



# 155 E. ALGONQUIN

ARLINGTON HEIGHTS, IL

LOGO

Up to 150,000 SF Available

Adaptive Re-use to Class wA MOB Standard

Visibility From Over 150K Vehicles Per Day

# 155 E. ALGONQUIN

ARLINGTON HEIGHTS, IL

**155 EAST ALGONQUIN ROAD** presents a unique opportunity to locate your medical practice in a fully renovated building that is an integral part of a future 18-acre mixed-use, master-planned community containing up to 600 residential apartment units. Placed prominently alongside I-90 (the Jane Addams Tollway), the distinctively designed building offers strong branding exposure with visibility from over 150,000 vehicles per day. Readily accessible to Chicago's west/northwest suburbs and the wider Chicago metropolitan region, 155 East Algonquin Road is conveniently positioned for tenants and patrons alike.

## BRANDING:

- Prominent signage opportunities on the building façade with exceptional visibility from I-90 (150,000+ daily vehicles).

## COMPLETE RENOVATION:

- Full interior renovation consisting of a thoughtfully curated modern design aesthetic.
- Carefully implemented refresh of the building exterior breathing new life to its unique & distinctive architectural elements.
- All new MEP to Class A MOB standards.

## AMENITIES & FEATURES:

- New parking structure providing ample covered parking with direct building access.
- Dedicated covered drop-off and pick-up areas immediately accessible to the building lobby.
- Building food service adjacent to lounge for tenant and patron use.

## DISTINCT ARCHITECTURAL DESIGN:

- Widely recognized for its iconic architectural style.
- Multiple outdoor terraced spaces on every floor.
- Expansive three-story, sunlit atrium lobby with open seating options.

## UNPARALLELED ACCESS:

- Located on the southeast corner of Arlington Heights Road and Algonquin Road and situated immediately off Exit 70 at the Arlington Heights Road and I-90 Interchange, the property is at the gateway to Arlington Heights.
- Bordering Northern DuPage County and within proximity to downtown Arlington Heights and the Metra Station.
- 10-minute drive from O'Hare International Airport.

Detailed specifications are in development and will be provided to interested parties upon completion.



