

DELUXE PROFESSIONAL SERVICES OFFICE SPACE

FOR
LEASE

JAMESON.

116 S ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL

STEVEN GOLDSTEIN

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EXECUTIVE SUMMARY



BUILDING SIZE

±±9,837 SF | 3 STORIES

ZONING

B-2 (GENERAL BUSINESS DISTRICT)

PARKING

26 SPACES TOTAL (18 SURFACE,
8 COVERED; 4.06/1,000 SF RATIO)

BUILT

1979 | PROFESSIONALLY MANAGED
MULTI-TENANT OFFICE/SHOWROOM
BUILDING

SIGNAGE

PROMINENT EXPOSURE ALONG
ARLINGTON HEIGHTS ROAD

AVAILABLE SPACES

SUITE 101: 927 SF & SUITE 102: 375 SF
TOTAL 1,302 SF

SUITE 201: 701 SF

SUITE 203: 826 SF

FOR LEASE

SUITE 101&102: \$3,500/MONTH

SUITE 201: \$2,000/MONTH

SUITE 203: \$2,500/MONTH

PROPERTY DESCRIPTION

116 S ARLINGTON IS ARLINGTON HEIGHTS PREMIER BUSINESS ADDRESS. TURNKEY OFFICES AVAILABLE FOR SHORT AND LONG TERM RENTAL. MOVE YOUR BUSINESS TO ARLINGTON HEIGHTS BEST OFFICE LOCATION AND JOIN THE OTHER BUSINESSES THAT ARE THRIVING THERE.

SUITE DETAILS

- SUITES 101 & 102 ARE TOGETHER ON THE 1ST FLOOR
- SUITES 201 & 203 ON THE 2ND FLOOR ARE SEPERATE AND SHARE THE COMMON CONFERENCE ROOM AND KITCHEN/DINING AREA

HIGHLIGHTS

PRIME DOWNTOWN ARLINGTON HEIGHTS LOCATION: Walkable to restaurants, cafés, and retail in the heart of one of the northwest suburbs' most vibrant business districts.

EXCELLENT TRANSIT ACCESS:

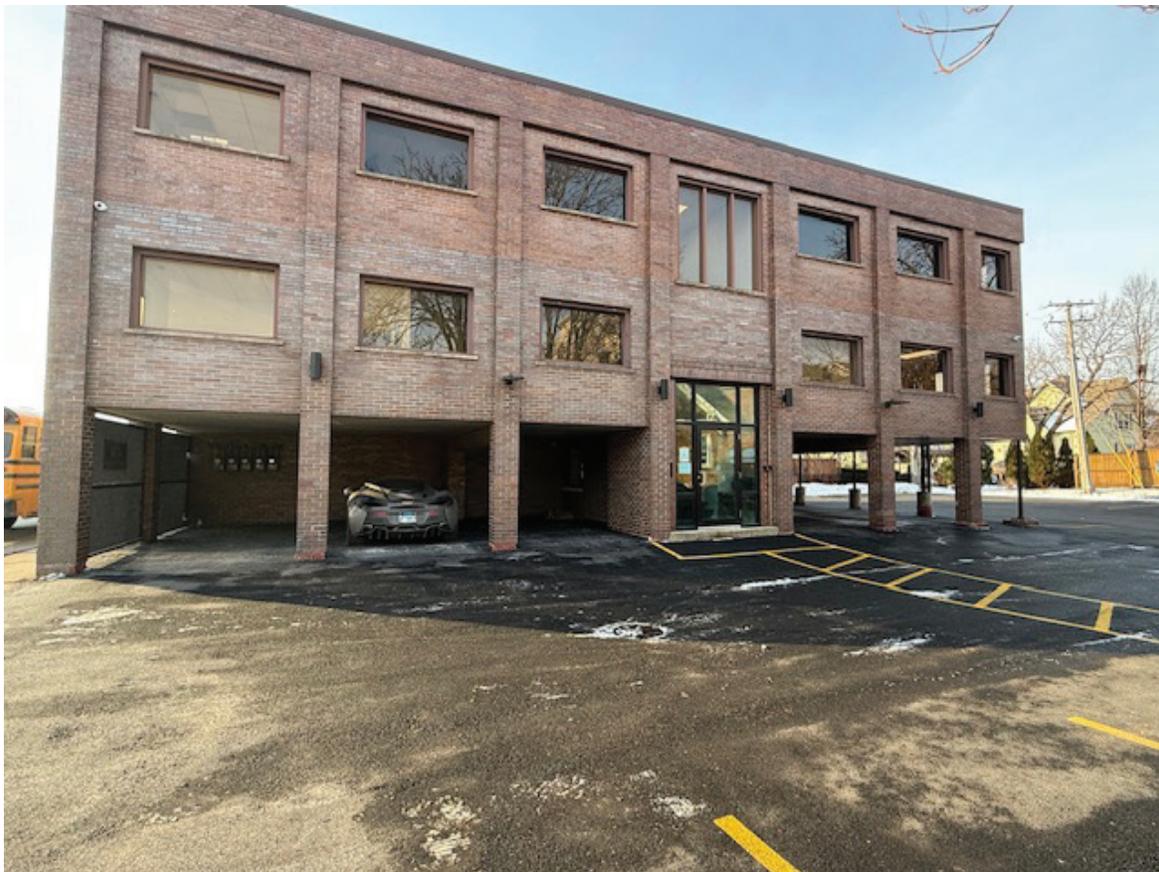
- **Metra:** 7-minute walk to Arlington Heights Station:
- **O'Hare International Airport:** ~19-minute drive: ~19-minute drive
- **Arlington Park Station:** 3-minute drive
- **Walk Score:** 94 - "Walker's Paradise"

