OFFICE SPACE FOR LEASE

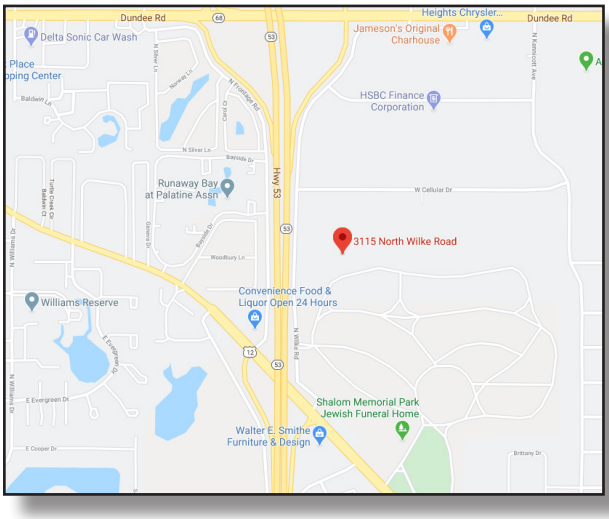
3115-3135 N. Wilke Arlington Hts,IL

Enterprise Office Center Building Features:

- 1,956 SF Available
- Located 1 block East of full Rt 53 & Dundee Rd full interchange
- Ideal for Office or Medical with operable windows
- Tenant controlled HVAC and 24 hour access
- Comcast high-speed internet and cable available
- Private Restrooms
- Professional Park-Like Setting
- Building Signage Available
- Free Conference Room & Fitness Area with locker rooms & showers
- Visit www.chicagolandcommercial.com for 3-D Virtual Tours of select suites!
- **Rental Rate:$20.47 PSF Modified Gross**
- **Condo Sale Price: $95 PSF**

Available Space:

SUITE	SIZE (SF)	Monthly Gross Rent	LAYOUT
3125-I	1,956 SF	$3,337	Available 12/1/25 6 private offices, conference room



For More Information:

Randy Olczyk
Direct: 847.246.9611
randy@chicagolandcommercial.com

Ray Okigawa
Direct: 847.246.9632
ray@chicagolandcommercial.com

Chicagoland Commercial REAL ESTATE
4811 Emerson Ave Suite 112 Palatine, IL

Leasing | Sales | Tenant Advisory | Management

www.chicagolandcommercial.com

AVAILABLE SPACE COMBINATIONS

Chicagoland Commercial Real Estate — Leasing, Sales, Tenant Advisory, Management

Enterprise Office Center
Available Spaces for Lease

All spaces feature:

- Professional park-like setting
- Excellent parkng access
- Common area conference room
- Work-out area on-site
- Zoned M-1
- Operable windows
- Private bathrooms
- 24/7 direct access to suites
- Tenant/owner controlled HVAC
- Fully fire sprinklered
- Good access to Route 53, Dundee Rd, & Rand Rd

Suite	Rentable SF	Monthly Gross Rent		
3125-I	1,956	$3,337	Available 12/1/25	6 private offices, conference room