### FLEXIBLE FLOOR PLATES

22,000 RSF – 30,000 RSF  
floor plates



### BRANDING

Building and  
monument signage



### CUSTOMIZATION

Participate in future  
look and feel



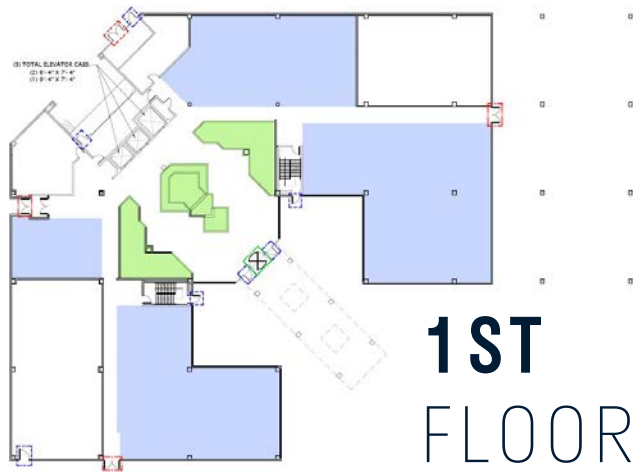
### VISIBILITY

150,000+  
vehicles per day



# CONCEPTUAL RENDERINGS





**1ST FLOOR**

10,000 SF — 23,000 SF



**2ND FLOOR**

30,000 SF — 37,000 SF



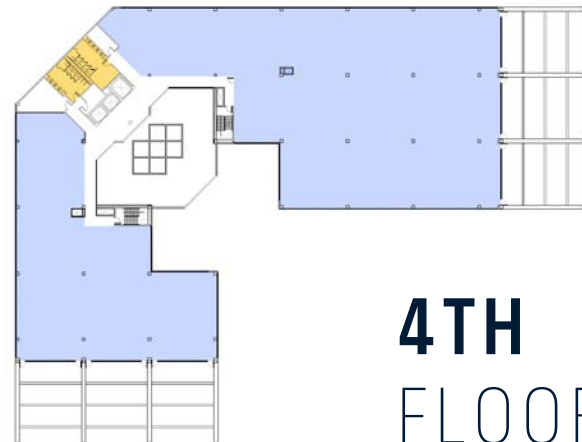
**5TH FLOOR**

23,000 SF — 27,000 SF



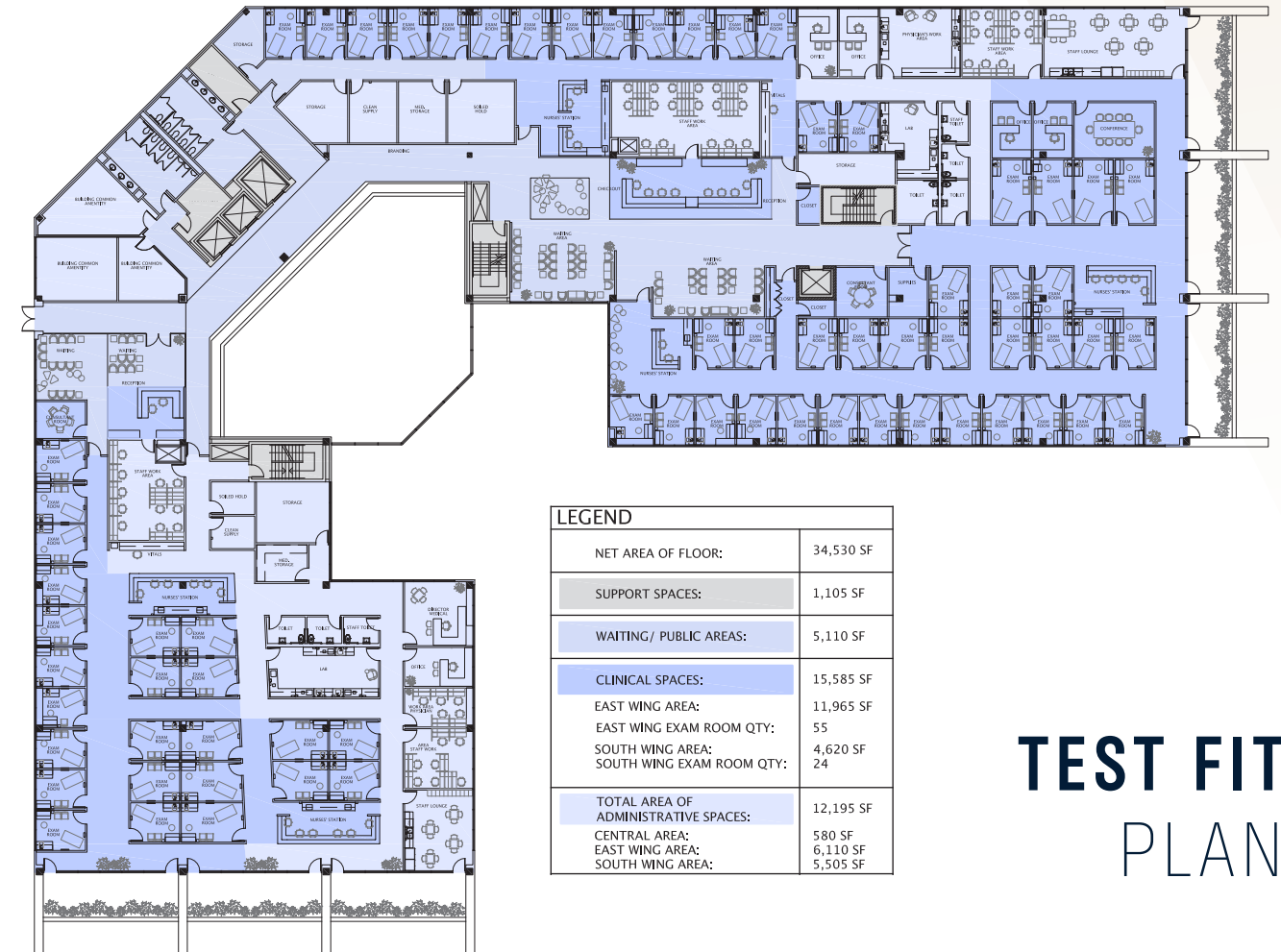
**3RD FLOOR**

28,000 SF — 36,000 SF



**4TH FLOOR**

25,000 SF — 29,000 SF



LEGEND	
NET AREA OF FLOOR:	34,530 SF
SUPPORT SPACES:	1,105 SF
WAITING / PUBLIC AREAS:	5,110 SF
CLINICAL SPACES:	15,585 SF
EAST WING AREA:	11,965 SF
EAST WING EXAM ROOM QTY:	55
SOUTH WING AREA:	4,620 SF
SOUTH WING EXAM ROOM QTY:	24
TOTAL AREA OF ADMINISTRATIVE SPACES:	12,195 SF
CENTRAL AREA:	580 SF
EAST WING AREA:	6,110 SF
SOUTH WING AREA:	5,505 SF

