



Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$18 PSF
Building A Available SF:	1,439 - 4,876 SF
Building A Delivery:	Estimated 2027
Building B Available SF:	1,245 - 6,994 SF
Building B Delivery:	Q3 2025
Market:	Northwest Chicago Suburbs
Traffic Count:	Approx. 43,600 VPD
Lot Size:	Approx. 10 Acres

Property Overview THE VUE AT ELK GROVE VILLAGE

New construction mixed-use development located at the southeast corner of the signalized intersection at Arlington Heights Road and Higgins Road (43,000+ VPD) in west suburban Elk Grove Village. The new development, known as "The Vue", spans 10-acres and features 271 apartments, 16 rental row homes, and 46,000 SF of retail space. The development is grocery anchored by Tensuke Market and features ample surface and garage parking on-site, large windows providing excellent natural light, 19' ceiling heights, and an open floor plan allowing for customizable layouts suitable for retailers, restaurants, medical users, and service oriented tenants. The Vue features excellent frontage along Arlington Heights Road and Higgins Road with visibility and exposure to over 43,000 VPD. Additionally, The Vue is conveniently located to the interstate system being 0.5 miles south of Interstate-90 and 2.5 miles east of Interstate-290/Route-53. The property is surrounded by an abundance of national retailers including Jewel-Osco, Walmart, Lowe's, Aldi, Meijer, Walgreens, CVS, Panera, Dollar Tree, and Dunkin', among many others.

Property Highlights

- Opportunity to join a grocery anchored new construction mixed-use development in Chicago's northwest suburbs
- Captive audience on-site including 271 new construction apartments and 16 rental row homes
- Located nearby the Elk Grove Village Business Park (Approx. 3,600 business & 100,000 employees)
- Well located between two of the largest suburban office markets in Illinois (Schaumburg & Rosemont)

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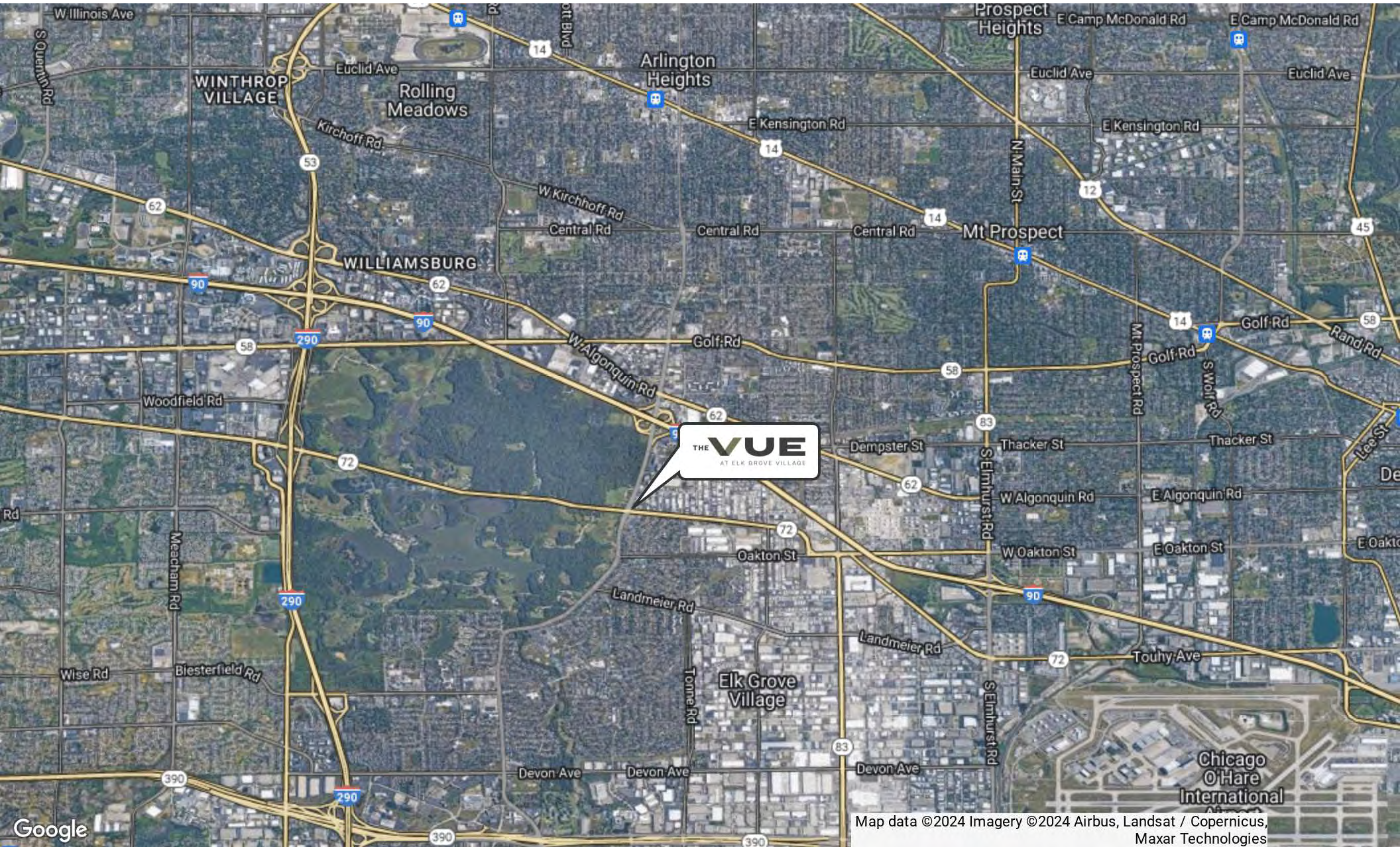
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LOCATION MAP