HIGH TRAFFIC VISIBILITY: Over **23,000 vehicles per day** along Arlington Heights Rd and nearby corridors.

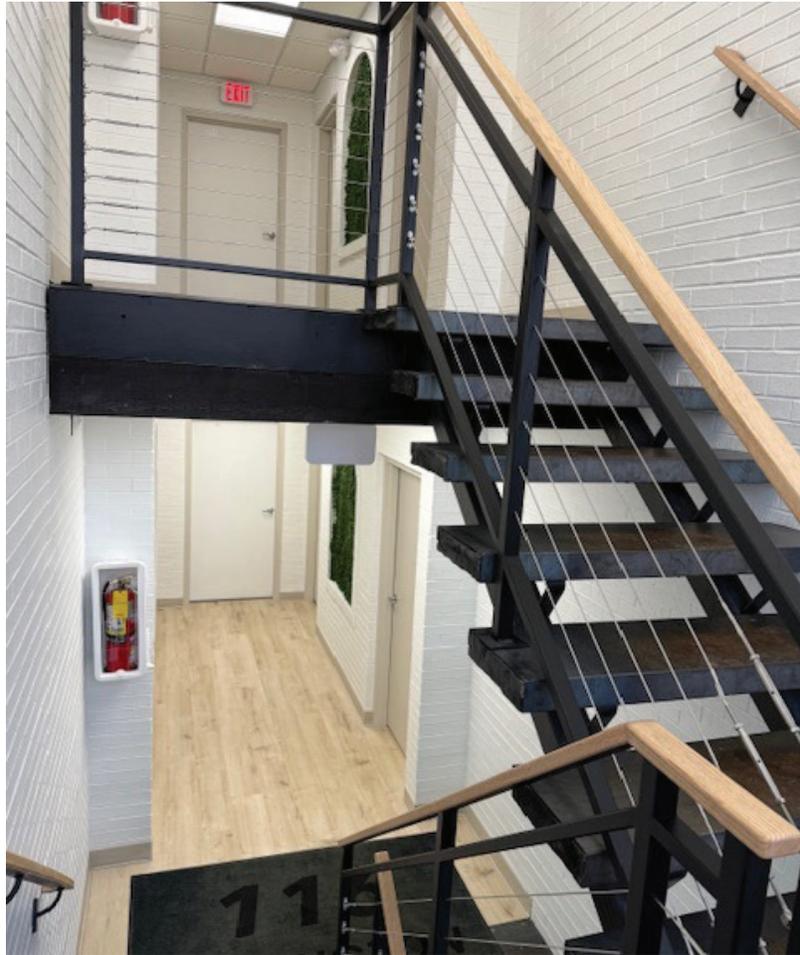
FLEXIBLE LAYOUTS: Open floor plans ideal for creative office, medical, or showroom users.