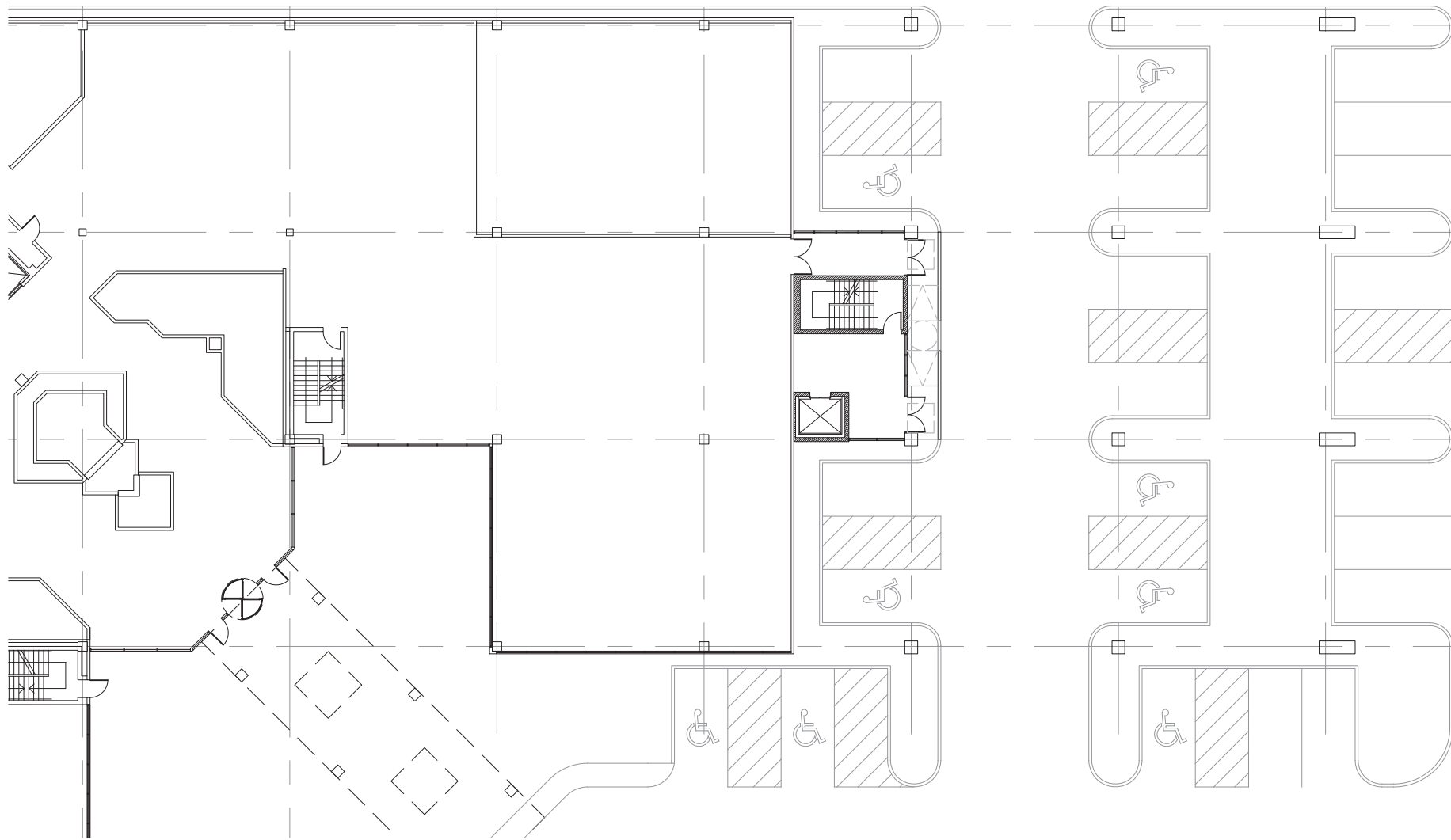
**TEST FIT PLAN**

**FULL FLOOR OPPORTUNITIES**

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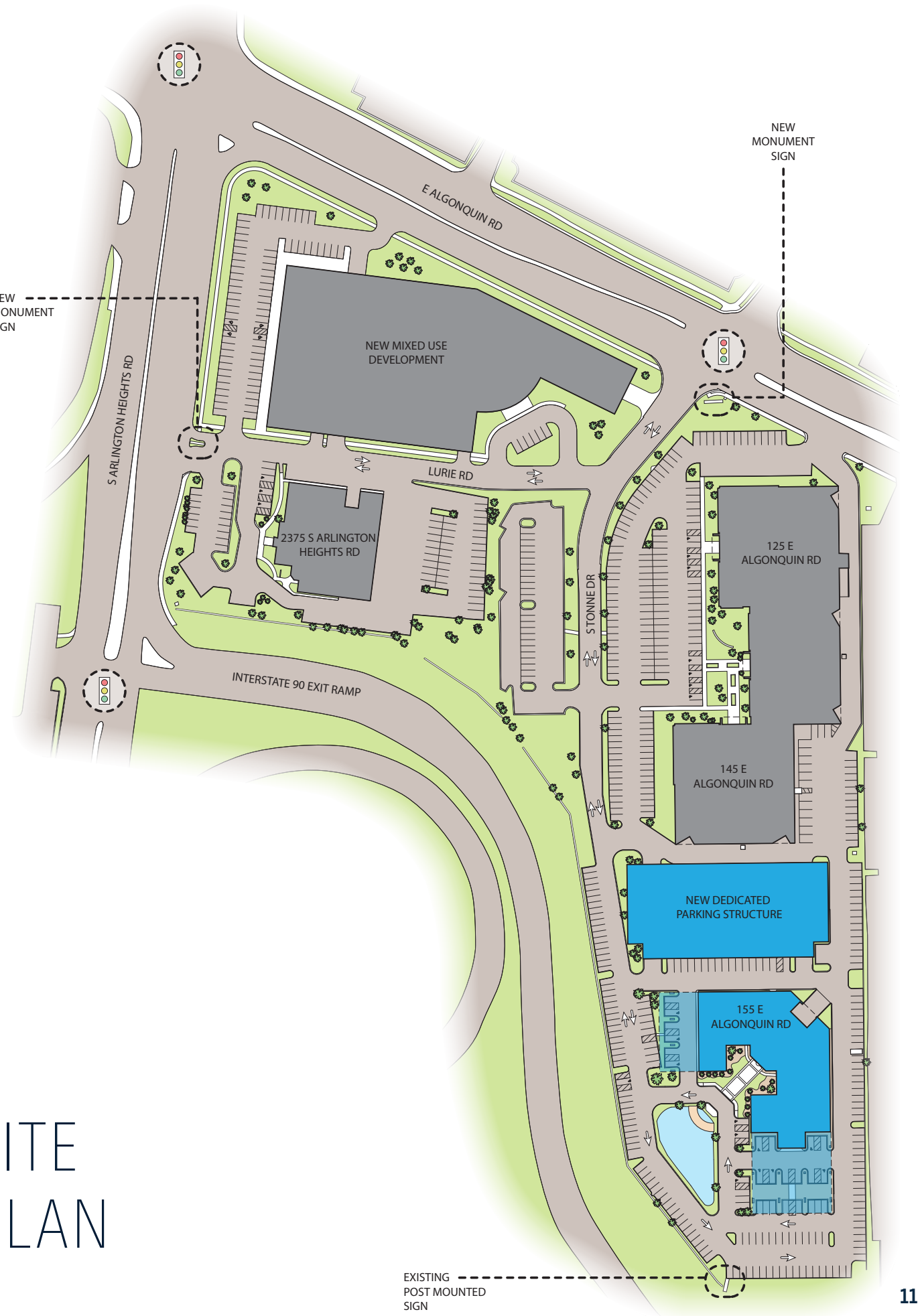
