

# 505 East Golf Road | Arlington Office Center



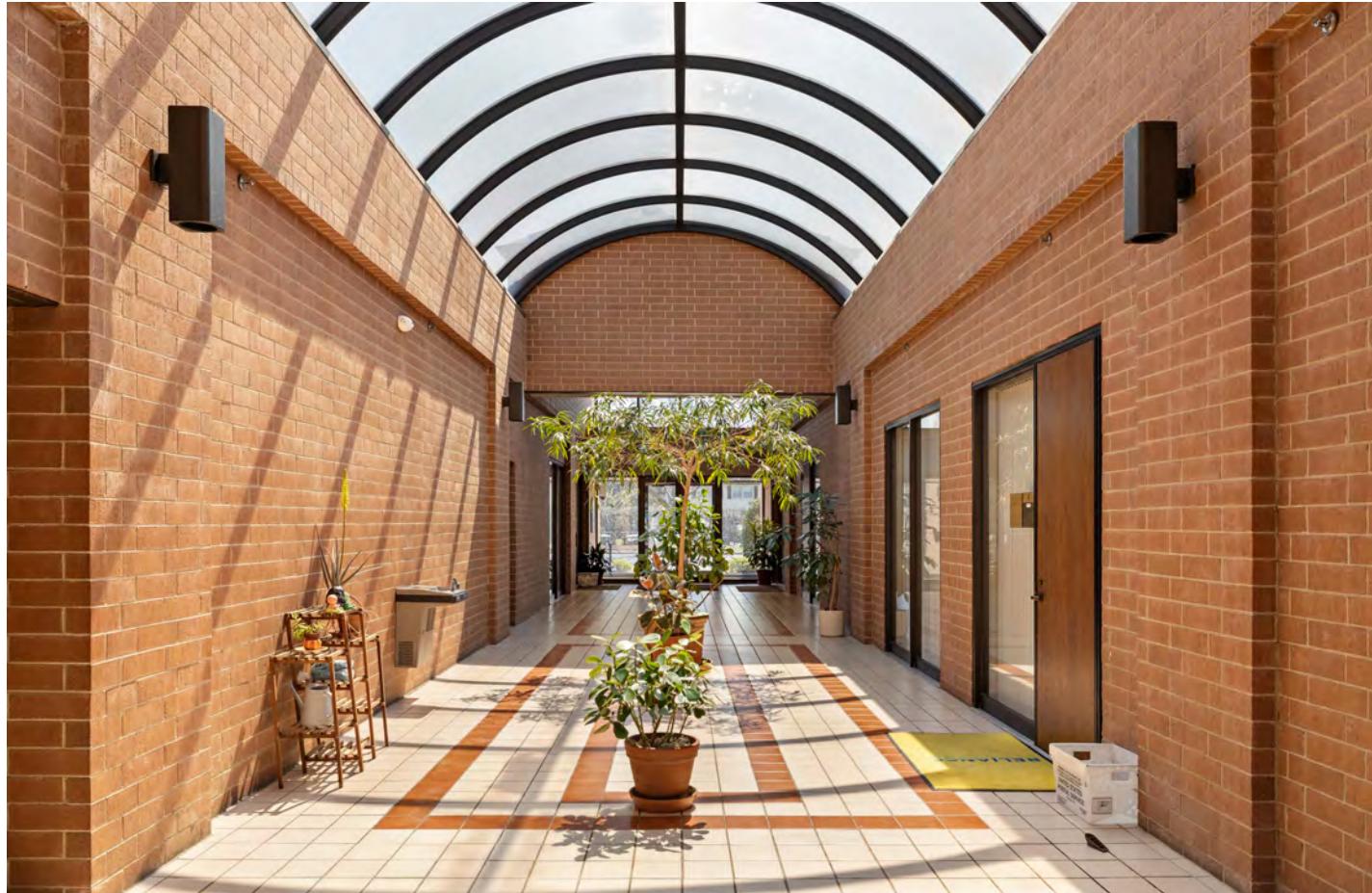
This well built and well maintained building has been owned by its original builder since the day it was built. It's very well suited to an owner/user who values the range of options it provides to scale a business while also generating rental income to offset occupancy costs. The building is located in a high traffic corridor on Rt 58/Golf Rd and is adjacent to major redevelopment projects currently underway in this section of Arlington Heights. The Bears aren't the only ones who've made a big investment in Arlington Heights! The Gateway Project, which is immediately next door to this property is a comprehensive redevelopment plan for the I-90 access route into Arlington Heights. There are currently two major development projects underway or nearing completion within this area and a major development currently being planned (Urban Street) almost directly across the street from this property. This is a solid property to own today and will only grow in value as the many adjacent developments are completed.

