



OFFICE SPACE FOR LEASE

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



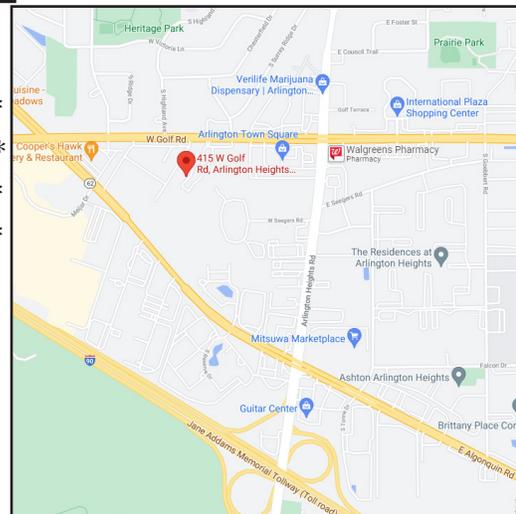
**Newly Renovated:
Parking Lot
Landscaping
LED Lighting
& More!**

BUILDING FEATURES:

- 138– 3,482 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 on brochure or at www.chicagolandcommercial.com
- **Rental Rate: \$16.75-\$17.50 Modified Gross**

AVAILABLE SPACE:

SUITE	SIZE (SF)	AVAILABLE/NOTES
5	1,512 SF	Sublease through 7/31/30
14-D	295	Private office (window) \$475 Per Month*
28E	215 SF	Private office (interior) \$495 Per Month*
28-I	230 SF	Private office (window) \$495 Per Month*
28-J	220 SF	Private office (window) \$595 Per Month*
32	1,326 SF	3 Private Offices & open Space (5/1/26)
40	879 SF	2 Private Offices & open Space (4/1/26)
47	627-3,482 SF	Available 11/1/26
59-B	205 SF	Private office (interior) \$350 Per Month



MINI-SUITES INCLUDE GAS, ELECTRIC (SUITES 180-350 SF)
*ALSO INCLUDES COMCAST WI-FI INTERNET SERVICE!

FOR MORE INFORMATION:

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LEASING | SALES | TENANT ADVISORY | MANAGEMENT

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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.





