

# 1618 COLONIAL PARKWAY



**MOATS**  
OFFICE PROPERTIES

# ABOUT US

For over 32 years, **Moats Office Properties** has owned and operated office buildings in Chicago's Northwest suburbs.

We are a family owned and operated business and strive for the best in customer satisfaction.

# 1618 COLONIAL PARKWAY AT-A-GLANCE

**2-Story Building - 5,445 SF  
With Finished Basement**

**12 Surface Parking Spots**

**Year Built: 1980**

**Class B-1 Professional**

**Building Signage Available**

**Monument Signage Available**

## BUILDING SUMMARY

- **For Sale By Owner**
- **Asking Price: \$380,000**
- **Potential Uses:** behavioral health, medical specialty, dental, therapy, professional services, wellness

### Value Drivers

- Situated in the desirable **Williamsburg Village Professional Offices**
- **Boutique two-story layout with finished basement** offering privacy and professional appeal
- **Expansive ribbon windows** delivering abundant natural light throughout suites
- **Multiple entrances** and **clear address visibility** for tenant convenience and branding
- **Well-maintained landscaping** and **updated exterior curb appeal** within the complex
- **Flexible floor plan** accommodating multi-tenant occupancy
- **Proximity to Harper College** and **strong regional connectivity** (I-90, Rt. 53, I-355, O'Hare)
- **Located in an affluent northwest suburb** with median household income over \$140K

**1618 COLONIAL PKWY**

**EUCLID AVENUE**

**QUENTIN ROAD**

**ALGONQUIN ROAD**

**ROSELLE ROAD**

**INTERSTATE 90**

**GOLF ROAD**

**4-WAY INTERCHANGE**

**ARLINGTON PARK METRA STATION**



**PROPOSED CHICAGO BEARS  
ARLINGTON PARK CAMPUS**

**HARPER COLLEGE**

**RESTAURANTS & RETAIL**

**WOODFIELD MALL**

## **SURROUNDED BY \$5B+ IN NEW DEVELOPMENT**

- Situated within Williamsburg Village across from Harper College
- Minutes to Route 53/I-290 and Northwest Highway (US-14)
- Nearby restaurants, retail, and services (<5 minutes)
- Proposed Chicago Bears Arlington Park campus (<10 minutes)