## Property Highlights

- Prime office space in actively developing area of Arlington Heights
- Perfect location for your growing business
- Great opportunity to own your own office space while generating income
- 234 feet of frontage on busy Golf Road
- Close to I-90 with access to Route 53
- Adjacent to Arlington Heights Gateway Area
- Across Golf Rd from to-be-developed Urban Street
- 3 miles to Woodfield
- 17 minutes to O'Hare
- 8 large suites that can be combined or divided as needed
- Lots of options to grow the space you occupy or your rental income
- Large 8,000 sq ft basement with kitchen/break room, conference room, and tons of storage. 10 foot ceiling height!
- Some suites available for immediate use
- Low maintenance masonry construction

<b>Building SF:</b>	17,780
<b>Occupancy:</b>	
<b>Floors:</b>	1
<b>Available SF:</b>	1500 - 9000 sf
<b>Lot Size:</b>	1.40 Acres
<b>Year Built:</b>	1990
<b>Cross Streets:</b>	Golf Rd & Goebbert Rd
<b>Traffic Counts:</b>	31,158
<b>Parking:</b>	69
<b>Parking Ratio:</b>	4.27

# Property Photos



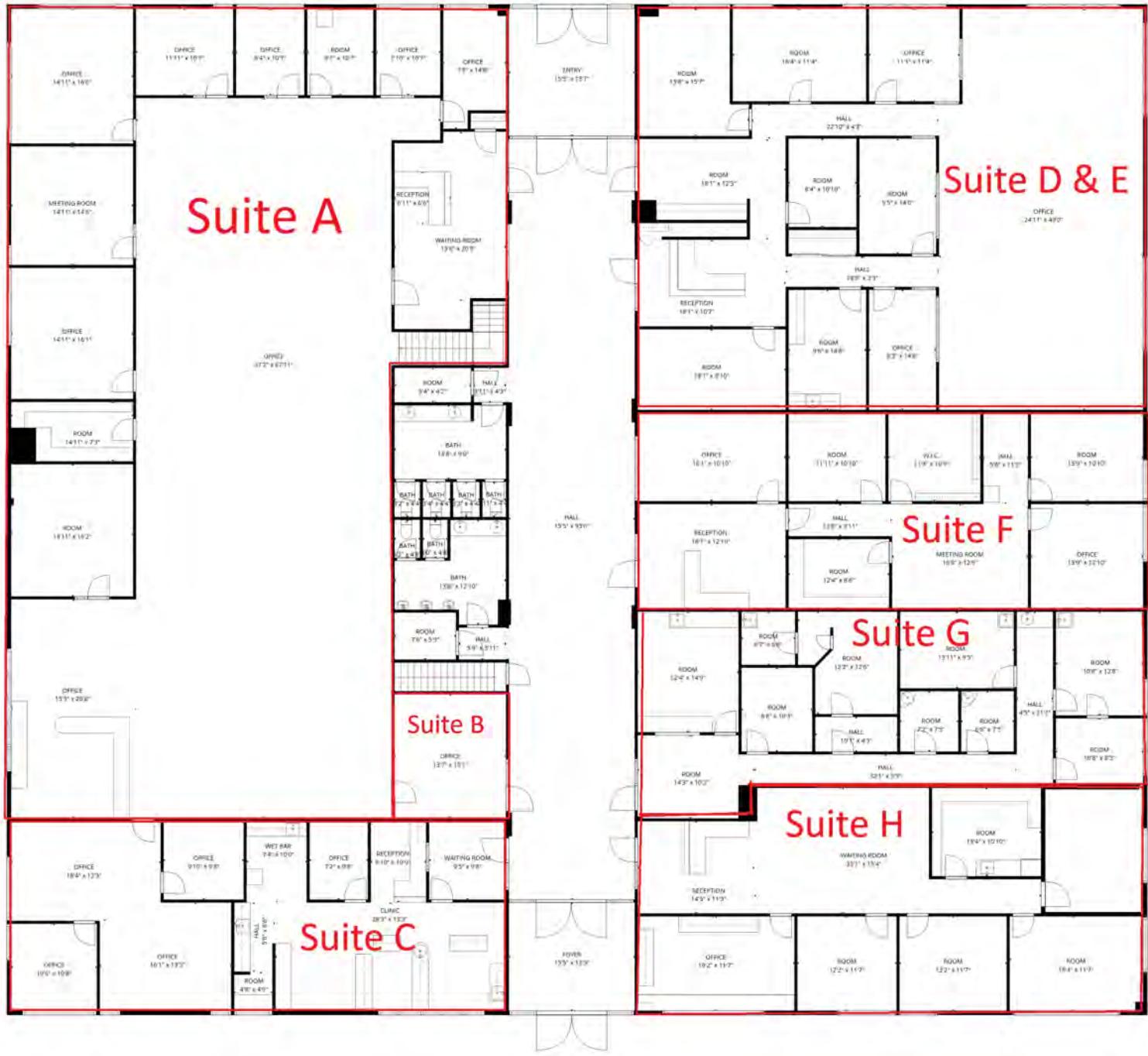
# Property Photos



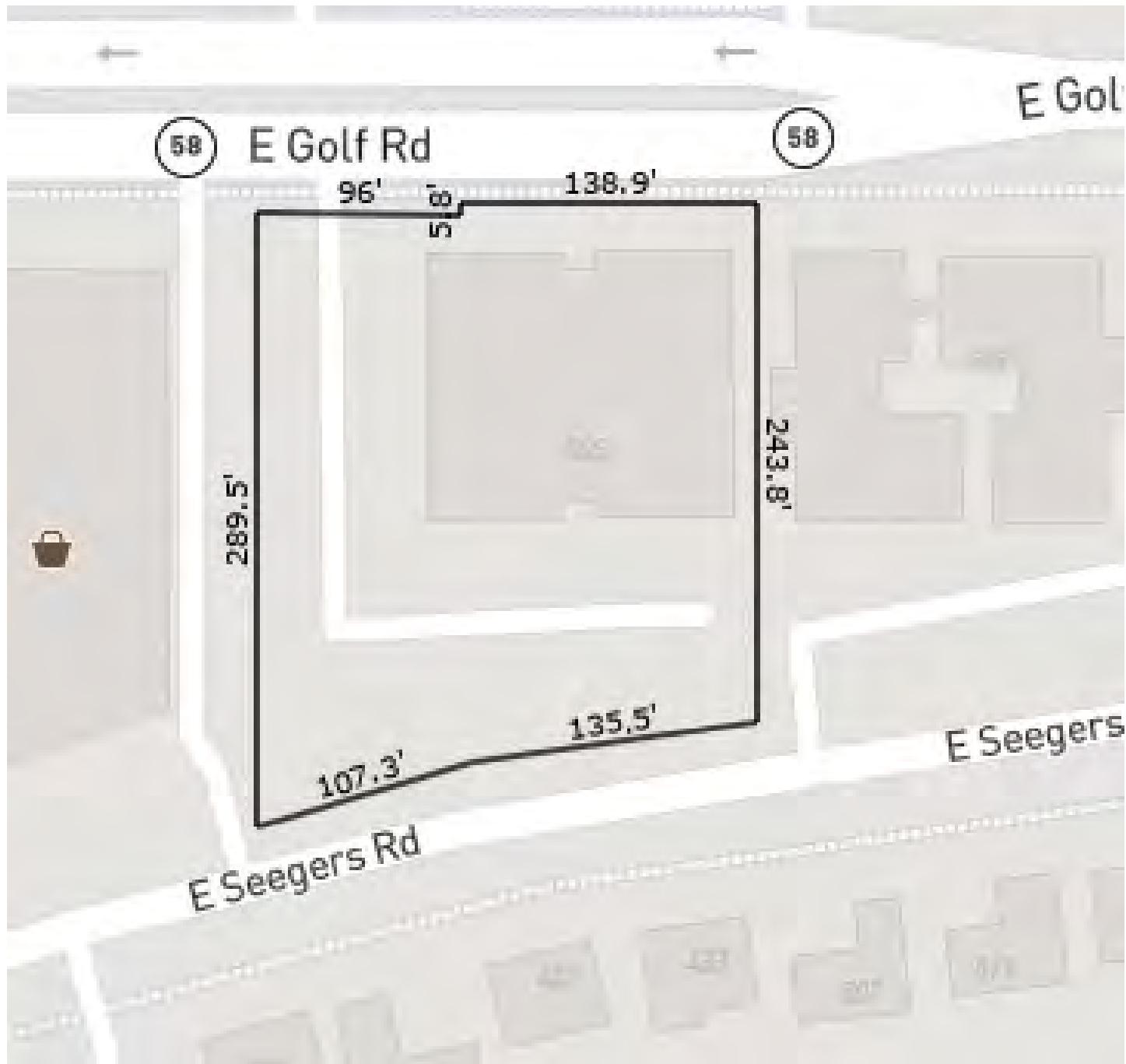
# Property Photos



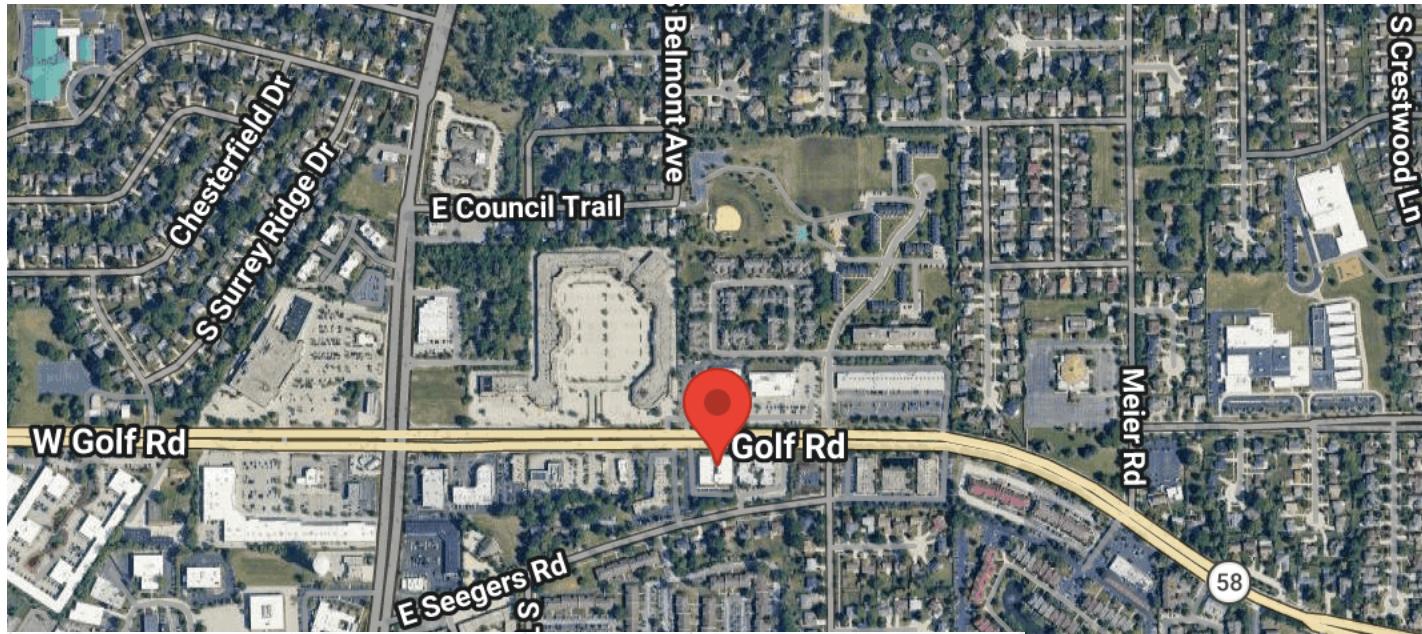
# Floor Plan



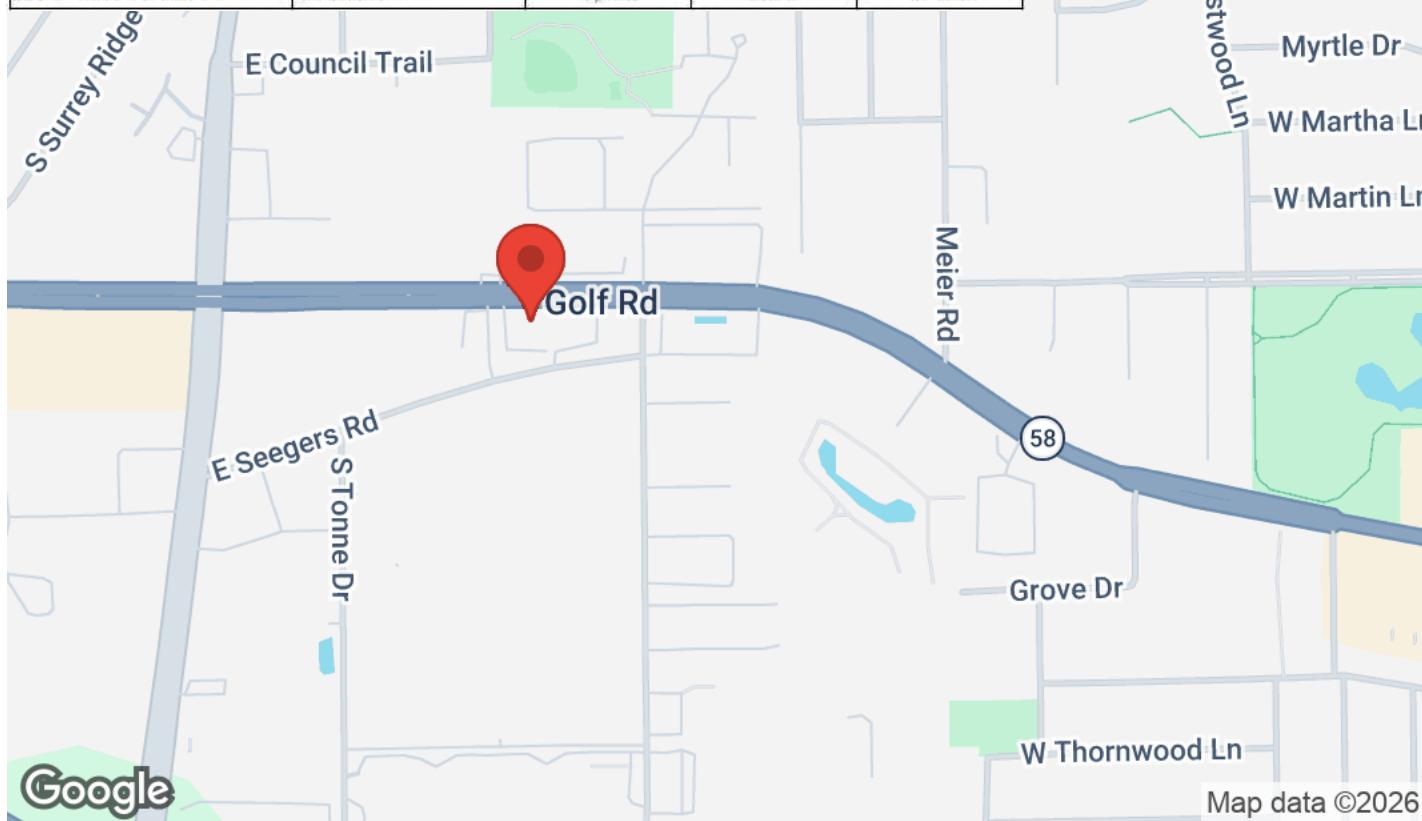