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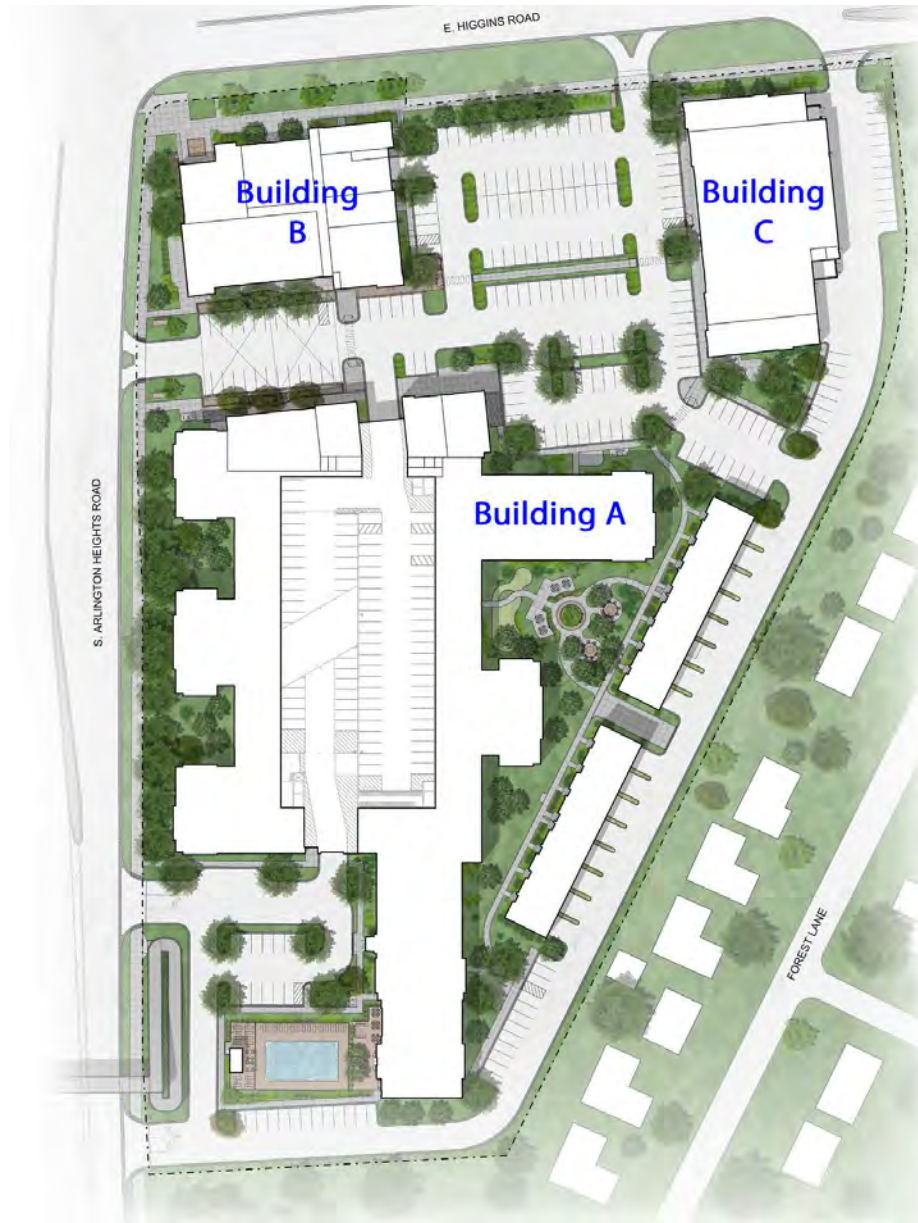
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OVERALL ARCHITECTURAL SITE PLAN |