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BUILDING PHOTOGRAPHS



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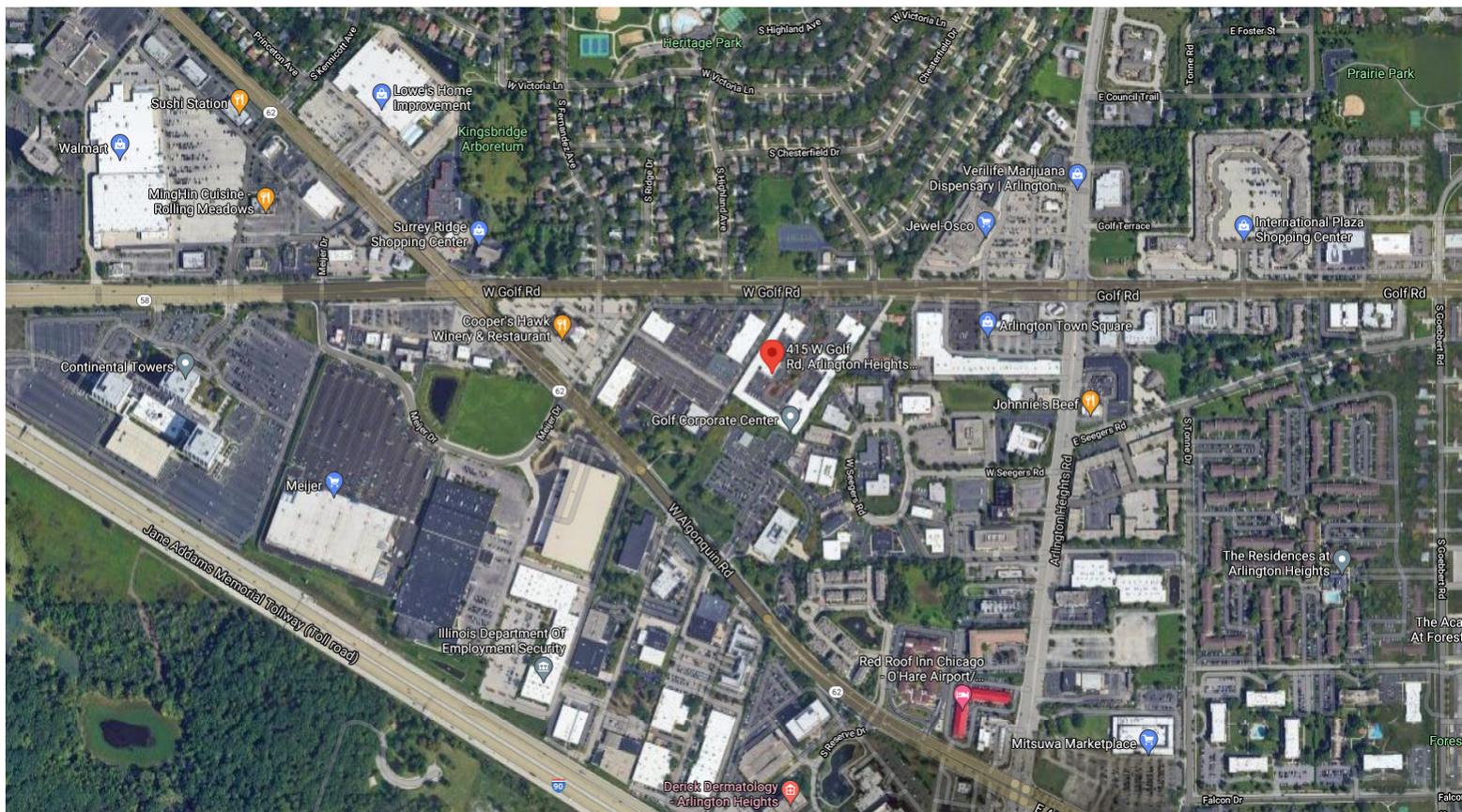
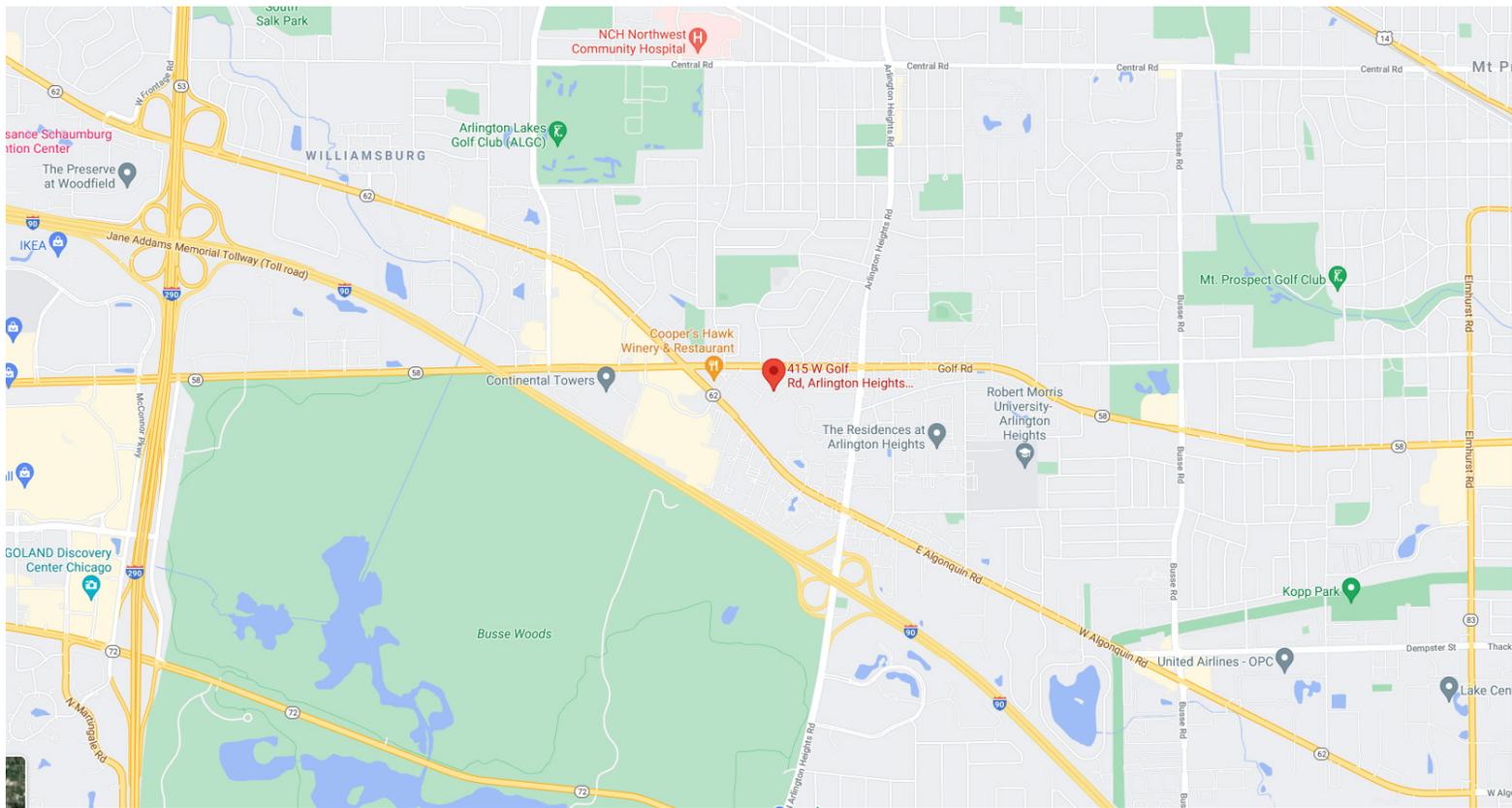