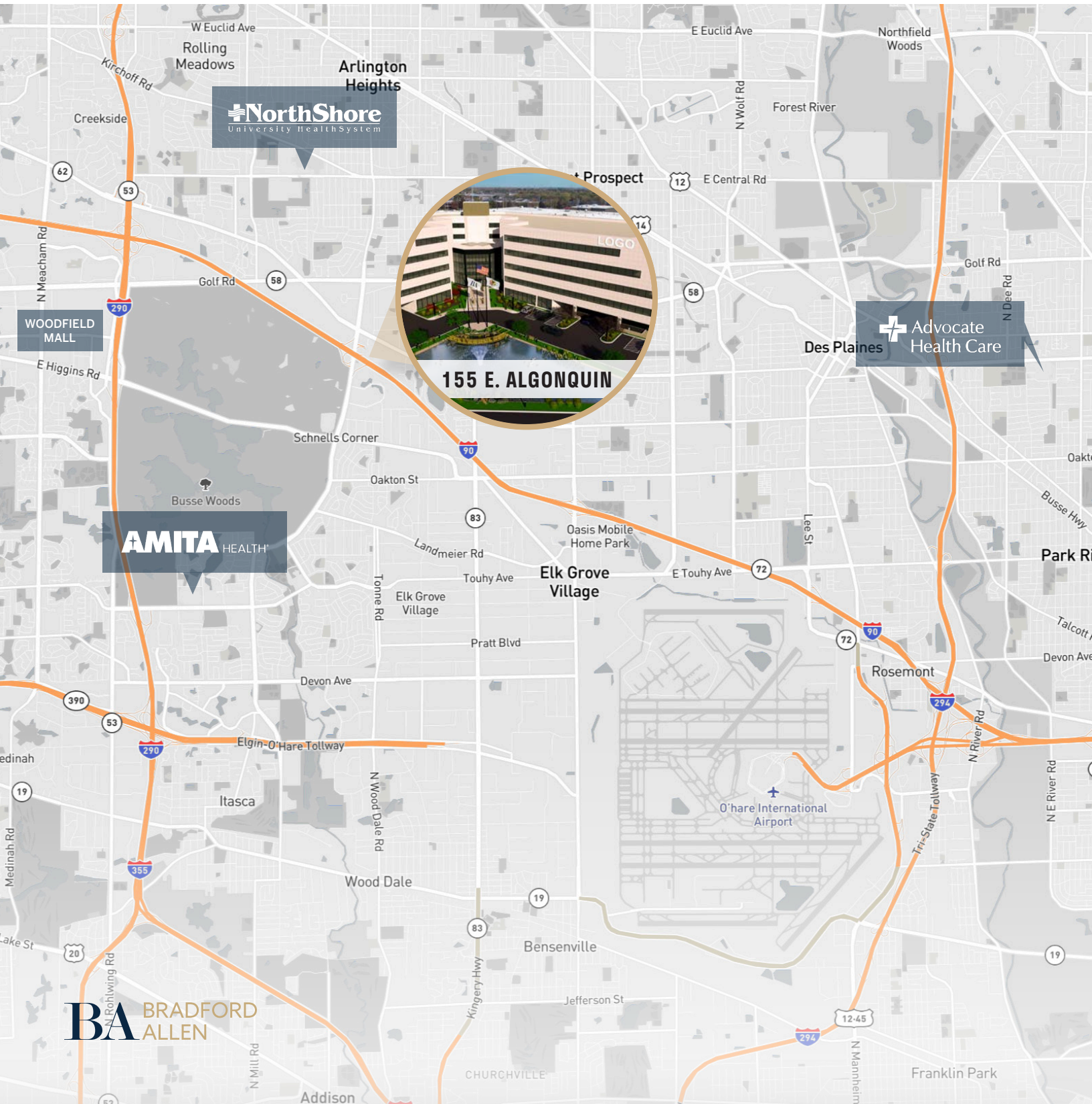
LOGO



**TEST FIT PLAN**  
Incorporating Private  
Entrance & Elevator

# 155 E. ALGONQUIN

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## SITE PLAN



For more information, please contact:

**JOEL BERGER**  
+1 312 994 5664  
[jberger@bradfordallen.com](mailto:jberger@bradfordallen.com)

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