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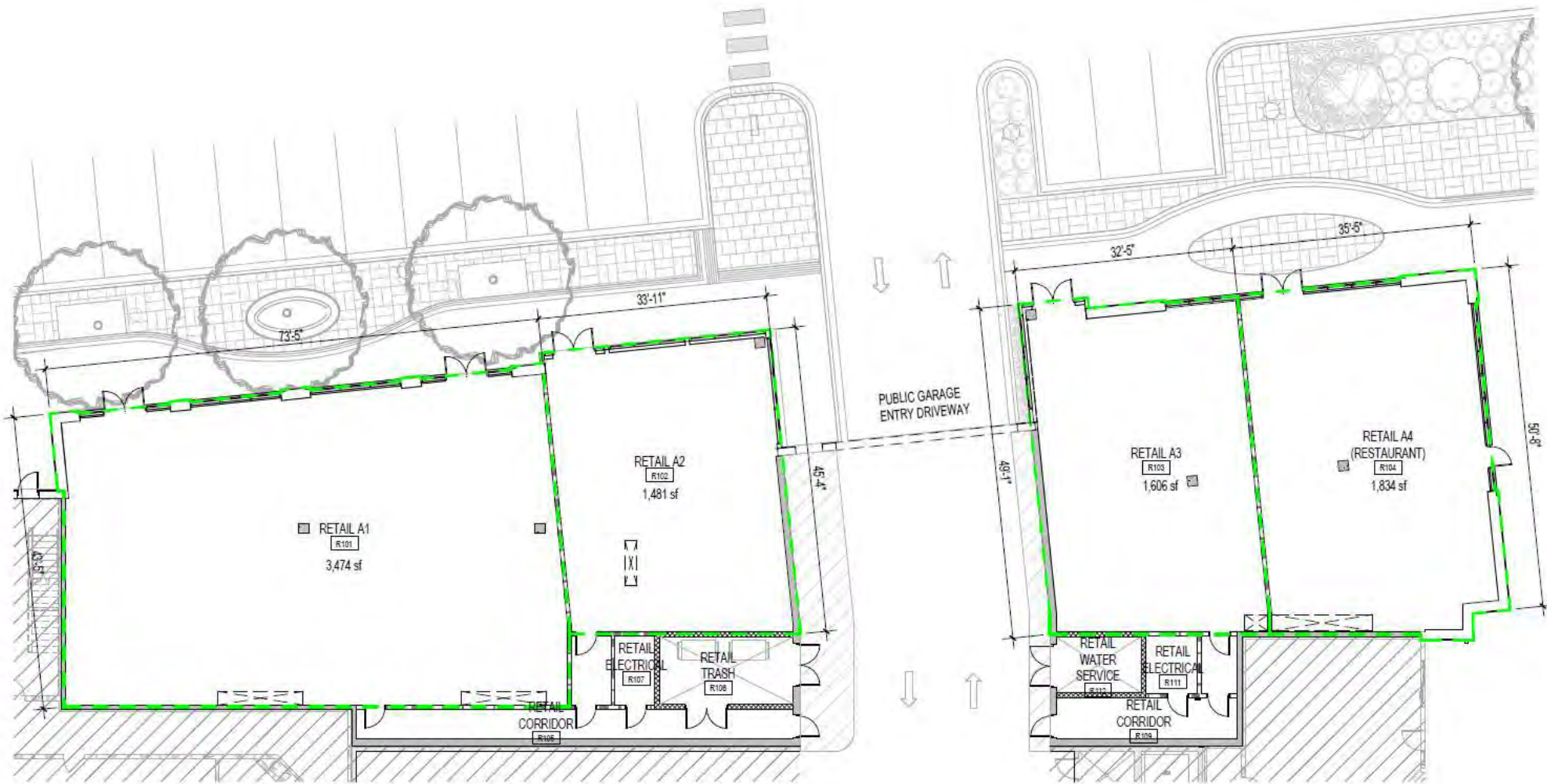
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