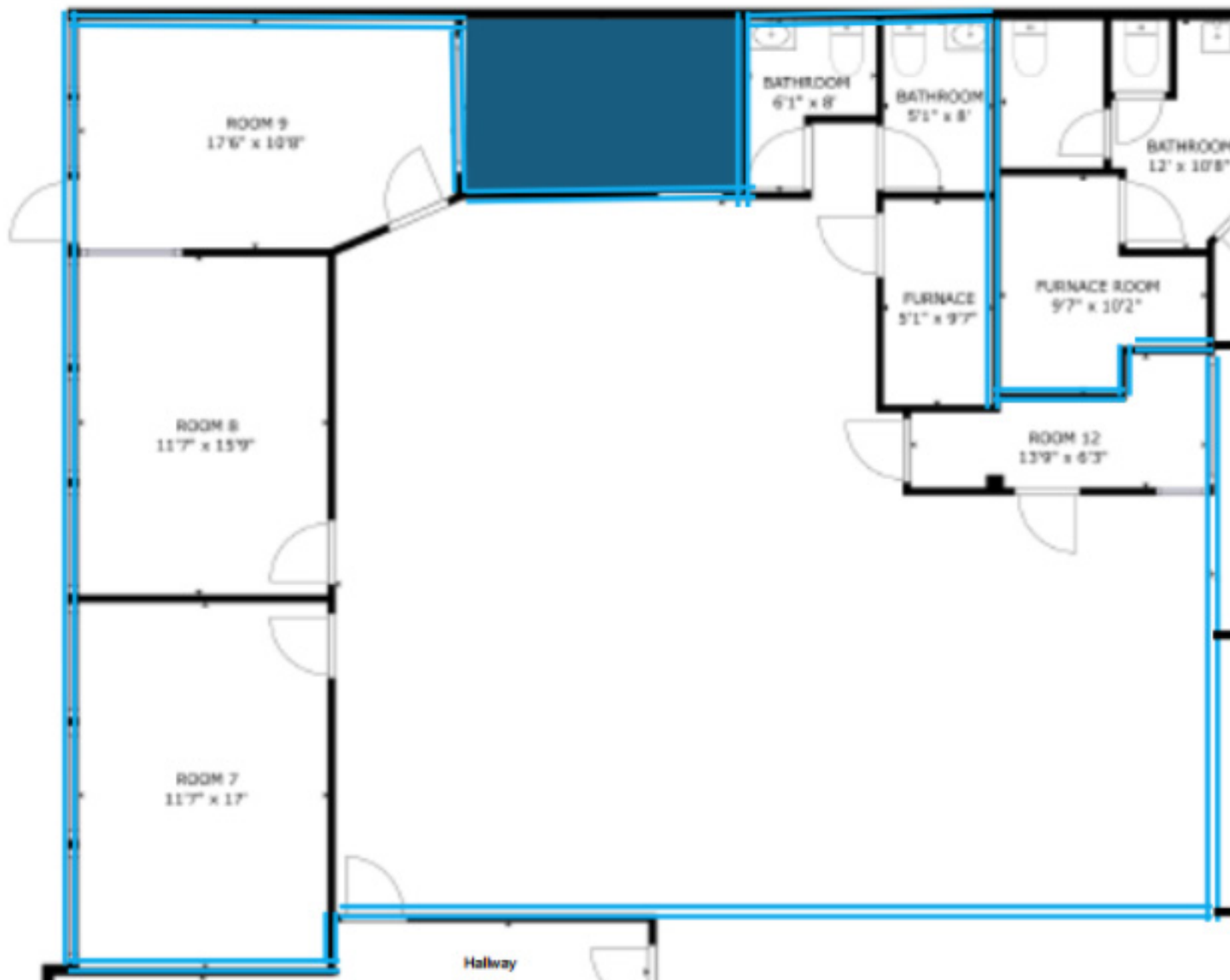




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GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL

1,525 SF- SUITE 27

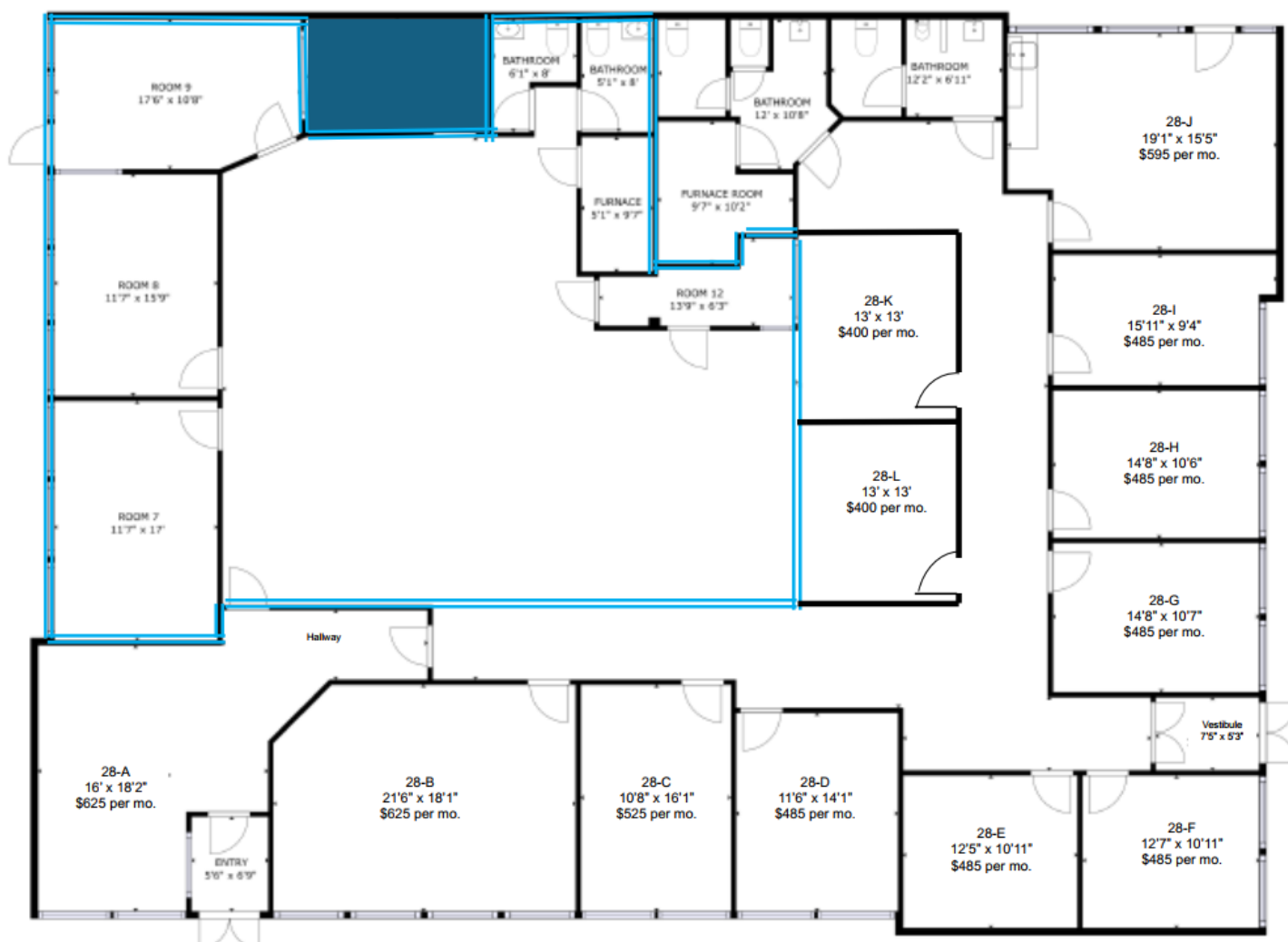




OFFICE/MEDICAL SPACE FOR LEASE

GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL

ALL INCLUSIVE EXECUTIVE OFFICE SUITES FROM 200-4,158 SF- SUITE 28



Golf Corporate Center 415 W. Golf Rd, Arlington Heights, IL
Rents for Suite 28-A through 28-L include heat, AC, electricity, & Comcast Wi-Fi
Tenants have 24/7 access

COMMON RECEPTION & KITCHEN AREAS!
PRIVATE SUITE ENTRANCES!!