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LOCATION & AERIAL MAPS



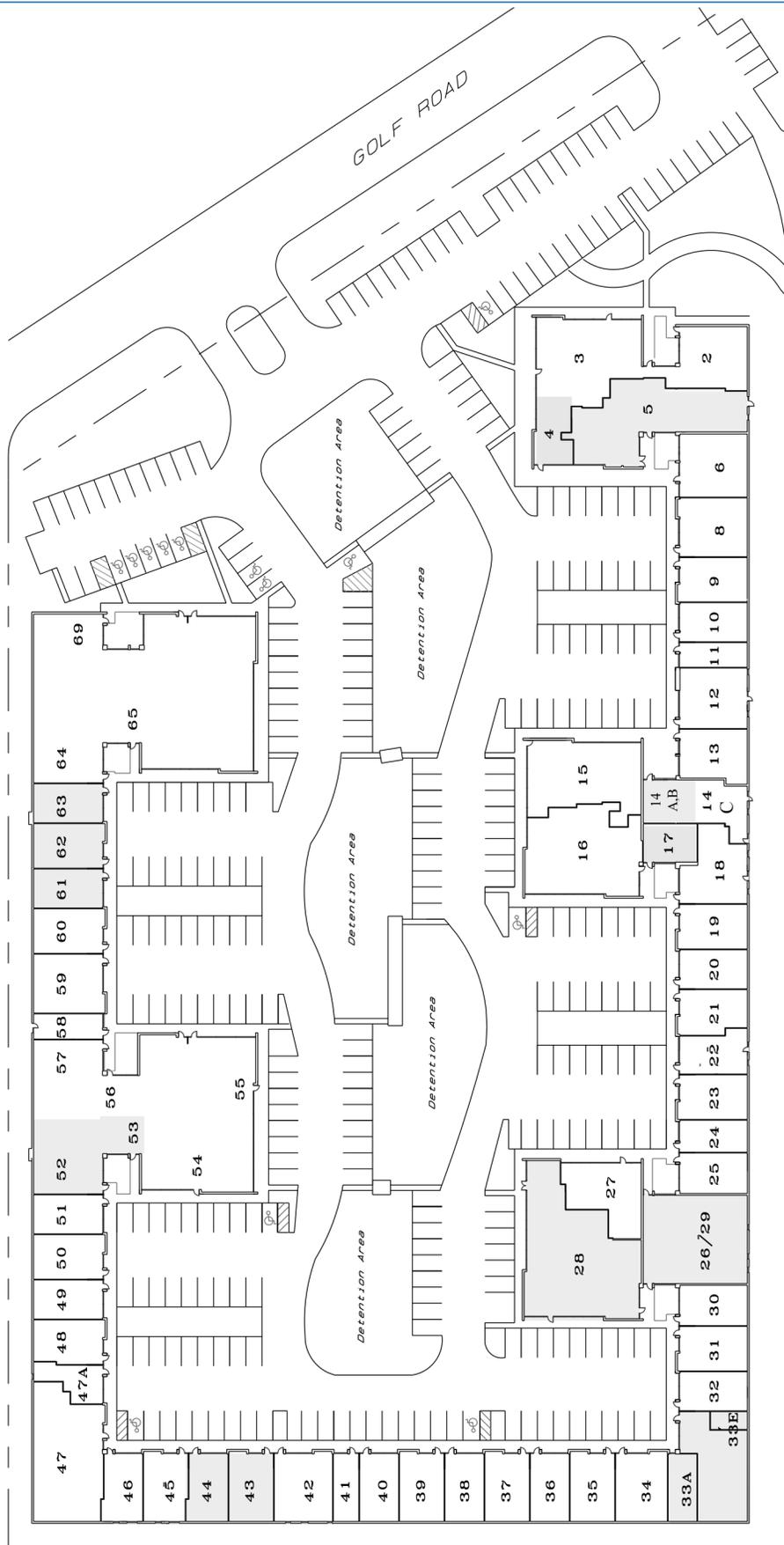
Brokers of Chicagoland Commercial, Inc. have a minority ownership interest in the property. Information contained herein has been obtained from the owners of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.