IDEAL USES

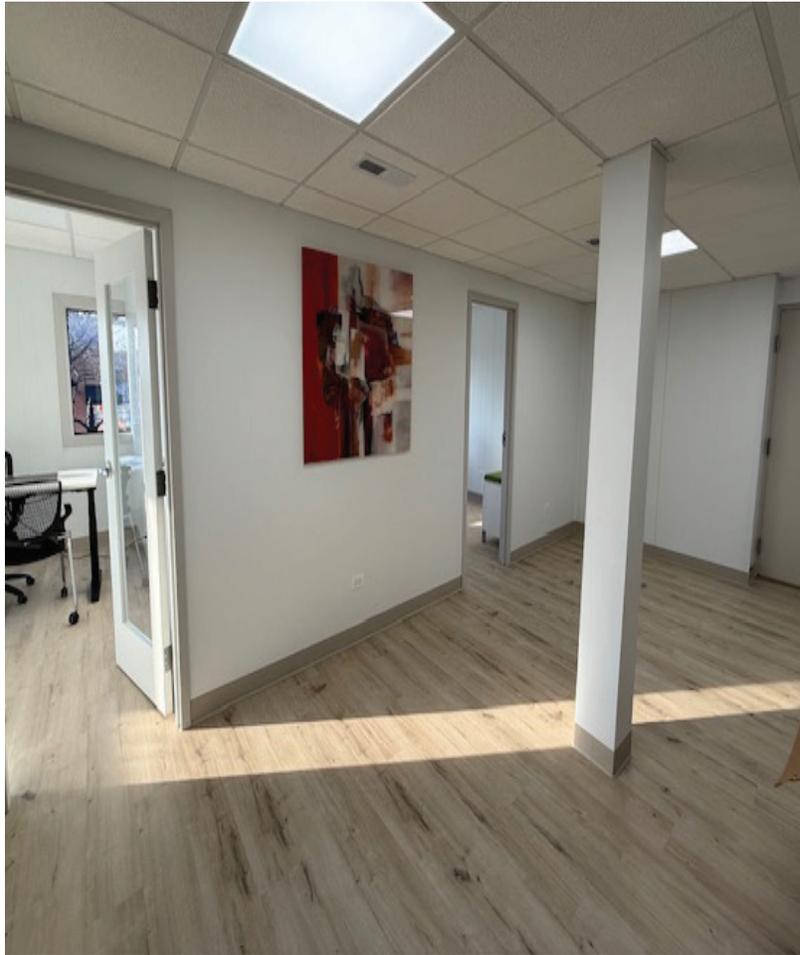
- PROFESSIONAL OFFICE
- MEDICAL OR THERAPY PRACTICES
- BOUTIQUE RETAIL SHOWROOM
- TECH OR CREATIVE WORKSPACE
- FINANCIAL SERVICES OR CONSULTING FIRM