# Parcel Boundaries



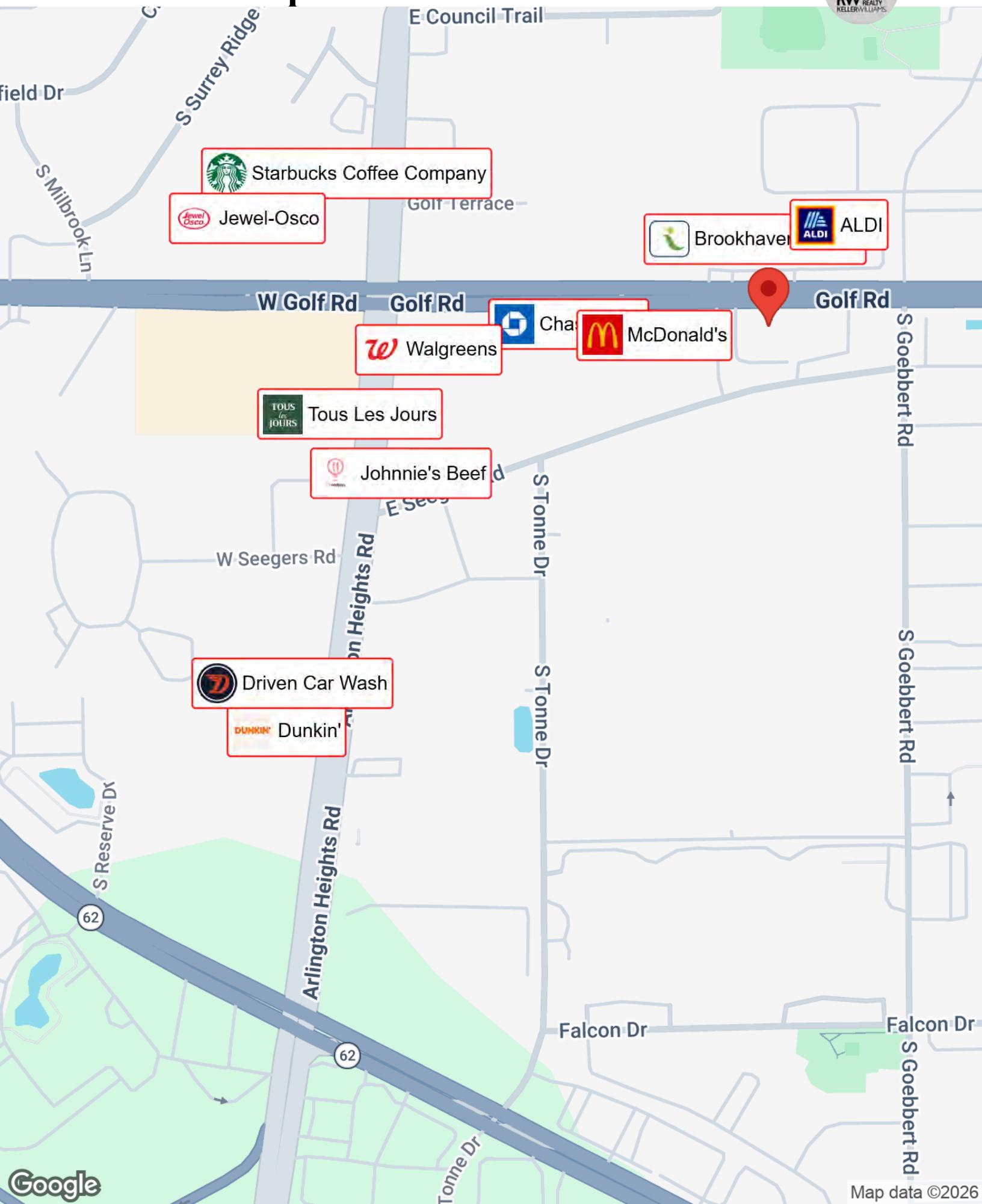
# Location Maps



Collection Street	Cross Street	Traffic Volume	Last Measured	Distance
E Golf Rd	S Goebbert Rd E	31,158	2025	0.03mi
IL 58	---	27,256	2023	0.09mi
East Golf Road	E Golf Rd E	27,145	2025	0.22mi
Arlington Heights Rd	E Golf Rd N	30,289	2025	0.27mi
South Arlington Heights Rd	W Golf Rd S	27,137	2024	0.27mi