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BUILDING SITE PLAN



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DRONE AERIAL PHOTO



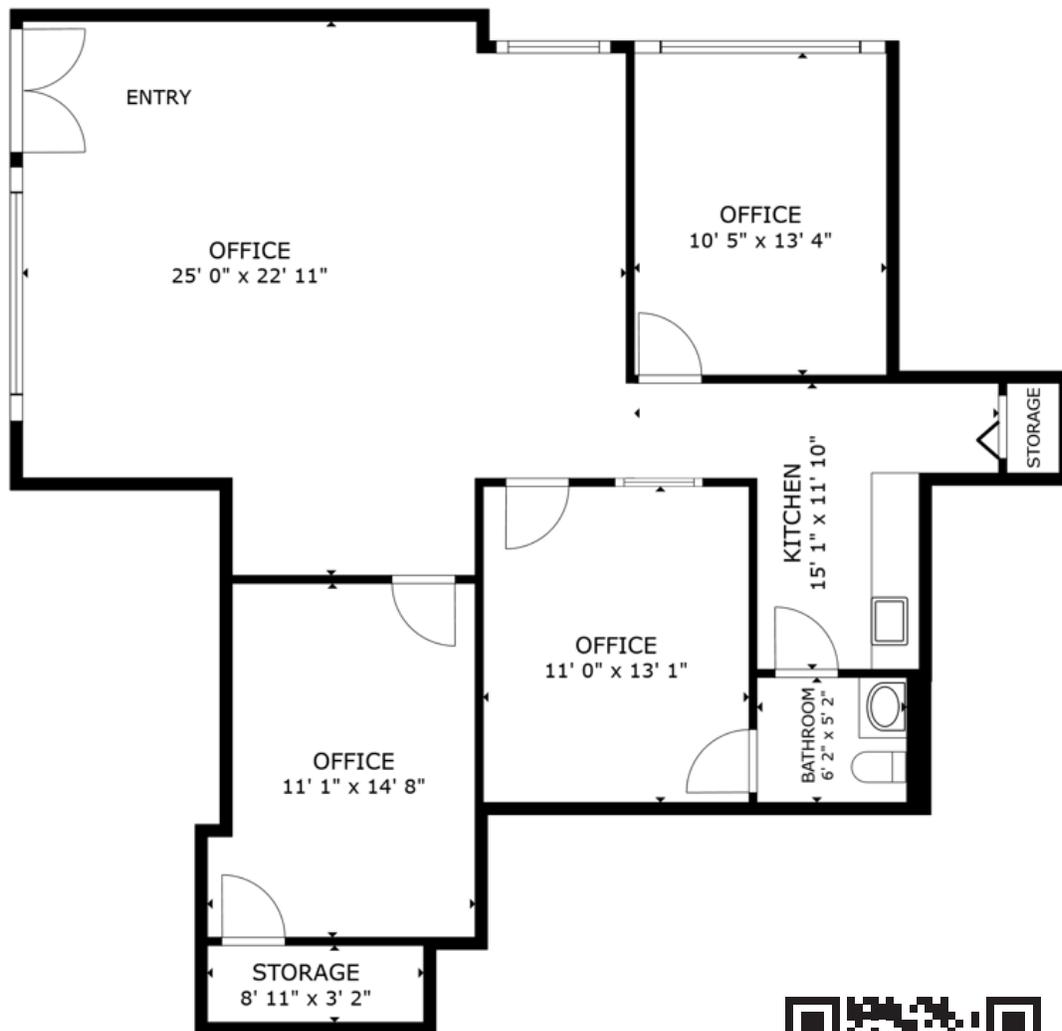
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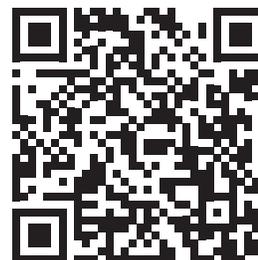
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OFFICE SPACE FOR LEASE (1,512 SF) - SUITE 5