Net Rent PSF	Op Ex PSF	Tax PSF	Gross Rent PSF
$10.00	$4.72	$5.75	$20.47

AVAILABLE SPACE COMBINATIONS

Enterprise Office Center
Available Spaces for Sale

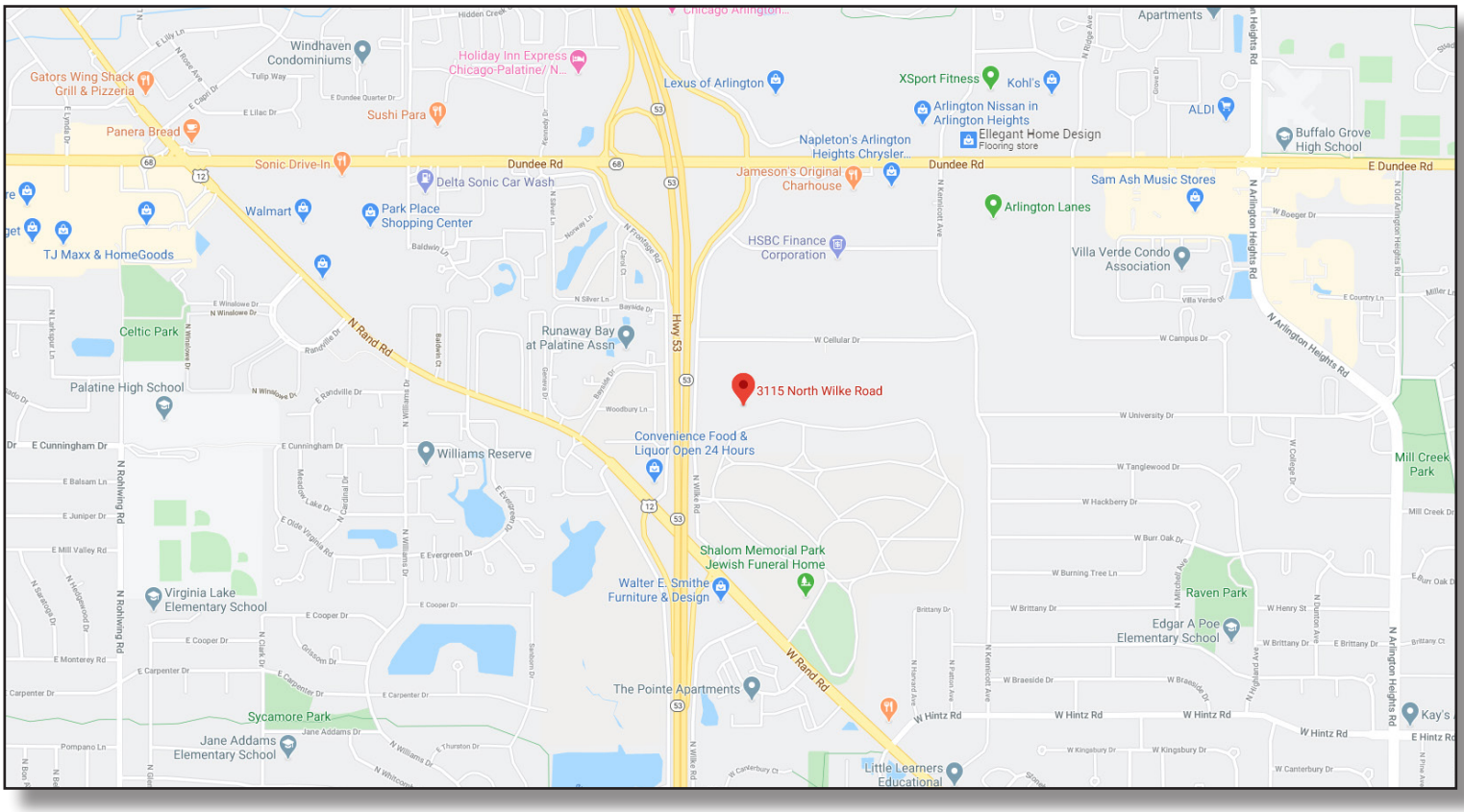
All units feature:

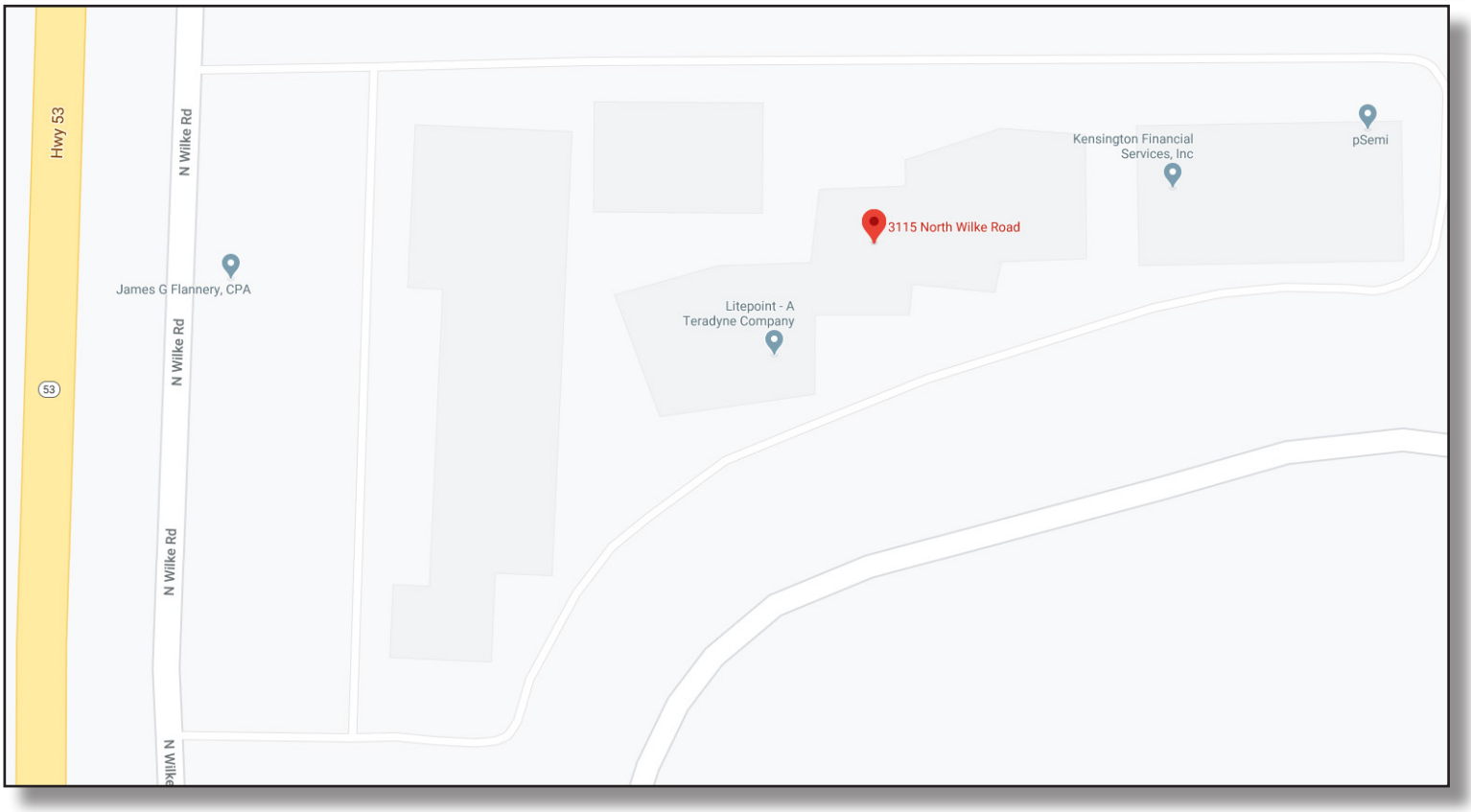
- Professional park-like setting
- Excellent parkng access
- Good access to Route 53, Dundee Rd, & Rand Rd
- Common area conference room
- Work-out area on-site
- Zoned M-1
- Approximate Real Estate Taxes per SF: $4.72
- Operable windows
- Private bathrooms
- 24/7 direct access to suites
- Tenant/owner controlled HVAC
- Fully fire sprinklered
- Approximate Association fees per SF: $5.75

Available Suites	Rentable SF	Sale Price	Approx. R.E. Taxes	Approx. Assoc. Fees	
3125-I	1,956	$185,820	$9,232	$11,247	Available 12/1/25 6 private offices, conference room