Arlington Heights Rd	Golf Terrace S	36,988	2025	0.29mi
IL 58	Meier Rd SE	24,504	2024	0.29mi
IL 58	Arlington Heights Rd E	25,898	2024	0.30mi
IL 58	Meier Rd E	24,504	2024	0.33mi
South Meier Road	Scott Ter S	1,350	2022	0.34 mi



# Business Map



# Nearby Development



# Urban Street

## Mixed use commercial & residential development

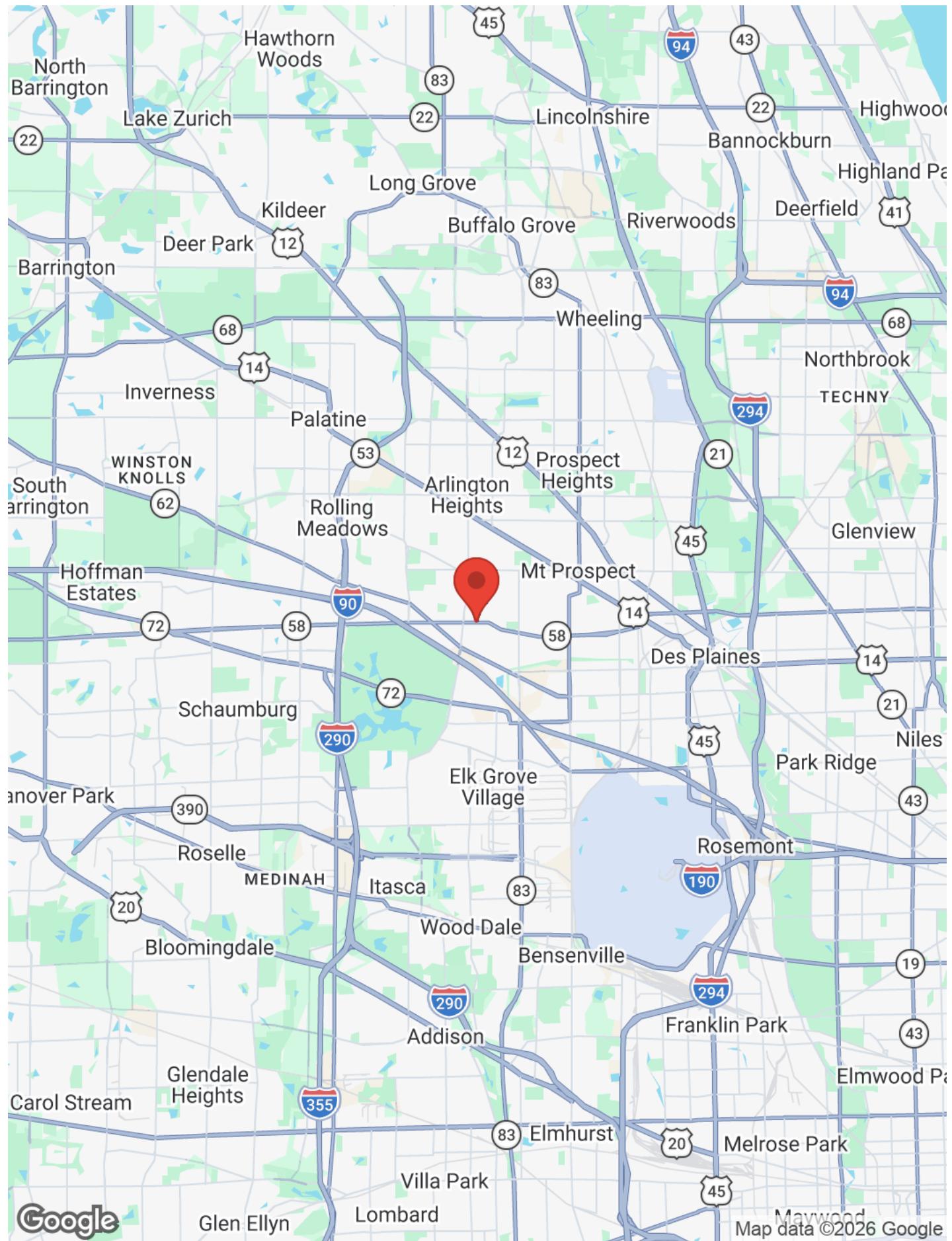
## Across Golf Road at Golf & Arlington Heights Roads

# Arlington Heights Gateway Project

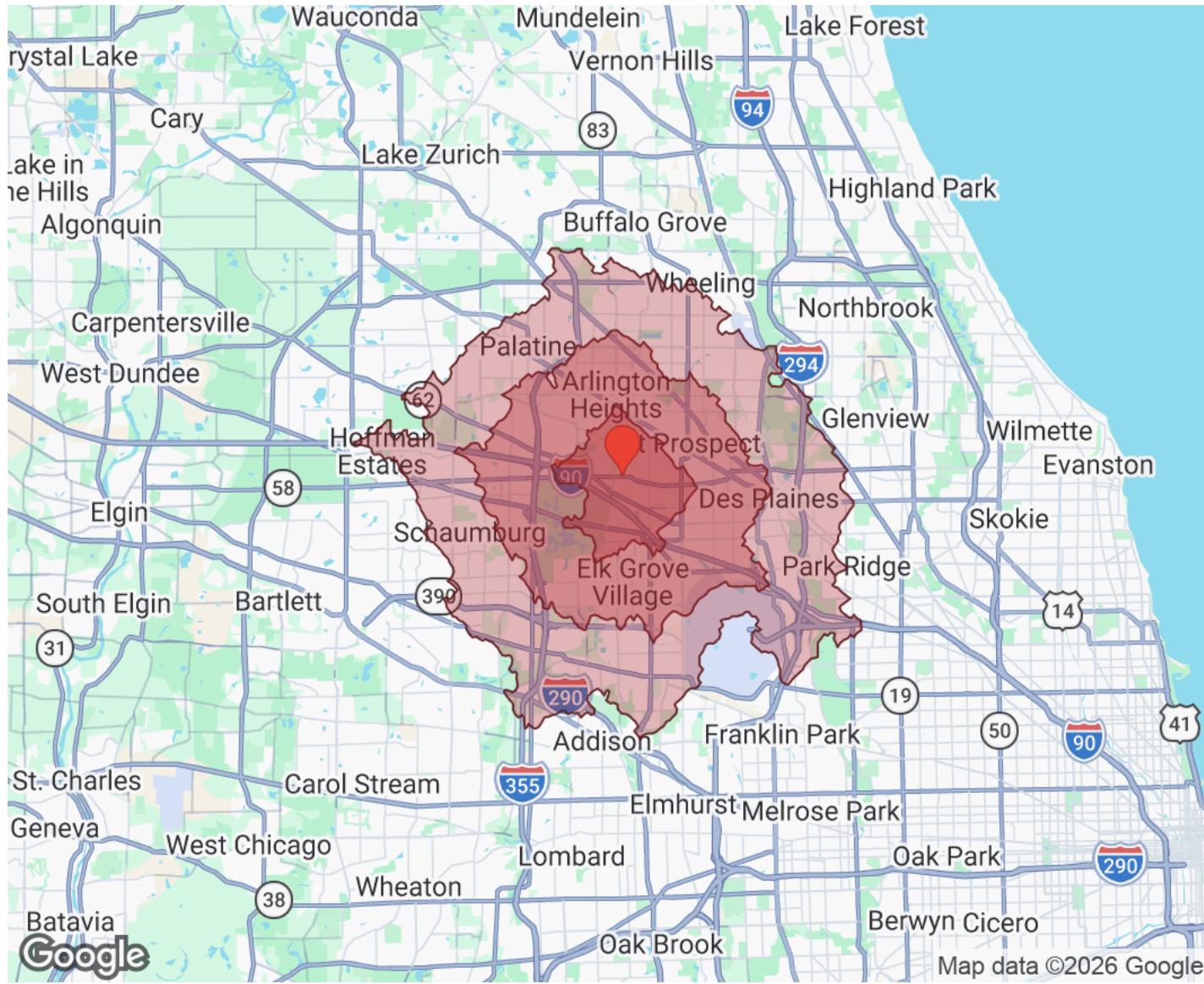
Arlington Heights' major focus as South Arlington Heights redevelopment and beautification project



# Regional Map

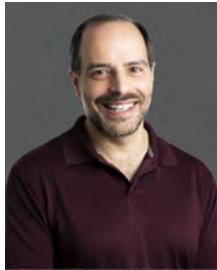


# Demographics



Driving Time:				5 Mins	10 Mins	15 Mins	
Population	5 Mins	10 Mins	15 Mins	Age	5 Mins	10 Mins	15 Mins
Race / Ethnicity	5 Mins	10 Mins	15 Mins	Income	5 Mins	10 Mins	15 Mins
Male	24,931	100,522	253,747	Ages 0 - 14	8,778	34,930	87,181
Female	25,128	102,578	256,723	Ages 15 - 24	5,315	21,045	53,490
Total Population	50,059	203,100	510,470	Ages 25 - 54	20,083	79,427	201,287
				Ages 55 - 64	6,057	26,469	66,216
				Ages 65+	9,827	41,230	102,299
White	28,008	119,707	287,905	Median	\$98,508	\$101,425	\$99,665
Black	2,843	9,972	25,115	Under \$15k	1,299	4,863	11,279
Am In/AK Nat	25	81	255	\$15k - \$25k	859	3,514	8,070
Hawaiian	5	20	51	\$25k - \$35k	835	3,551	10,059
Hispanic	10,893	40,173	104,442	\$35k - \$50k	1,699	6,533	15,867
Asian	7,519	29,389	83,972	\$50k - \$75k	2,985	11,163	28,929
Multiracial	716	3,493	8,168	\$75k - \$100k	2,670	11,072	27,781
Other	55	264	562	\$100k - \$150k	4,373	17,570	42,264
				\$150k - \$200k	2,919	10,971	25,873
				Over \$200k	2,737	13,312	33,105
Housing	5 Mins	10 Mins	15 Mins				
Total Units	21,862	88,515	217,413				
Occupied	20,378	82,551	203,226				
Owner Occupied	11,692	56,851	137,887				
Renter Occupied	8,686	25,700	65,339				
Vacant	1,484	5,964	14,187				

# Professional Bio



**FRANK PANTELL**

I have a wide ranging background in construction, development, and rehabs. Through my ownership of an extensive rental portfolio, I also possess many years of experience with property management and maintenance. My years of consistently high transaction volume provide me with a deep understanding of real estate transactions and of the strategies most advantageous in successfully marketing a property, as well as those necessary to purchase a property that best meets the needs of my clients.

I view one of my primary roles as an educator and I enjoy teaching my clients as we move through the entire process. I love sharing the knowledge I've gained over the years, as well as addressing and overcoming the inevitable challenges that occur through the course of a real estate transaction.

My clients know that I have a deep understanding of the real estate market and their needs and that I have a very genuine commitment to successfully accomplish their objectives. This commitment continues long after the completion of their purchase or sale. I have many clients who routinely call me years after their purchase in order to pick my brain about home improvement projects and contractor suggestions.

It is immensely rewarding to become and remain a trusted friend and valued advisor to so many clients over so many years! I am honored to have their privilege and am sincerely grateful to my clients.

**Frank Pantell**

[frankpantell@gmail.com](mailto:frankpantell@gmail.com)