FLOOR PLAN



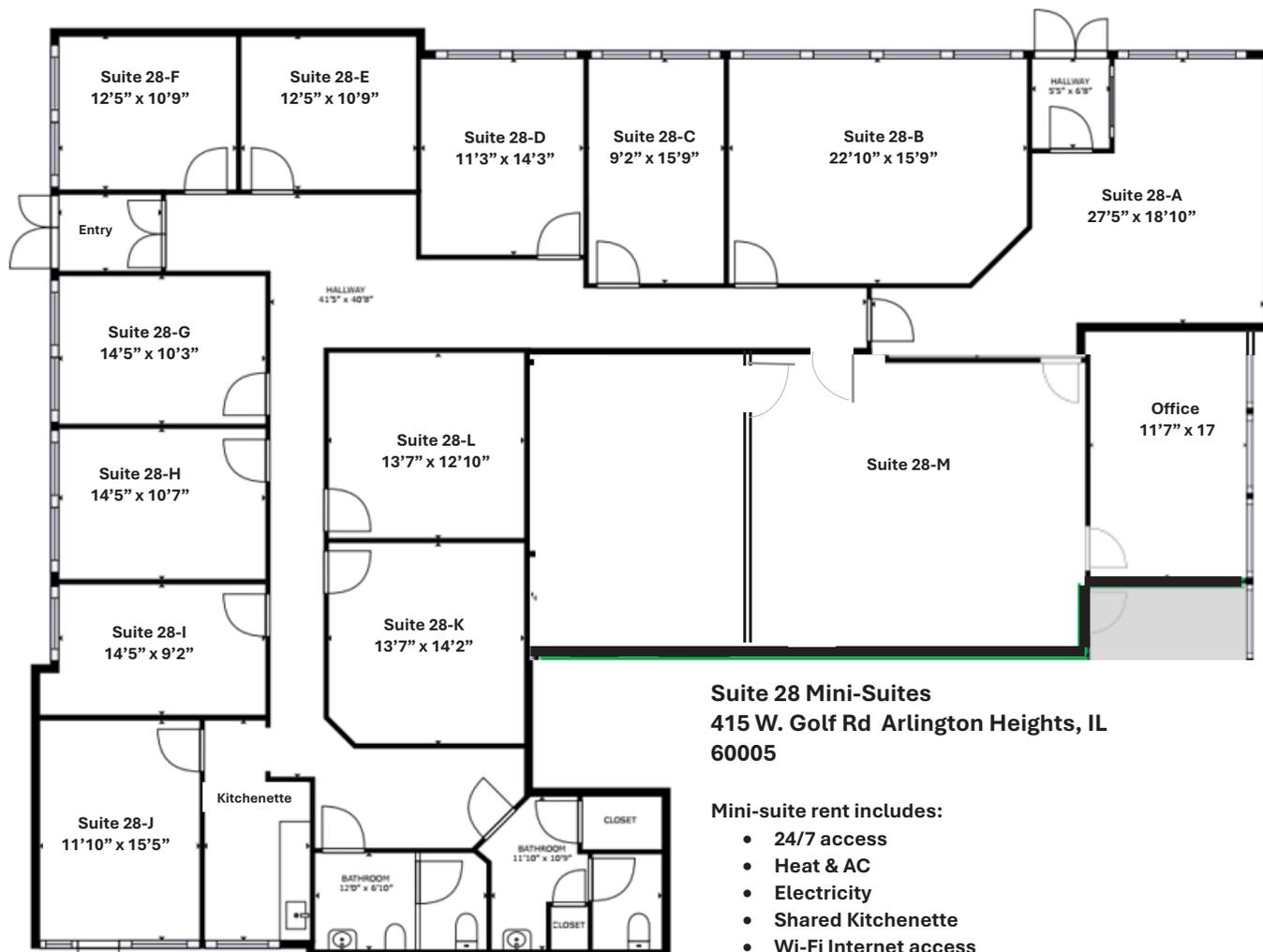
Scan the QR code or click [here](#) for a 3-D Virtual Tour of the space!



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ALL INCLUSIVE EXECUTIVE OFFICE SUITES FROM 215 -500 SF SUITE 28 MINI SUITES