PHOTOGRAPHY



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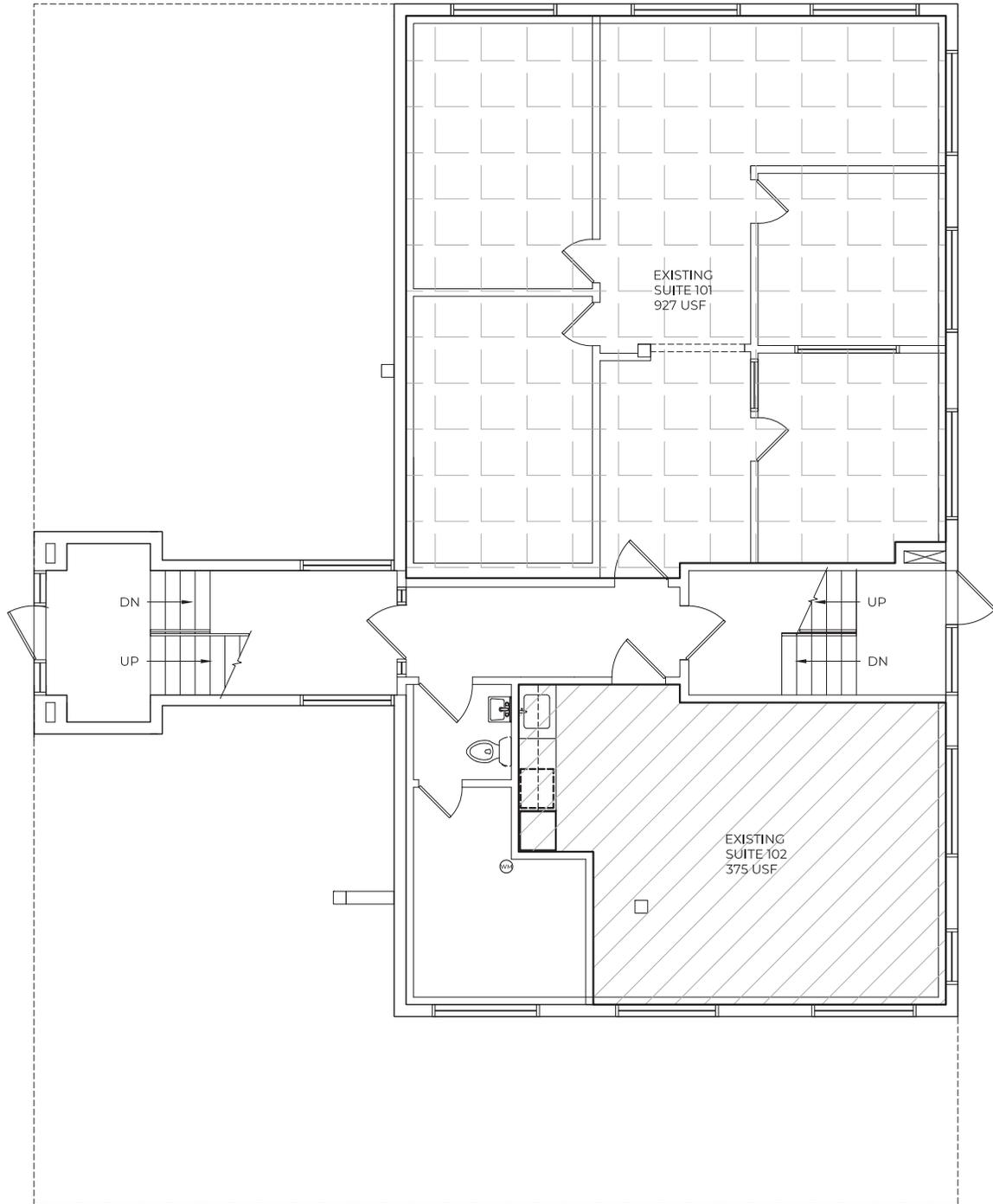
PHOTOGRAPHY