**MOATS**  
OFFICE PROPERTIES

**EUCLID AVENUE**

**1618**

**MAIN ENTRANCE**

**MONUMENT SIGNAGE AVAILABLE**

**COLONIAL PKWY**

**ROSELLE ROAD**

**ALGONQUIN ROAD**

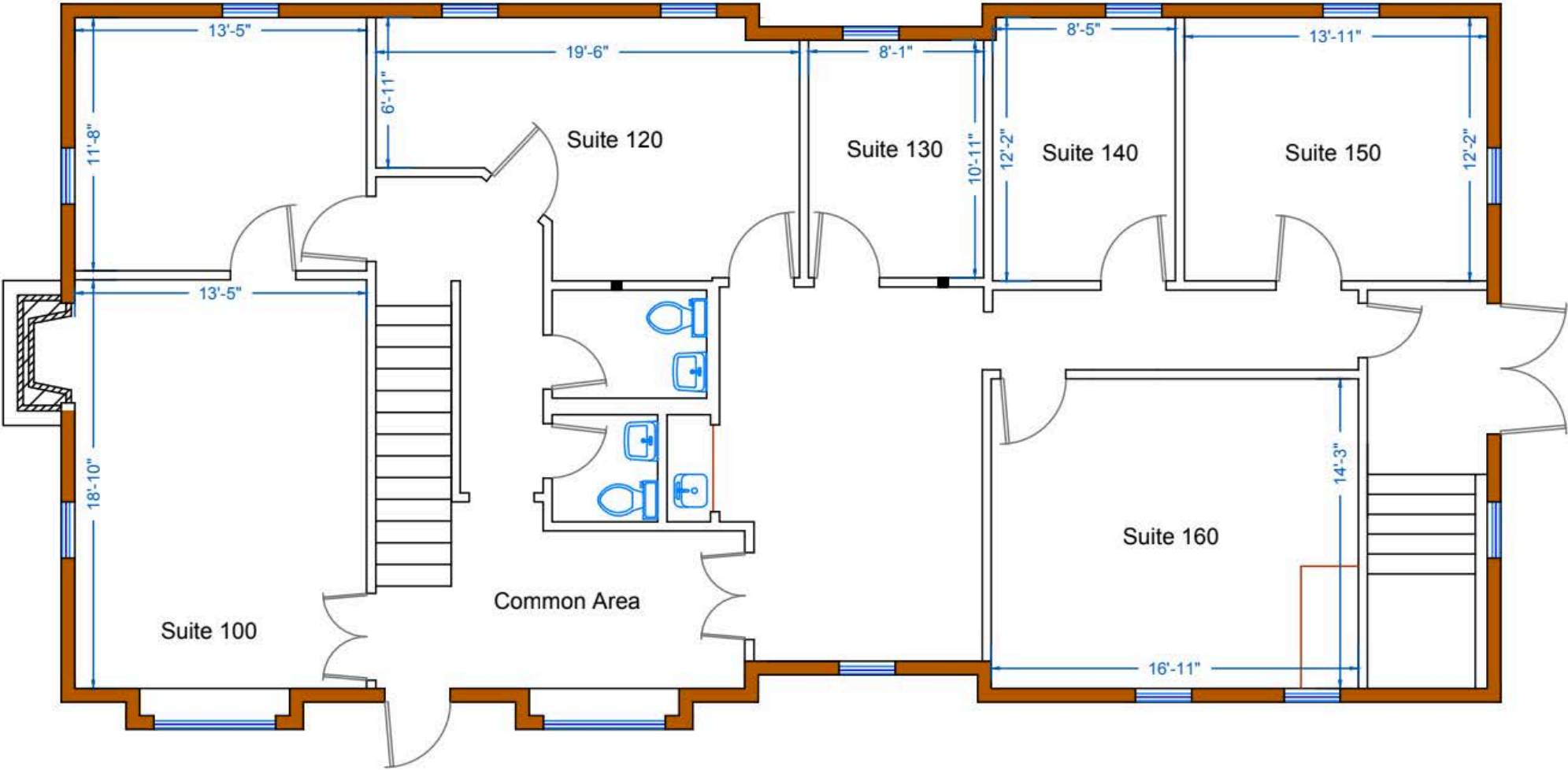
**HARPER COLLEGE**



**MOATS**  
OFFICE PROPERTIES

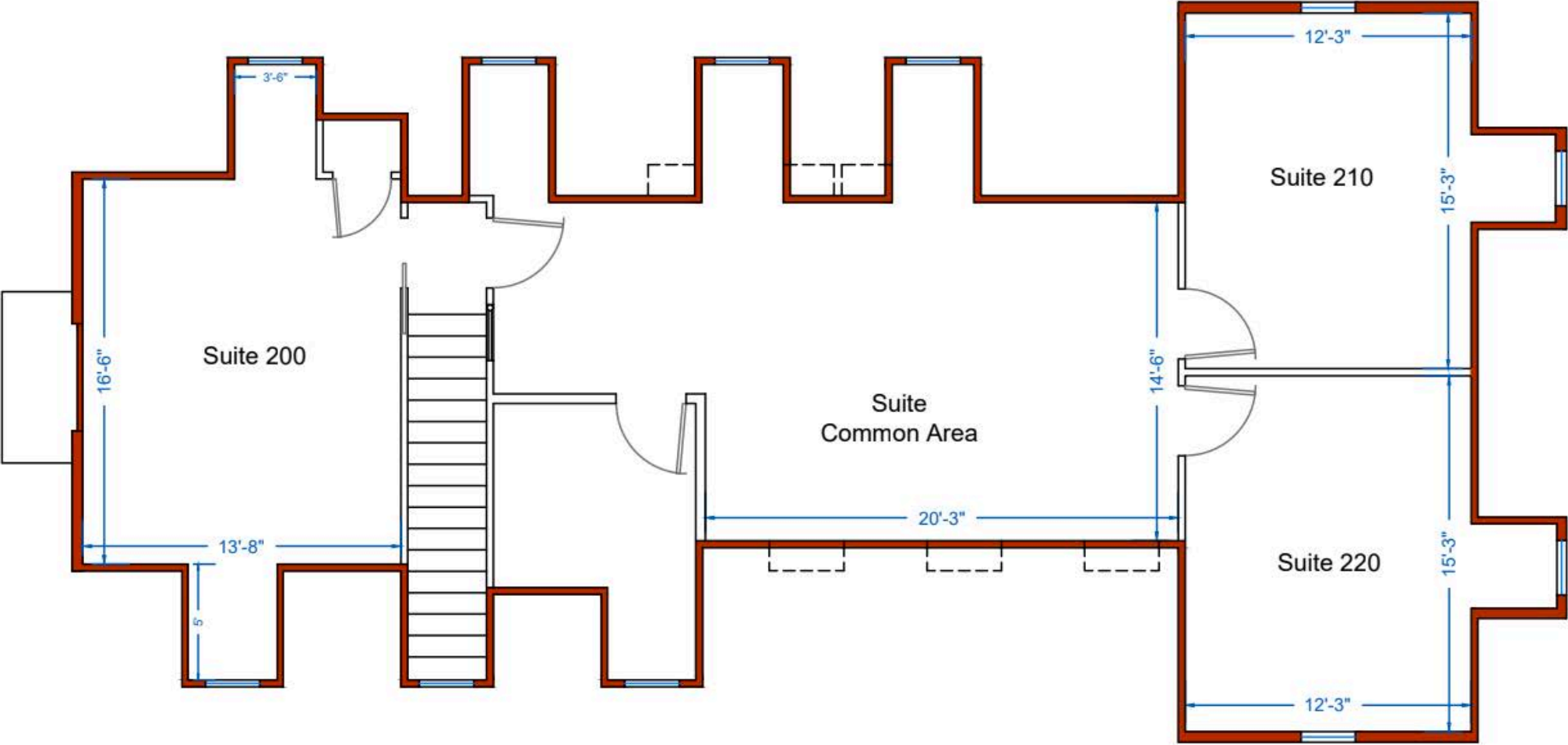
