

# 825 E. GOLF ROAD



**MOATS**  
OFFICE PROPERTIES

# 825 E. GOLF ROAD AT-A-GLANCE

**604 SF - 30,000 SF  
Available for Lease**

**Parking: ~4.18/1K SF**

**Class B Professional/Medical**

**Building Signage Available**

**Monument Signage Available**

**2-Story Building - 32,320 SF**

**Year Built/Renovated: 1983/2025**



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OFFICE PROPERTIES

**E. GOLF ROAD**

**S. GOEBBERT ROAD**

**W. GOLF ROAD**



**825**

**MONUMENT SIGNAGE AVAILABLE**

**MAIN ENTRANCE**

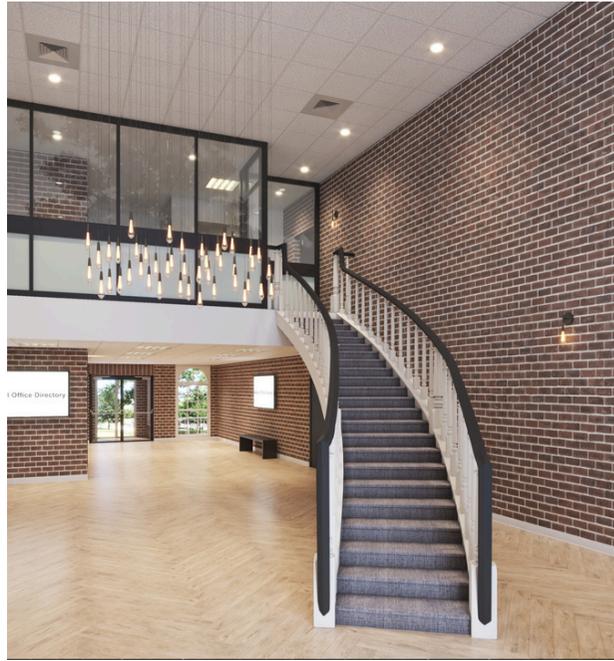


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# BUILDING SUMMARY

## Value Drivers

- **Multi-million dollar medical build out in place**
- **Strategically positioned near numerous hospitals and health centers**, including Northwest Community Hospital and Alexian Brothers Medical Center
- **Prime frontage along Golf Road** with highly visible signage opportunities and excellent exposure to over 35,000 daily drivers
- **Conveniently located** less than 1 mile from the high-traffic four-way interchange at Arlington Heights Road and Interstate 90
- **Boutique two-story layout** with deep roof overhangs ideal for ease of access and privacy
- **Multiple entrances** and clear address visibility
- **Building renovated in 2025** with desirable finishes
- **Well-maintained landscaping** and updated curb appeal
- **Flexible floor plan** allows for multi-tenant



# 2025 RENOVATION HIGHLIGHTS

## Exterior

- Refreshed parking lot paving
- Updated landscaping
- Updated exterior lighting, paint (doors, trim) & signage

## Interior - Lobby

- Updated custom chandelier/lighting (~20K)
- Updated herringbone flooring, carpeting
- Updated interior paint (walls, doors, trim), signage

## Interior - First Floor - East & West Wing Hallways

- Updated LED lighting
- Updated carpeting
- Updated interior paint (walls, doors, trim)

## Interior - Second Floor, Suite 2000

- Updated LED lighting
- Updated herringbone flooring, carpeting in Reception
- Updated interior paint (walls, doors, trim) in Reception
- Updated marble countertops in Reception

ARLINGTON PARK METRA STATION

Old Orchard Country Club

PROPOSED CHICAGO BEARS ARLINGTON PARK CAMPUS



4-WAY INTERCHANGE

EUCLID AVENUE



# Arlington Heights

## Rolling Meadows



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

- Location sees 32K vehicles per day on Golf Road
- Nearby mixed-use planning and civic investments
- Proposed Chicago Bears Arlington Park campus
- Seamless access to I-90 (<1 minute)
- Restaurants & retail (<5 minutes)

NORTHWEST COMMUNITY HOSPITAL



RESTAURANTS & RETAIL

LODGING



GOLF ROAD



825 E GOLF ROAD

E GOLF RD

WOODFIELD MALL

# CONTACT

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# 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.