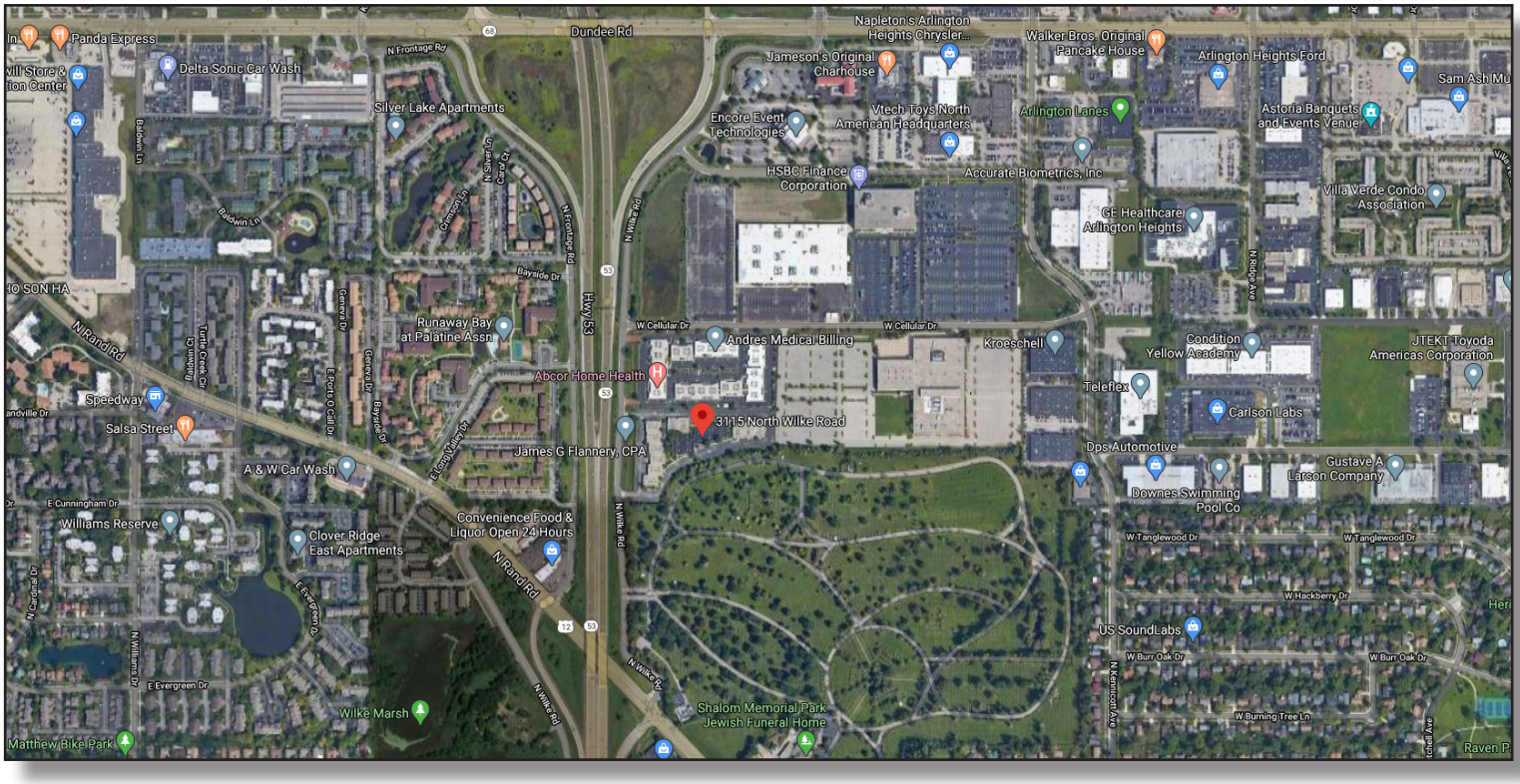
*****UNITS AVAILABLE FOR LEASE OR SALE******

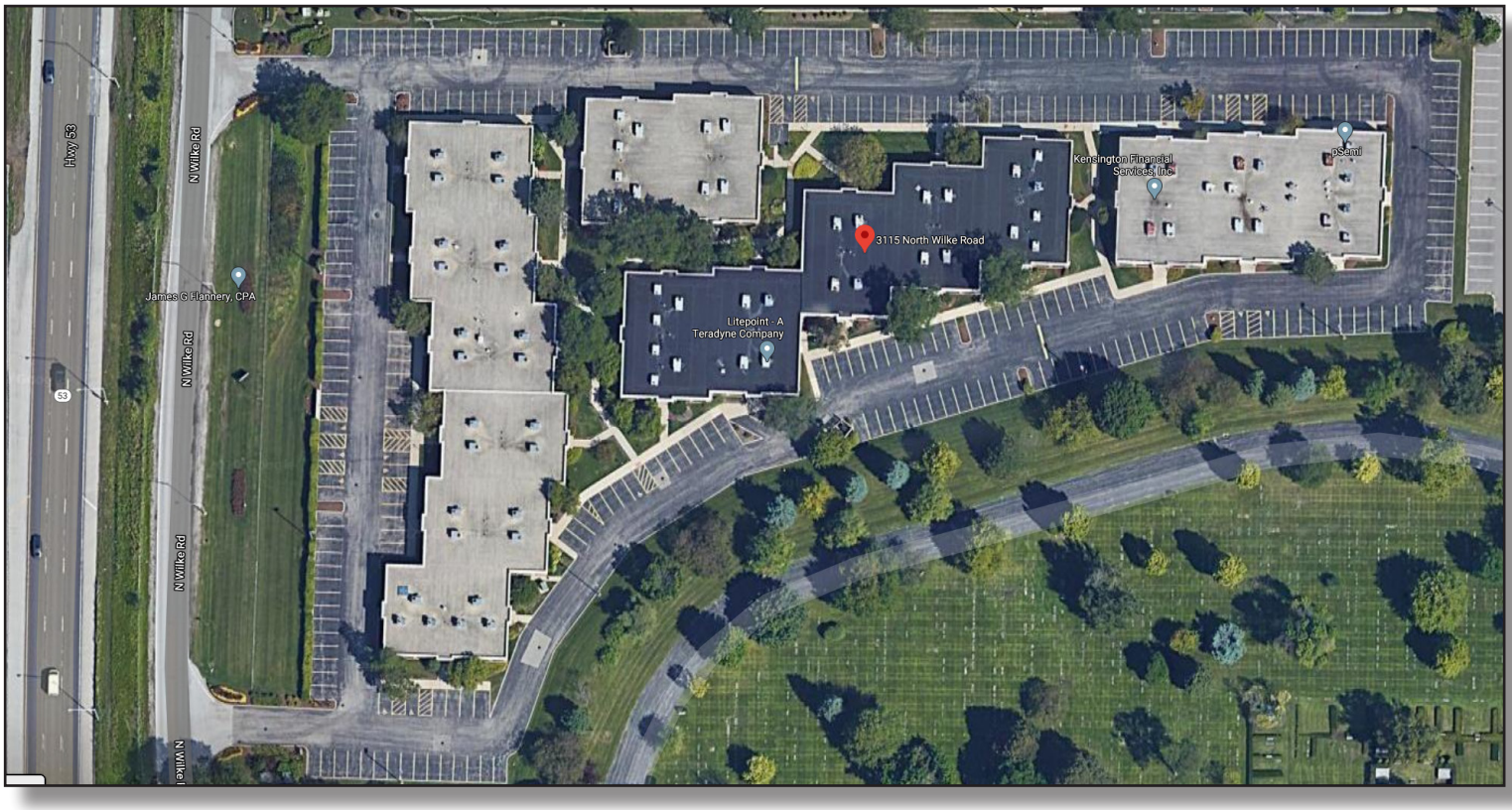
LOCATION MAPS





AERIAL VIEW

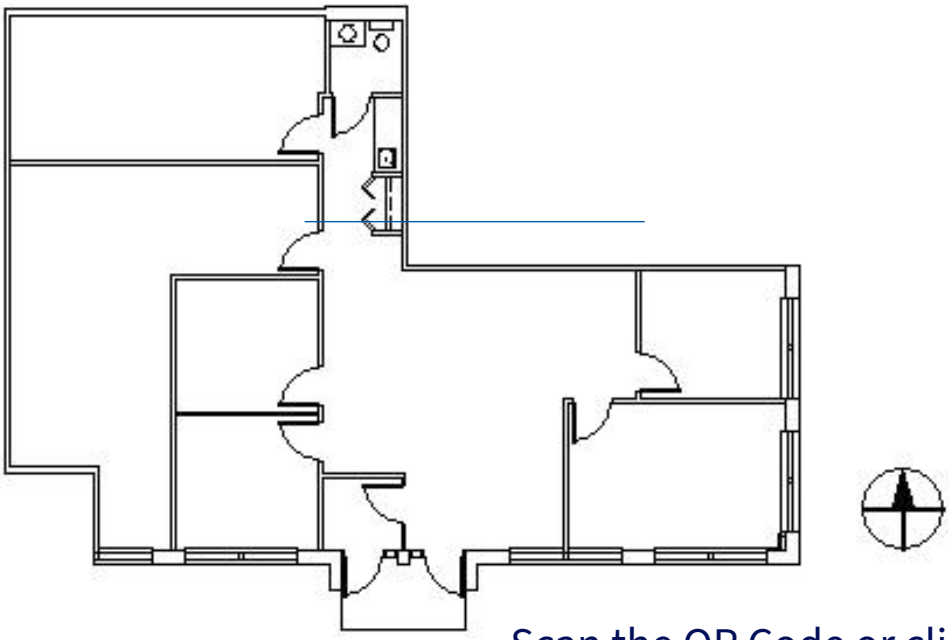

Panda Express
Delta Sonic Car Wash
Silver Lake Apartments
Dundee Rd
N Frontage Rd
Napleton's Arlington Heights Chrysler...
Jameson's Original Charhouse
Walker Bros. Original Pancake House
Arlington Heights Ford
Sam Ash Mu
Encore Event Technologies
Vtech Toys North American Headquarters
Arlington Lanes
Astoria Banquets and Events Venue
HSBC Finance Corporation
Accurate Biometrics, Inc
Villa Verde Condo Association
GE Healthcare Arlington Heights
Baldwin Ln
Baldwin Ln
Cameron Ln
N Silver Ln
Cove Dr
N Frontage Rd
N Wilke Rd
Bayside Dr
Hwy 53
N Rand Rd
Runaway Bay at Palatine Assn
W Cellular Dr
Andres Medical Billing
Kroeschell
Condition Yellow Academy
JTEKT Toyoda Americas Corporation
Abcor Home Health
Tieleflex
Carlson Labs
Speedway
Salsa Street
3115 North Wilke Road
James G Flannery, CPA
Dps Automotive
Gustave A Larson Company
A & W Car Wash
E Cunningham Dr
Downes Swimming Pool Co
Williams Reserve
Clover Ridge East Apartments
Convenience Food & Liquor Open 24 Hours
W Tanglewood Dr
W Hackberry Dr
US SoundLabs
W Burr Oak Dr
E Evergreen Dr
Wilke Marsh
Shalom Memorial Park Jewish Funeral Home
W Burning Tree Ln
Matthew Bike Park
Raven P


Hwy 53
N Wilke Rd
Kensington Financial Services, Inc
3115 North Wilke Road
James G Flannery, CPA
Litepoint - A Teradyne Company

Property Photos

Floorplan

3125 Suite 1 (1,956 SF)



Scan the QR Code or click here for a 3-D Virtual Tour of the space!

- Professional park-like setting
- Excellent parking access
- 3.61:1,000 parking ratio
- Good access to Route 53
- Common Area conference room
- Work-out area on-site
- Privat3e bathrooms
- 24/7 direct access to suites
- Tenant/owner controlled HVAC
- Operable windows
- Fully fire sprinklered

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