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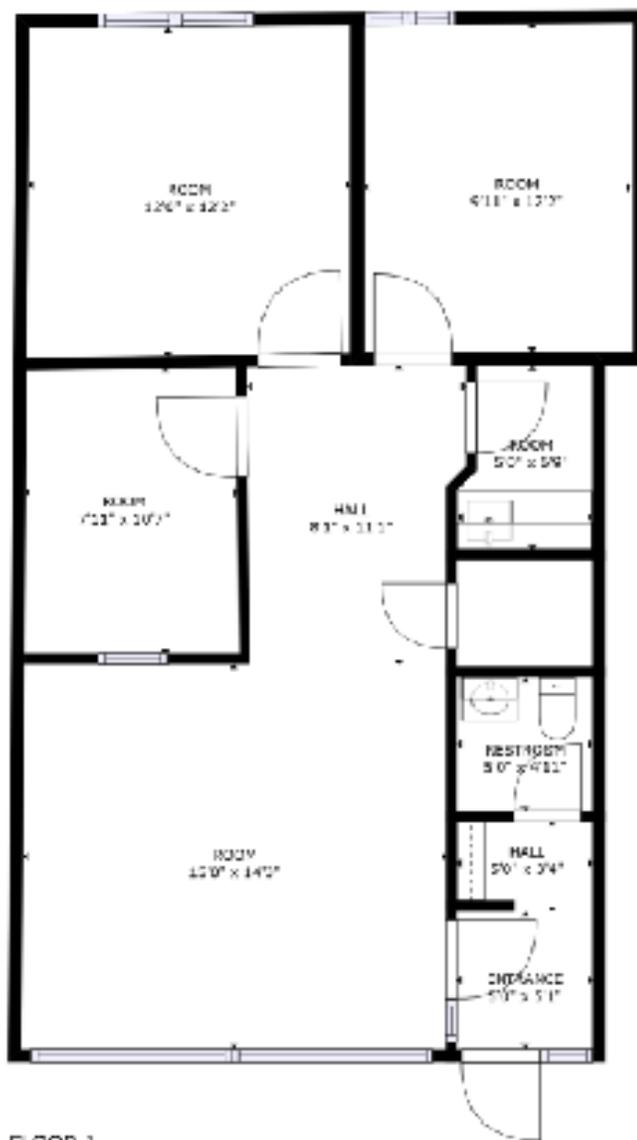


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OFFICE SPACE FOR LEASE - SUITE 40

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- SUITES 55 A-K



Scan the QR code or click [here](#) for a 3-D Virtual Tour of the space!



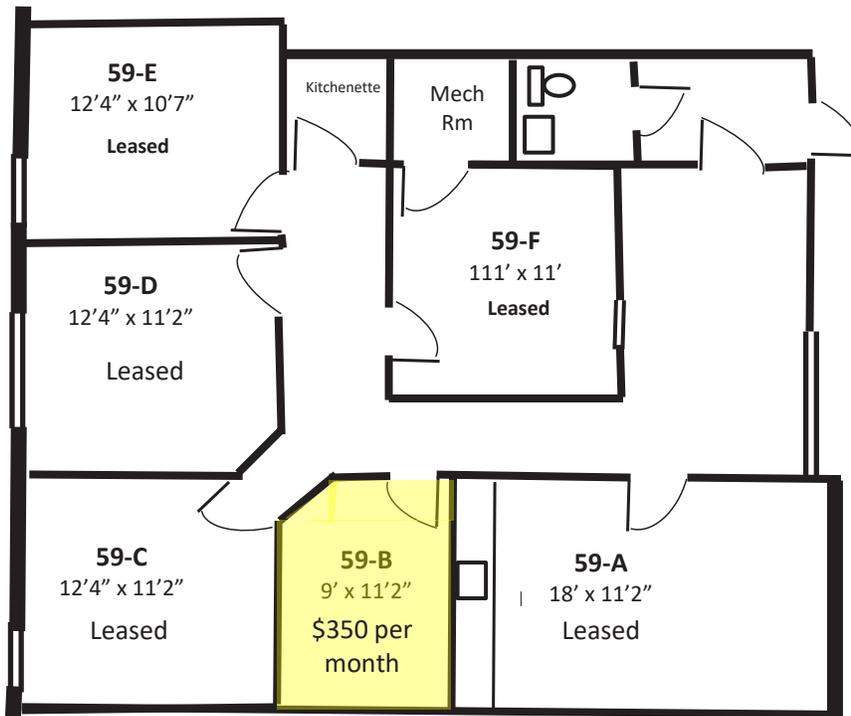
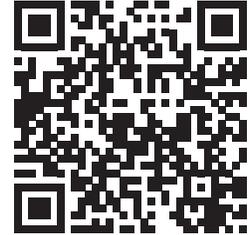


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MINI SUITES AVAILABLE - SUITE 59B

Scan the QR code or click [here](#) for a 3-D Virtual Tour of the space!



415 W. Golf Rd
Suite 59
Arlington Heights, IL

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