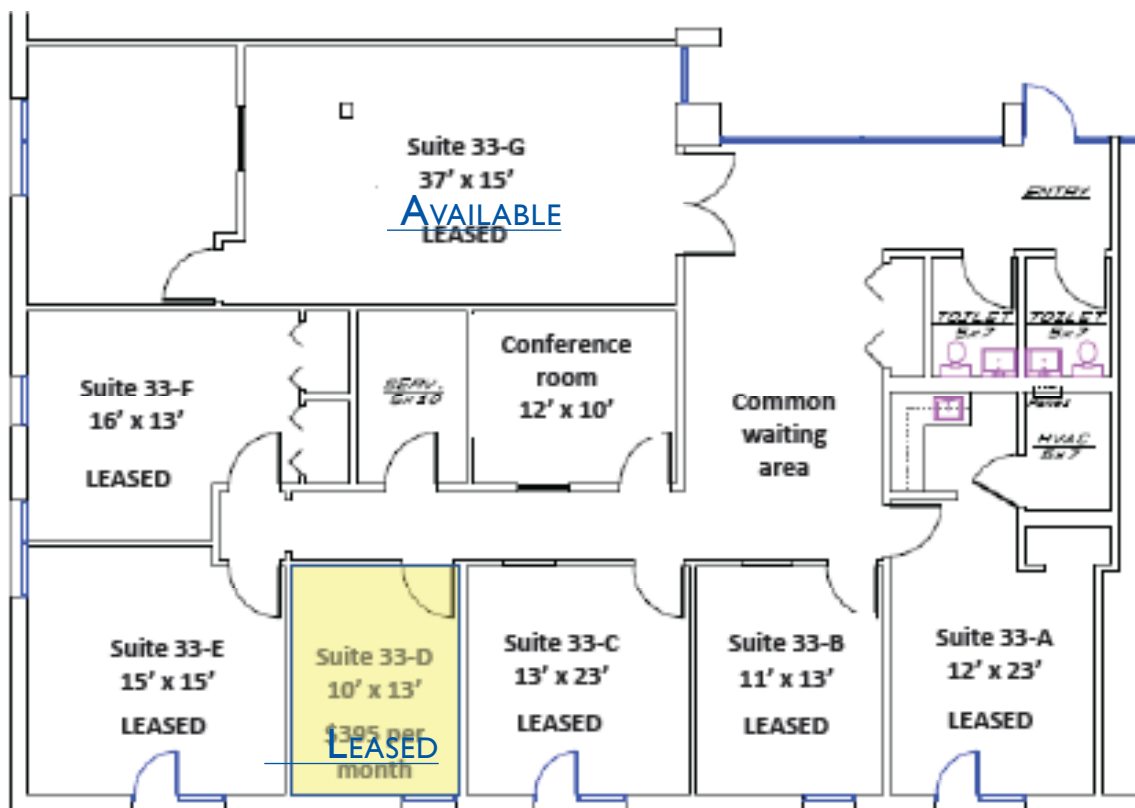
*****Rent Includes All Utilities & Comcast and Wi-Fi Internet Access!!!*****



OFFICE/MEDICAL SPACE FOR LEASE

GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL

FLOOR PLAN - SUITE 33



Golf Corporate Center

Suite 33 8097 RSP

No Scale

NOTE:

PRELIMINARY DIMENSIONS FOR PLANNING PURPOSES. ALL ROOM DIMENSIONS HAVE BEEN PROVIDED TO THE NEAREST FOOT AND ARE APPROXIMATED. SUITE FOOTAGE SHALL BE MEASURED AND VERIFIED PRIOR TO LEASE SIGNING.

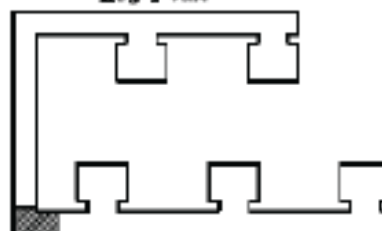
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Chicago and Land Commercial
REAL ESTATE

Leasing
Sales
Tenant Advisory
Management

Key Plan



Mini-suite rents include heat, AC, and electricity.

SUITE	SIZE (SF)	MONTHLY RENT
33-G	675 SF	\$900 Per Month

All suites have windows

***RENT INCLUDES GAS, ELECTRIC AND JANITORIAL SERVICES.**

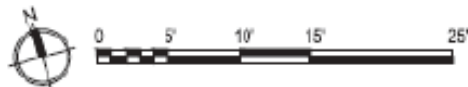


OFFICE/MEDICAL SPACE FOR LEASE

GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL

EXECUTIVE SUITES (SUITE 55-A (245 RSF)- SUITES 55
RENTS INCLUDE : ALL UTILITIES & COMCAST WI-FI INTERNET ACCESS

Golf Corporate Center
Suite 55 Mini-Suites
415 W. Golf Rd, Arlington Heights, IL 60005



5/31/23



Rents for Suites 55-A through 55-N include heat, AC, & electricity
Tenants have 24/7 access.
Comcast WiFi included in rent



OFFICE/MEDICAL SPACE FOR LEASE

GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL

EXECUTIVE SUITES (200-850 SF)- SUITES 55

RENTS INCLUDE : ALL UTILITIES & COMCAST WI-FI INTERNET ACCESS



Golf Corporate Center Suite 55 Available Spaces for Lease

All spaces feature:

- Professional park-like setting
- Excellent parking access
- Access to shared kitchen
- 24/7 access to suites
- Electricity, heat, and AC included in rental rate
- Comcast WiFi internet access included in rental rate
- Good access to I-90 via Arlington Heights Rd interchange and Route 53.
- Zoned M-2

Suite	Dimensions	Approx. SF	Monthly Gross Rent	
55-A	11' x 16'	176	\$475	Exterior window
55-B	11' x 11'	121	LEASED \$425	Exterior window
55-C	11' x 11'	121	LEASED \$425	Exterior window
55-D	12' x 15'	180	\$425	Exterior window
55-E	15' x 15'	225	LEASED \$475	Exterior window
55-F	11' x 35'	385	Leased	Exterior window
55-H	11' x 13'	143	Leased	Exterior window
55-I	11' x 13'	143	Leased	Exterior window
55-J	14' x 27'	378	LEASED \$675	Interior room
55-L	8' x 8'	64	Leased	Interior room
55-M	8' x 8'	64	\$300	Interior room

COMMON RECEPTION & KITCHEN AREAS!

