



OFFICE/MEDICAL SPACE FOR LEASE

SIGNATURE SQUARE NORTH BUILDING I & II
3255-3295 N. ARLINGTON HEIGHTS RD, ARLINGTON HEIGHTS, IL

Recent Improvements:
New Parking Lot
Landscape Enhancements
New LED Exterior Lighting

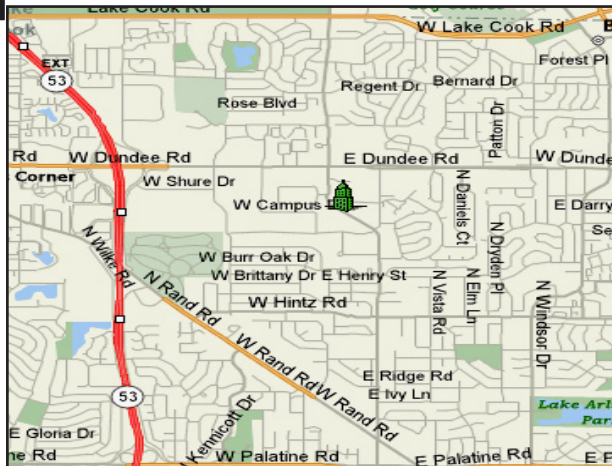


BUILDING FEATURES:

- 1,000 -2,617 SF Available
- Located minutes East of Rt 53 & Dundee Road
- Ideal for Medical or Office users
- Tenant controlled HVAC and 24 hour access
- Comcast high-speed internet and cable available
- High-end office build outs & heavy parking
- Zoned M-I (Office or Medical)
- Operable windows
- Beautifully landscaped with fountain and pond
- Walking distance to restaurants and shopping
- **Rental Rate: \$18.75-\$19.50 PSF Modified Gross**

AVAILABLE SPACE:

BUILDING	SUITE	SIZE (SF)	DESCRIPTION
3265	302-310	800 -2,617 SF	Mostly Open space (Easily Divisible) 3 Entrances & 2 sets of restrooms 800-2,617 SF Available! Can easily be divided into the following sizes: 1,000 SF, 1,617 SF or 2,617 SF



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 Suite 112, Palatine, IL 60067