# FLOORPLAN

FIRST FLOOR



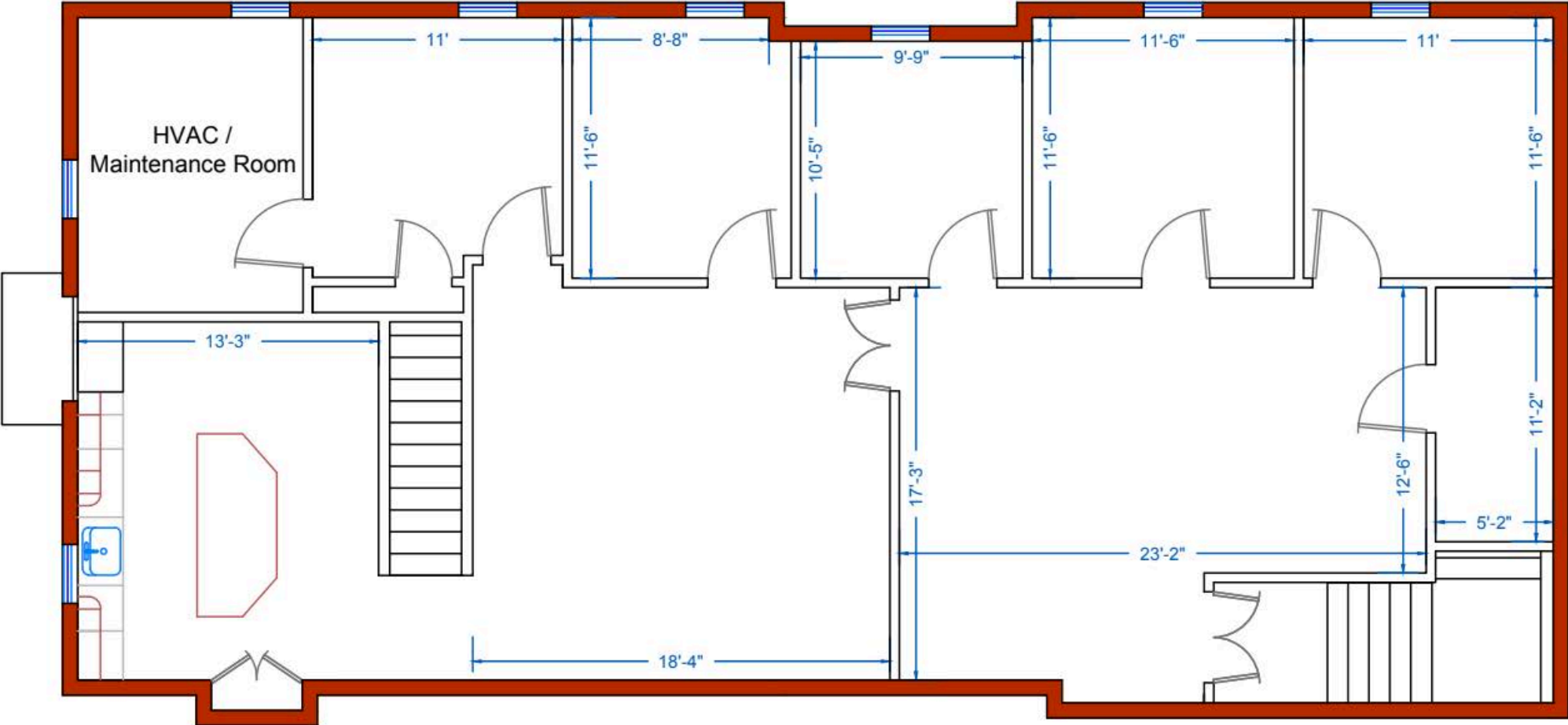
# FLOORPLAN

**SECOND FLOOR**



# FLOORPLAN

LOWER LEVEL | 2,229 SF



# CONTACT

**RYAN MOATS**

Owner & Operator

847.363.9700

Ryan@MoatsOffice.com

[www.MoatsOffice.com](http://www.MoatsOffice.com)

TO LEARN MORE, VISIT OUR  
WEBSITE OR SCAN OUR QR CODE:

