

# 900 N Arlington Heights Road

Itasca, Illinois 60143

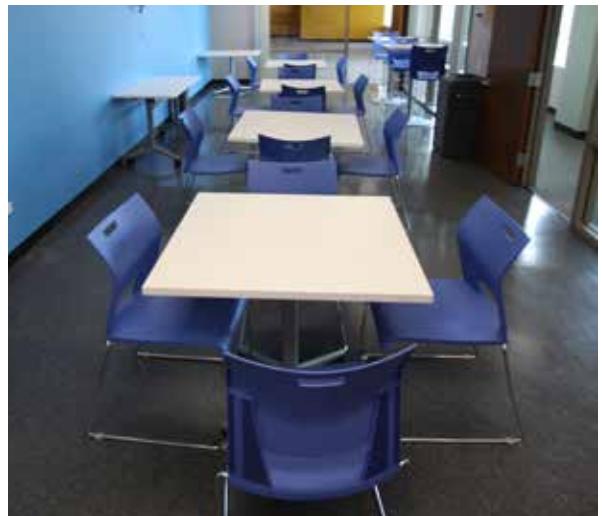
105,318 SF (Divisible) High Image Three-Story Office Building



## Building Features and Amenities

- + 105,318 SF (98,625 RSF)
- + High image three-story office building fronting on the new I-390 expressway
- + Striking three-story, upgraded atrium lobby with Wi-Fi
- + Central location with excellent access to I-390, I-290, I-90 and Rte. 53
- + Monument and on-building signage available
- + +/- 10,100 SF of storage/warehouse with a dock
- + Storage space available
- + Internet provided by Comcast and AT&T
- + Close to hotels, restaurants and retail
- + Low DuPage County taxes
- + New Wi-Fi lounge including conference center, Grab & Go deli, game area and outdoor seating
- + 5/1,000 parking
- + Minutes to both the I-490 (I-294 bypass) and to the future O'Hare Western Access (under construction)

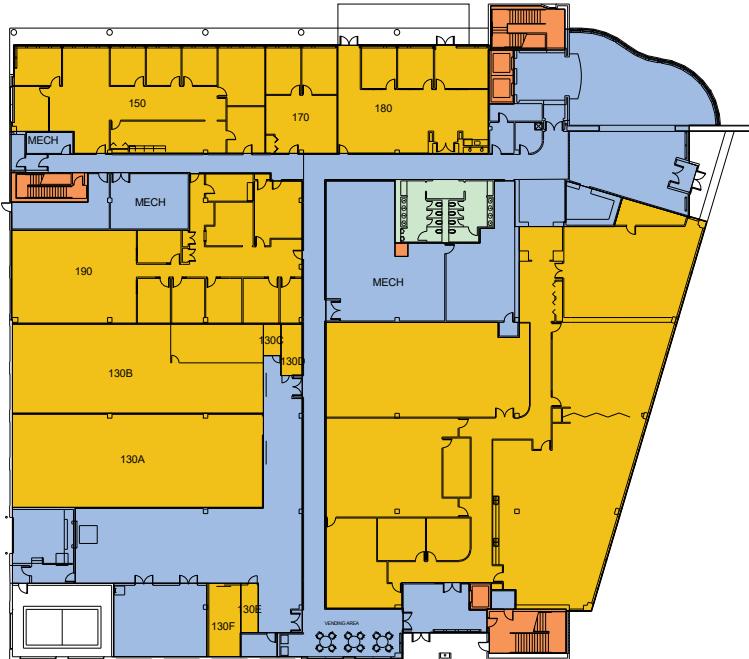
Space Available	Square Feet
1st Floor	43,216 SF
2nd Floor	31,051 SF
3rd Floor	31,051 SF
<b>TOTAL</b>	105,318 SF (divisible)



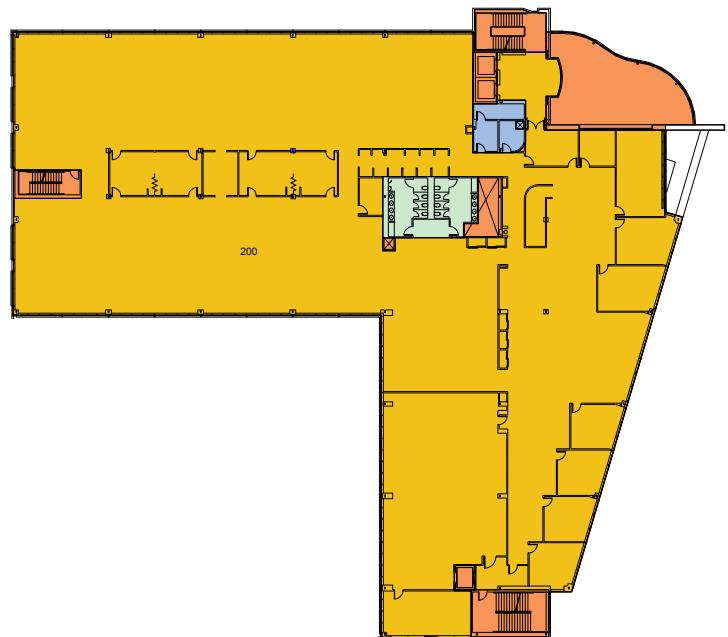
# Office Building For Sale or Lease

## Floor Plans

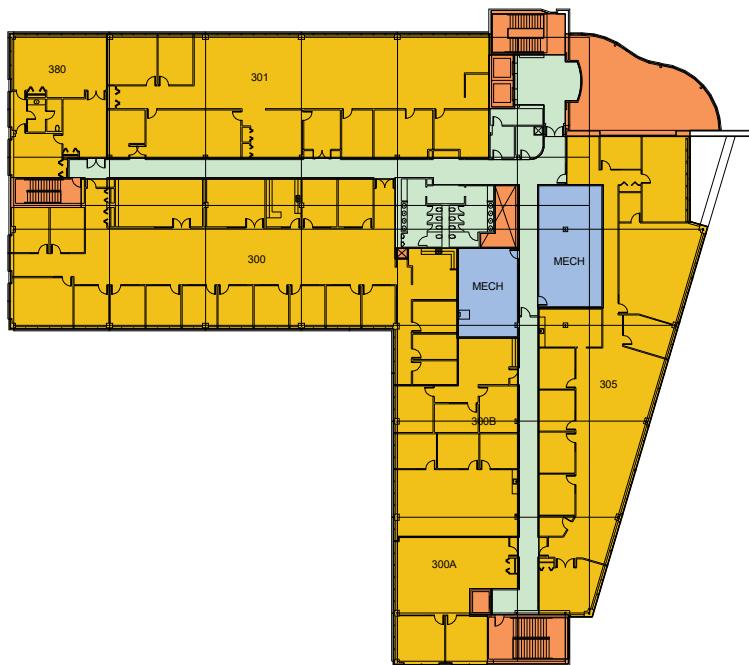
1st Floor - 43,216 SF



2nd Floor - 31,051 SF



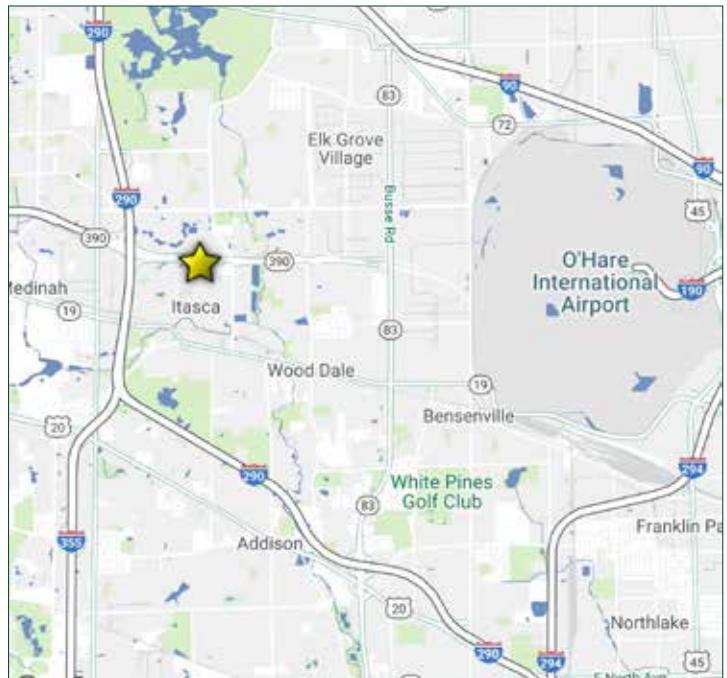
3rd Floor - 31,051 SF



# 900 N Arlington Heights Road

Itasca, Illinois 60143

# Office Building For Sale or Lease



## Contact Us

### Dan Bessey

First Vice President

O +1 847 706 4921

C +1 847 274-2757

[dan.bessey@cbre.com](mailto:dan.bessey@cbre.com)

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.