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BUILDING PHOTOGRAPHS

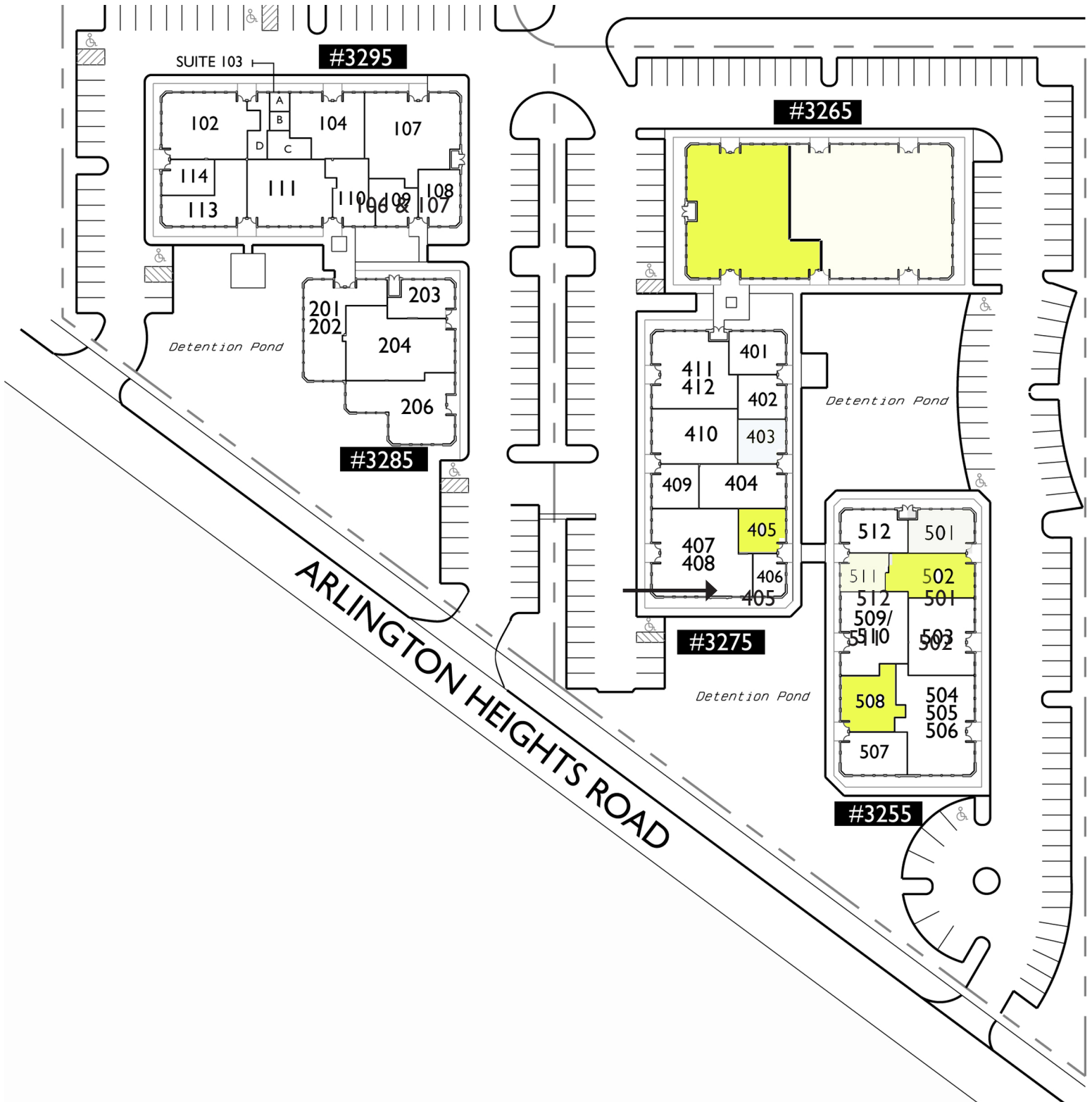