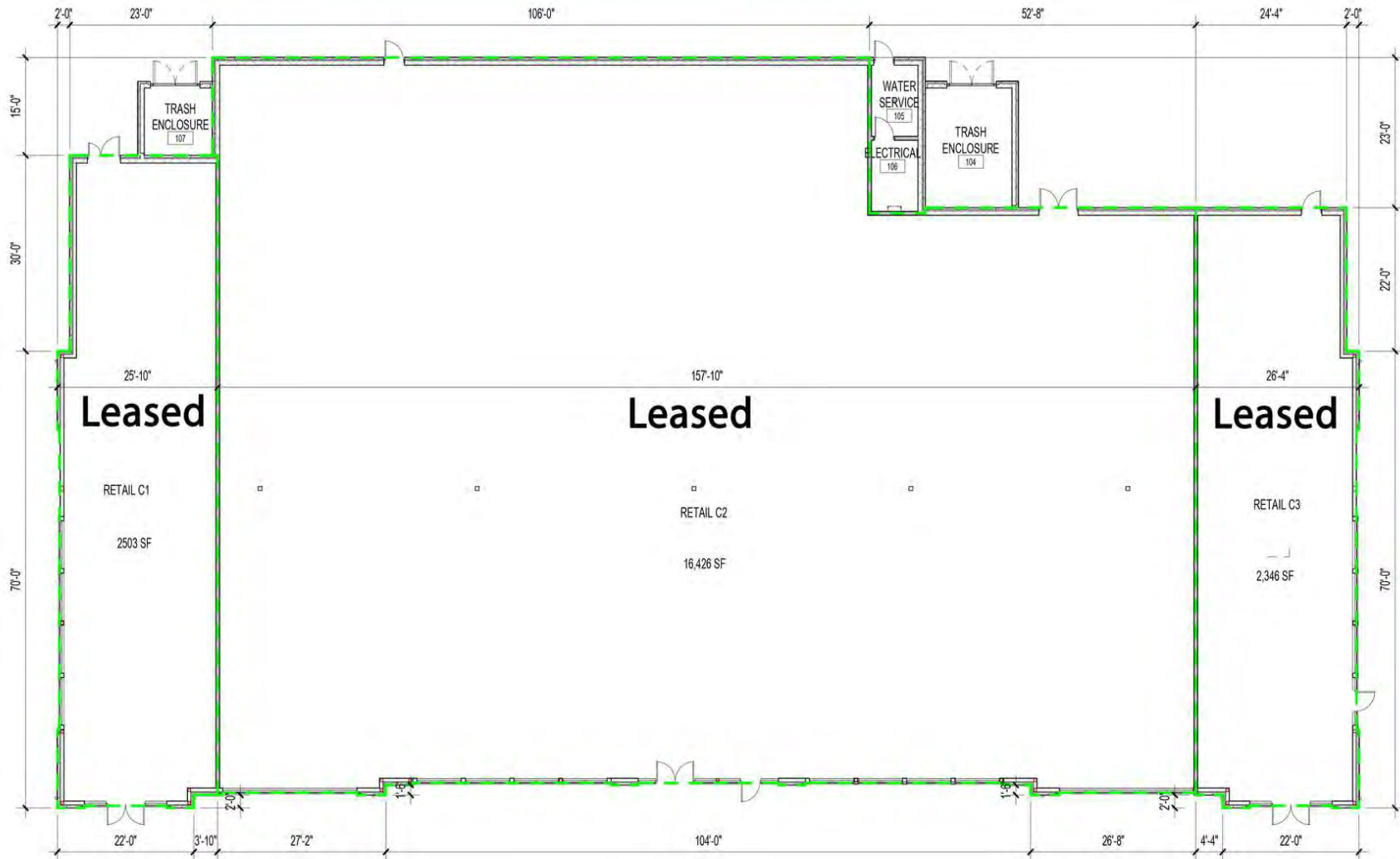


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