FLOOR PLAN - FIRST FLOOR

116 S ARLINGTON HEIGHTS

ARLINGTON HEIGHTS

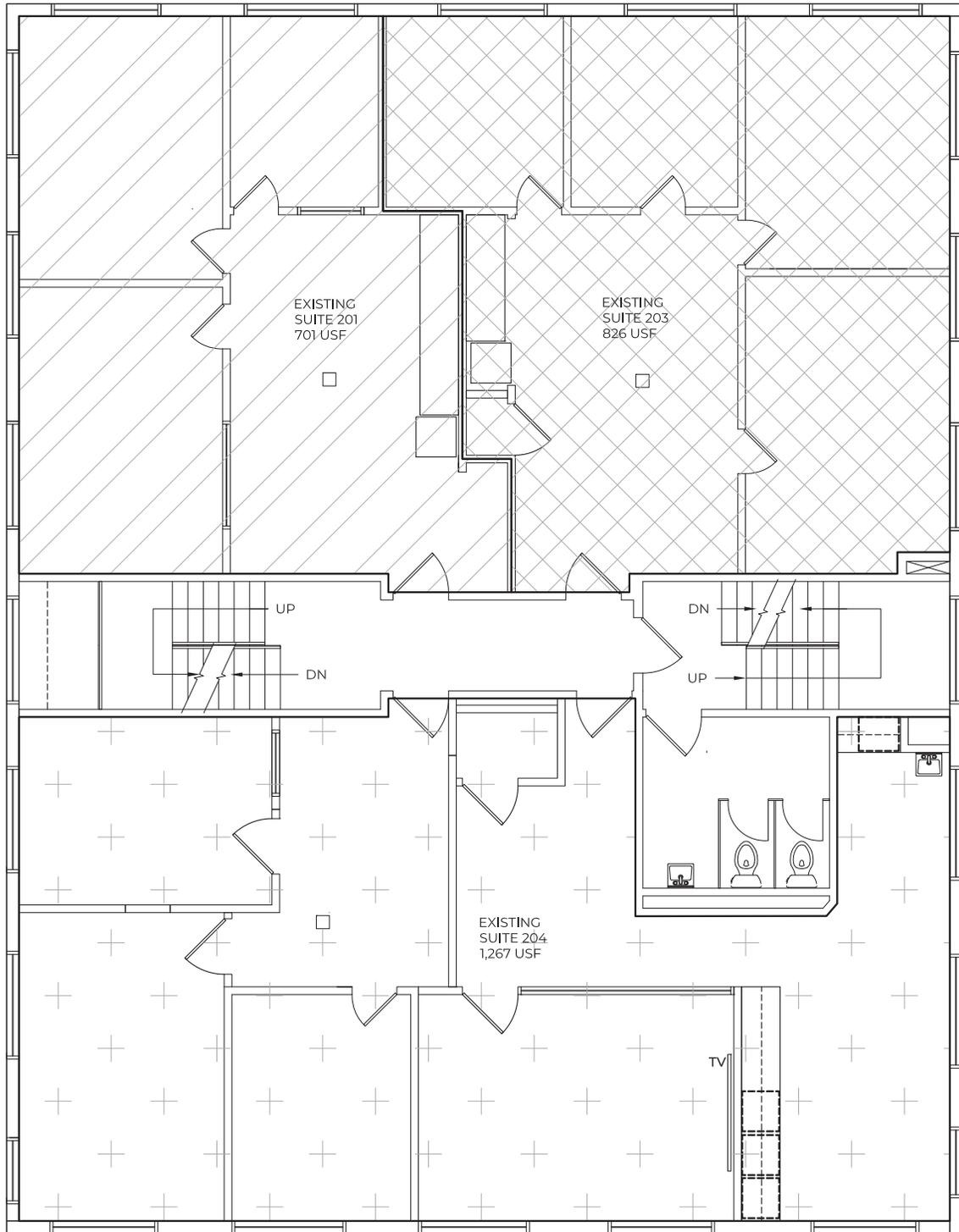


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FLOOR PLAN - SECOND FLOOR

116 S ARLINGTON HEIGHTS

ARLINGTON HEIGHTS

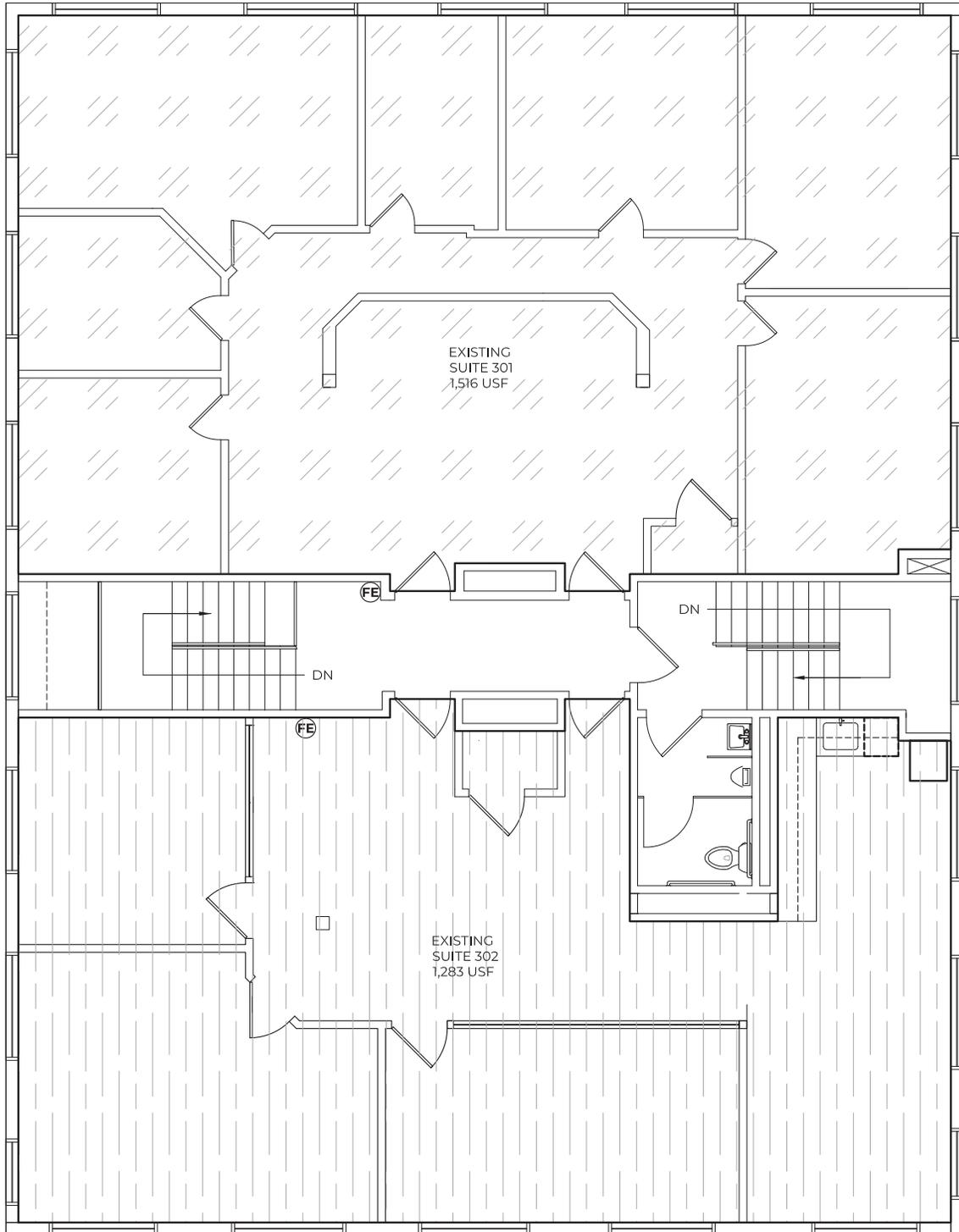


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FLOOR PLAN - THIRD FLOOR

116 S ARLINGTON HEIGHTS

ARLINGTON HEIGHTS



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POINTS OF INTEREST



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DEMOGRAPHIC INSIGHTS

116 S ARLINGTON HEIGHTS

ARLINGTON HEIGHTS

KEY FACTS

299,876

Population

42.1

Median Age



Average Household Size

\$104,986

Median Household Income

ANNUAL HOUSEHOLD SPENDING


\$2,800
Apparel & Services


\$263
Computers & Hardware


\$4,701
Eating Out


\$8,351
Groceries


\$8,626
Health Care

BUSINESS



13,992

Total Businesses



210,805

Total Employees

EMPLOYMENT

 69.4%

 17.4%

 13.2%

3.7%

Unemployment Rate

INCOME



\$104,986

Median Household Income



\$55,597

Per Capita Income



\$393,081

Median Net Worth

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (21.2%)

The smallest group: \$15,000 - \$24,999 (3.5%)

Indicator ▲	Value	Diff	
<\$15,000	5.2%	-4.4%	
\$15,000 - \$24,999	3.5%	-1.7%	
\$25,000 - \$34,999	4.3%	-1.6%	
\$35,000 - \$49,999	7.9%	-1.4%	
\$50,000 - \$74,999	14.0%	-0.4%	
\$75,000 - \$99,999	12.0%	+0.4%	
\$100,000 - \$149,999	21.2%	+3.3%	
\$150,000 - \$199,999	13.2%	+3.2%	
\$200,000+	18.7%	+2.7%	

Bars show deviation from Cook County

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