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MASTER SITE PLAN



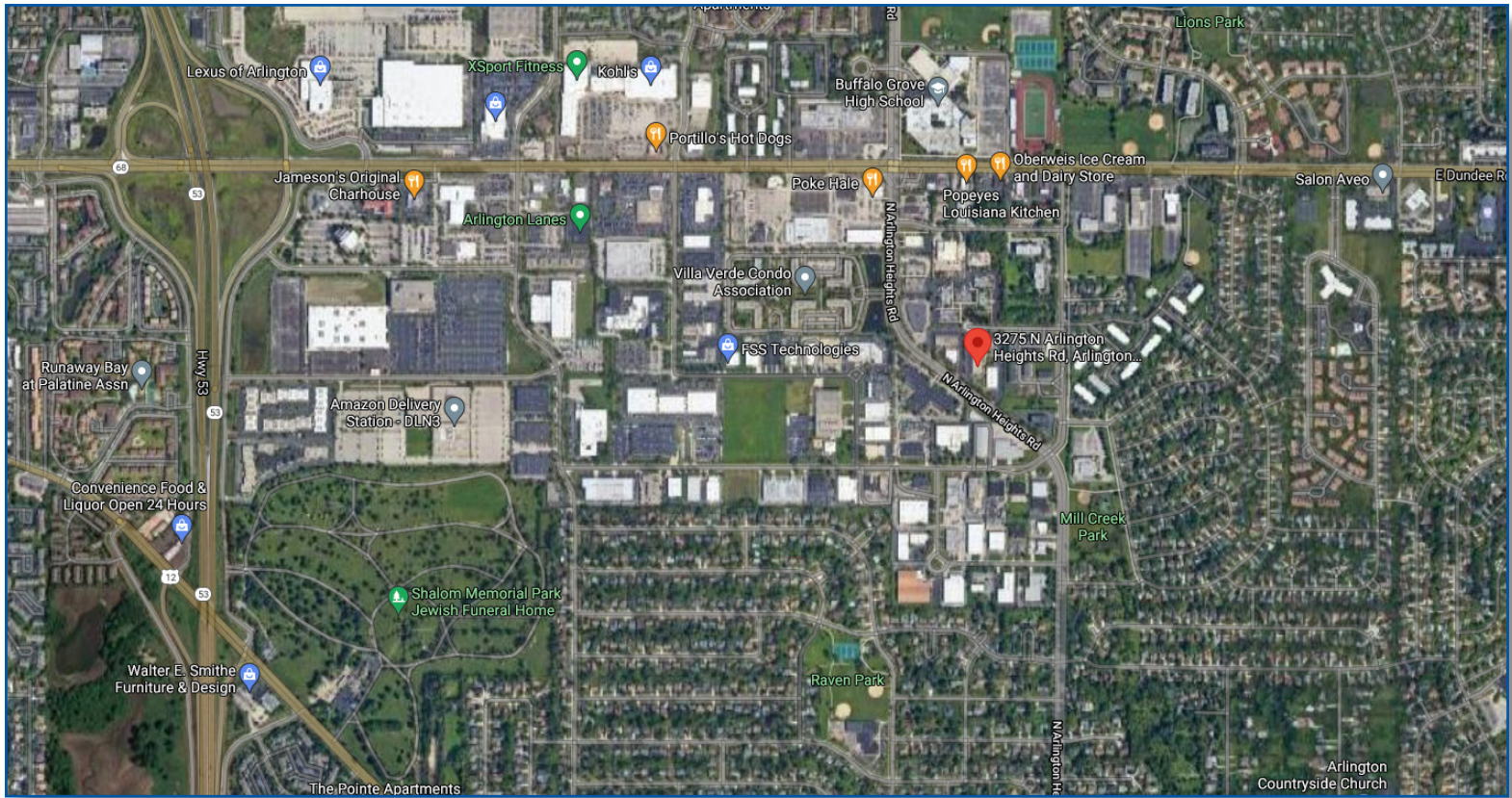


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AREA MAPS



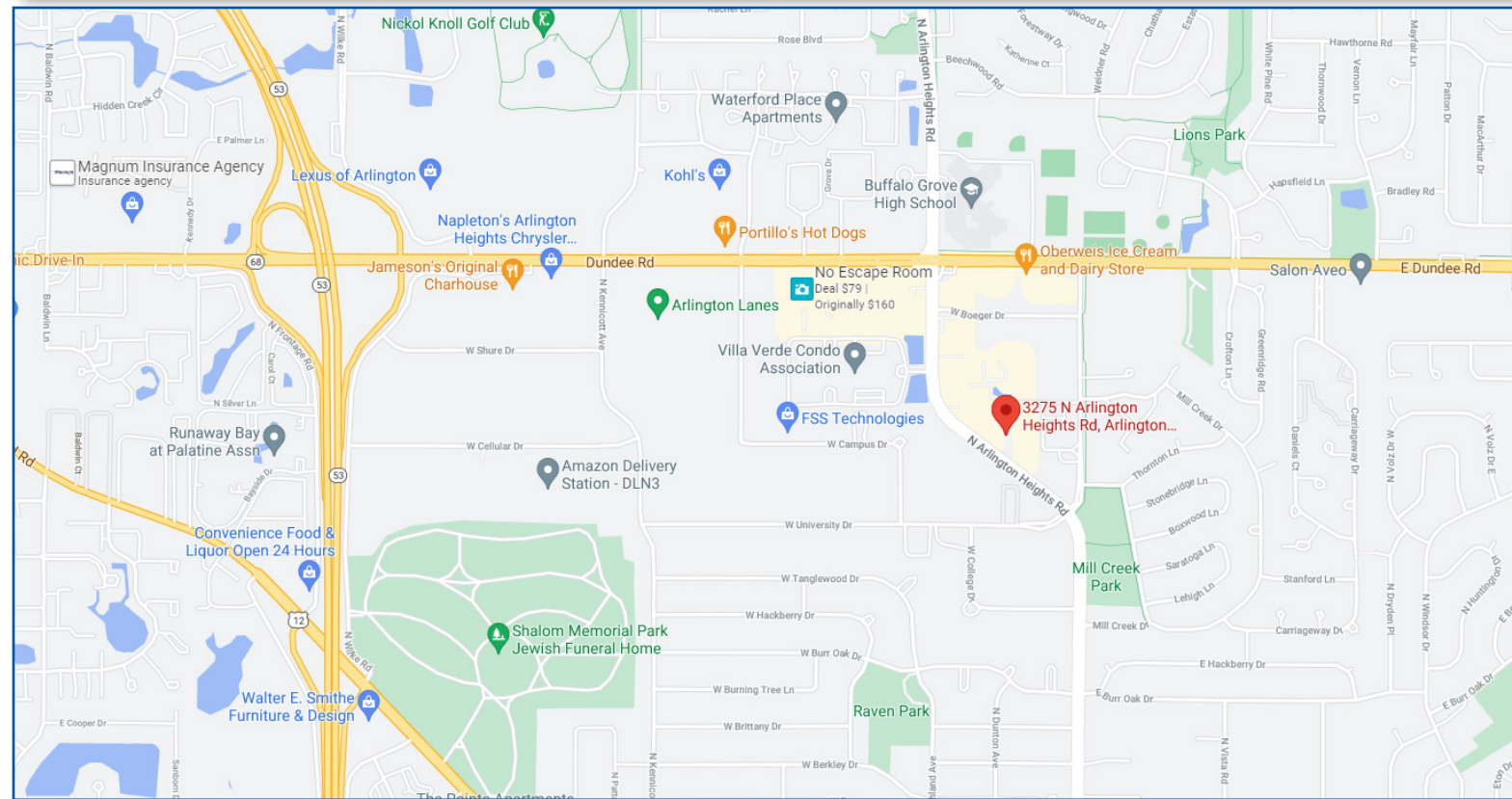
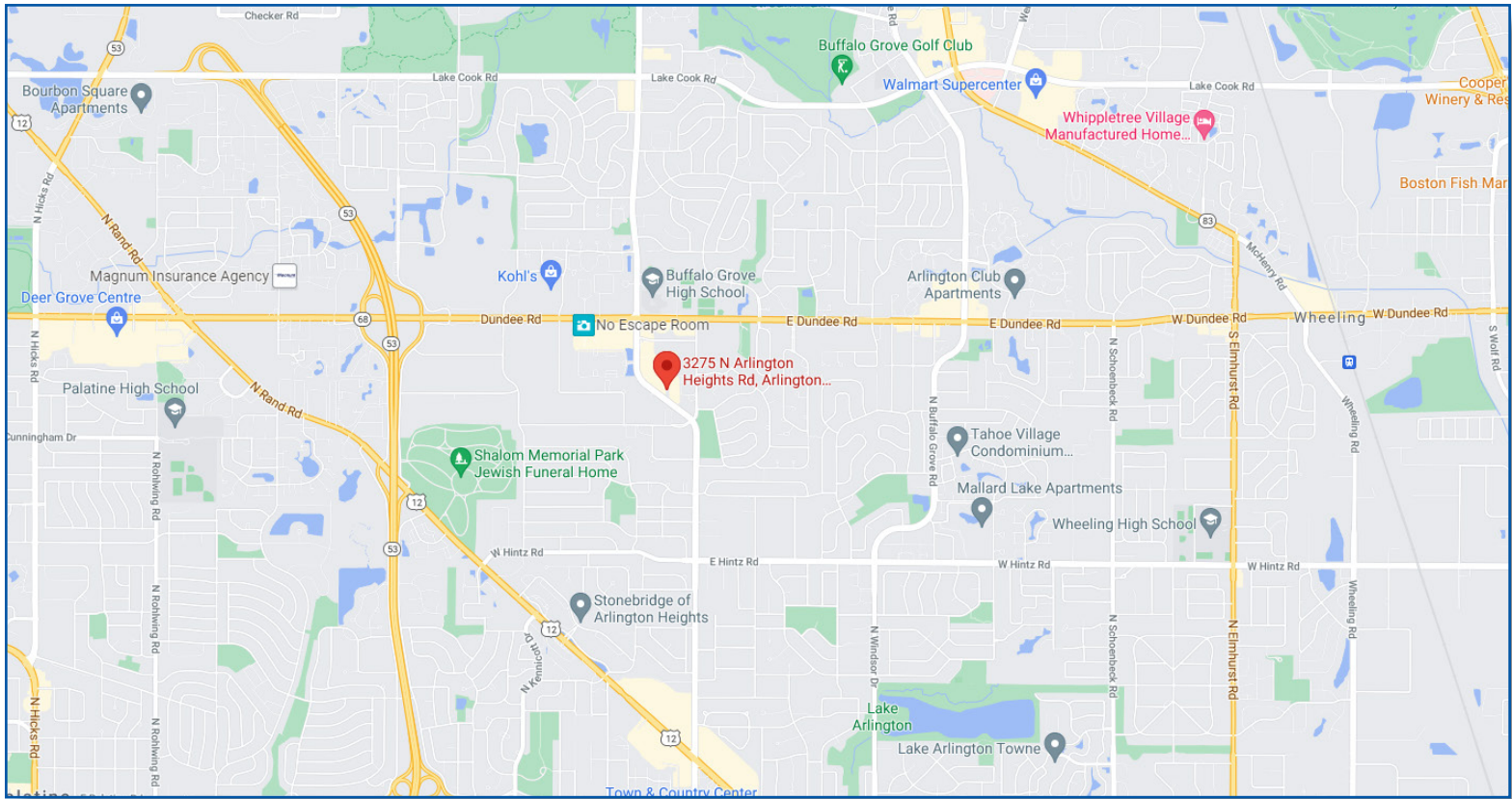


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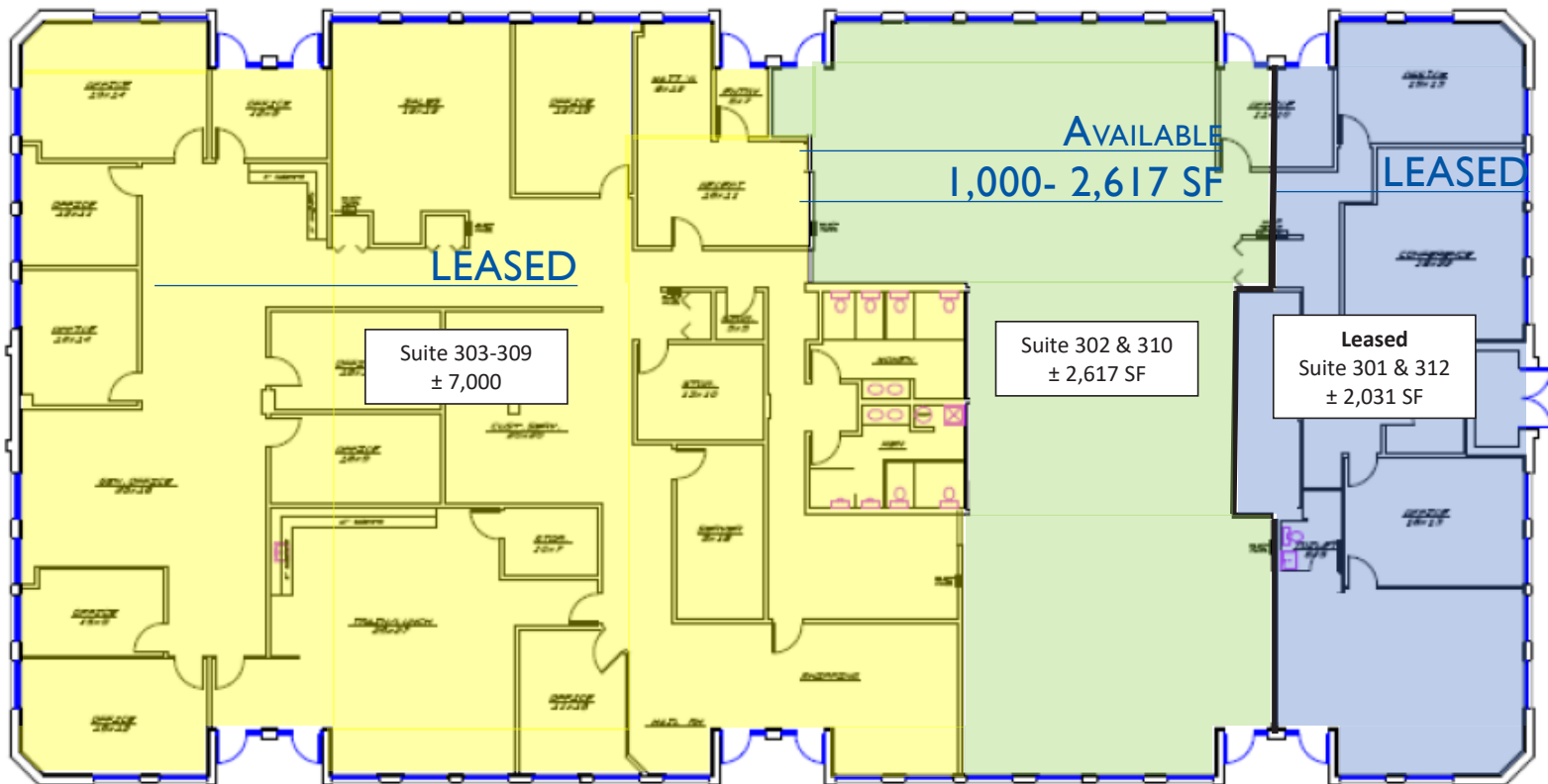




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FLOOR PLAN (1,000 - 2,617 SF) 3265 N ARLINGTON HTS RD SUITE 302 OR 310



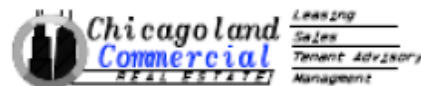
Signature Square North
Building 3265

September 24, 2009



Scale: 1/16" = 1'-0"

RBC, Inc.
Architects/Planners
2155 Stonington Ave.
Suite 222
Hoffman Estates, Illinois 60169
847-490-0635
(Fax) 847-490-1022



*****SPACE IS EASILY DIVISIBLE TO 1,000 SF, 1,617 SF OR 2,617 SF *****

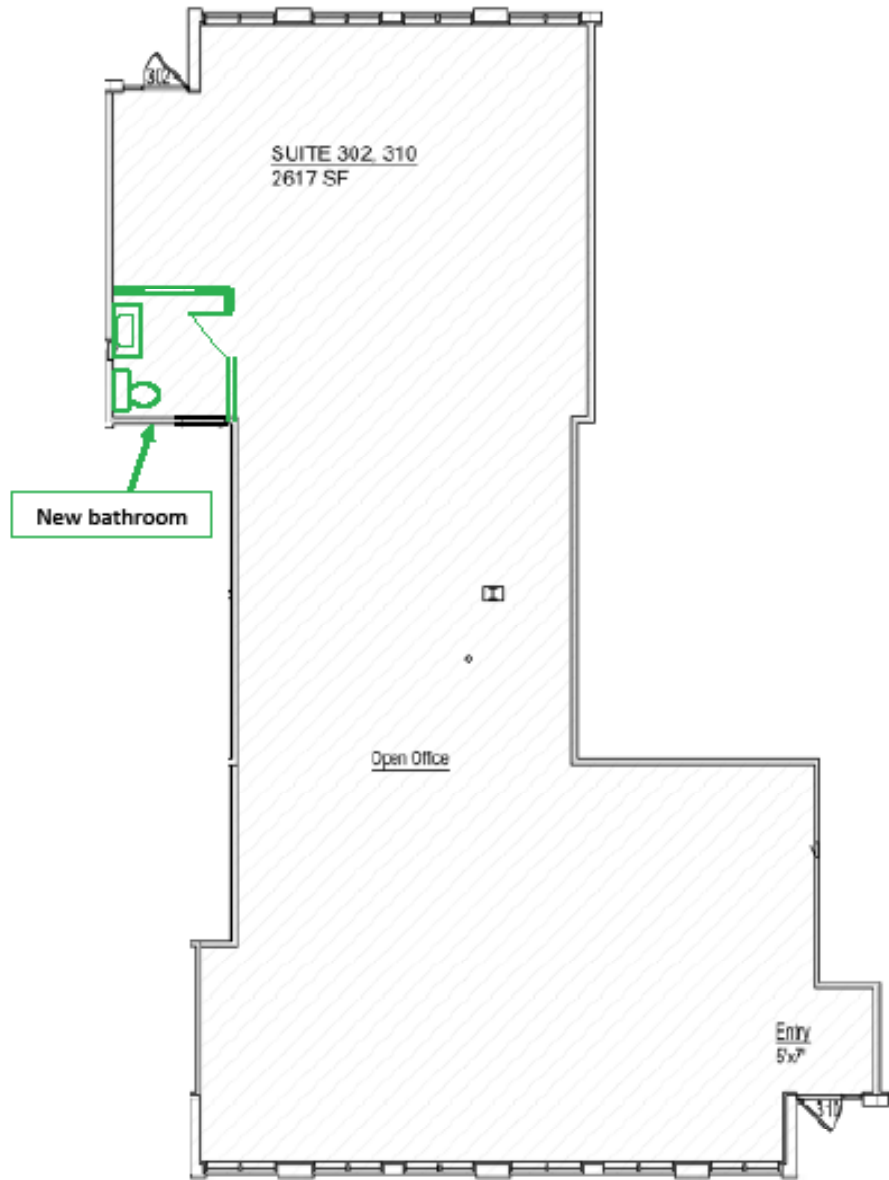
SPACE HAS 2 ENTRANCES & 2 RESTROOMS AND IS MOSTLY OPEN SPACE



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FLOOR PLAN (995-2,617 SF) 3265 N ARLINGTON HTS RD SUITES 302-310



Chicagoland Commercial Real Estate
Randy Olczyk, Broker
T.847-438-4300

3265 N. Arlington Heights Rd.
Suite 302 & 310
± 2,617 SF

****SPACE IS EASILY DIVISIBLE FROM 1,000-2,617 SF ****

WIDE OPEN SPACE WITH 3 PRIVATE ENTRANCES