PRIVATE SUITE ENTRANCES!!

Rent Includes All Utilities & Comcast and Wi-Fi Internet Access!!!



OFFICE/MEDICAL SPACE FOR LEASE

GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL

SUITE 55 ALL INCLUSIVE EXECUTIVE OFFICE SPACES /CO-WORKING SPACE (200-900 SF)

COMMON RECEPTION & KITCHEN AREA WITH PRIVATE ENTRANCES!!

Rent Includes All Utilities & Comcast Wi-Fi Internet Access!!!

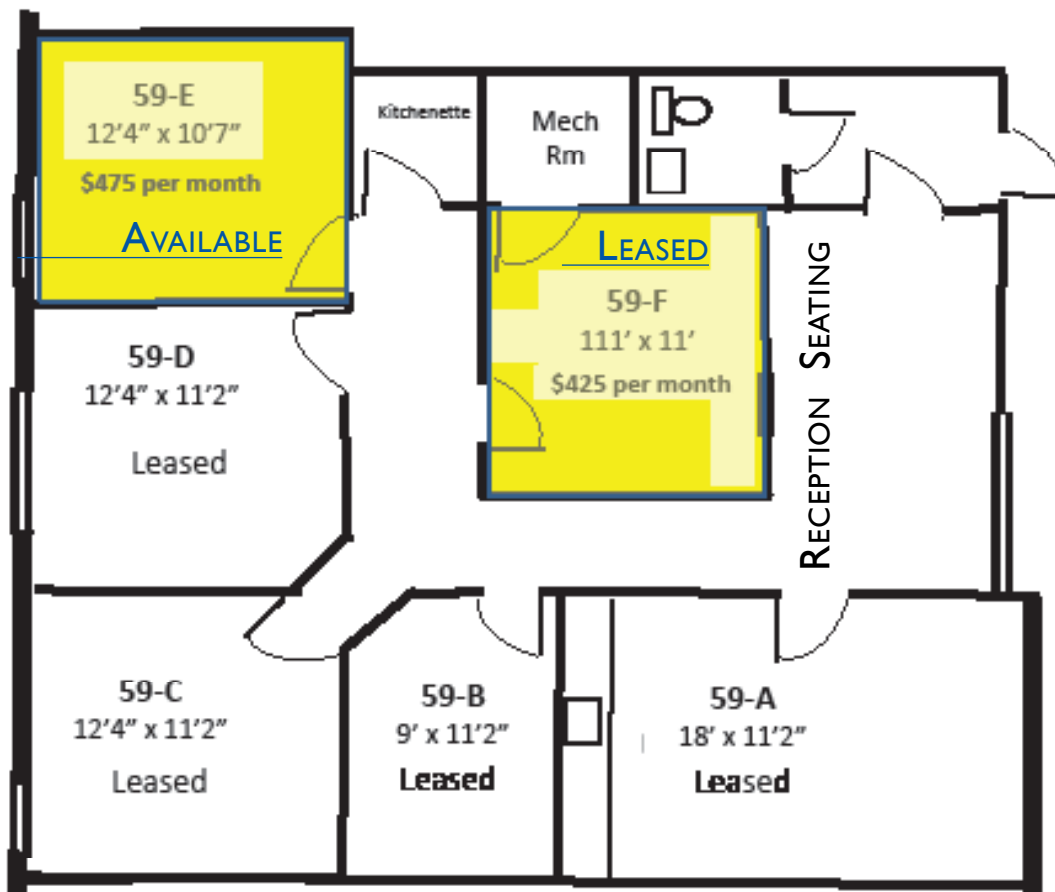




OFFICE/MEDICAL SPACE FOR LEASE

GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL

FLOOR PLAN - SUITE 59 (E)



415 W. Golf Rd
Suite 59
Arlington Heights, IL

Monthly rents include
Electricity, heating,
AC, 24/7 access

SUITE	SIZE (SF)	MONTHLY RENT
59-E	185 SF	\$475 Included Utilities Office has window*

***RENT INCLUDES GAS, ELECTRIC
AND JANITORIAL SERVICES.**