

- + OWNER/USER OPPORTUNITY
- + SINGLE STORY OFFICE BUILDING
- + PRIME LOCATION WITH ACCESS TO IL RTE 53

36,671 SF Office Building For Sale



Sale Details

ASKING PRICE	\$2,950,000 (\$80.44/SF) \$2,495,000 (\$68/SF)
BUILDING SIZE	36,671 SF
PERCENTAGE LEASED	0.00%
TAXES	\$159,806 (\$4.39/SF)
OPEX	\$187,644 (\$5.12/SF)

Built in 1980, this single story office building consists of 36,671 SF on 3.21 acres and has been occupied by Lutheran Life Communities since 2006. The property presents a unique opportunity for a user to purchase an office building with an efficient layout, storage area and high-end finishes throughout. Given the layout, a user could also lease a portion of the space out for additional income while occupying their portion.



Investment Highlights

- 0.00% Occupancy - Owner Will Vacate Upon Sale
- Owner/User Opportunity
- Prime Location with Access to IL Route 53
- Parking Ratio 2.9/1,000 SF
- \$112,195 Median HH Income
- Property Backs Up to Future Chicago Bears Development
- Minutes to Downtown Arlington Heights

Property Overview

- Minutes to Downtown Arlington Heights
- Quick 10 Minute Drive to Woodfield Mall
- Adjacent to Potential Future Chicago Bear Development
- Near Arlington Park Metra Station



CHICAGO BEARS PRELIM PLAN PROVIDED BY <https://arlingtonpark.chicagobears.com/#gallery>

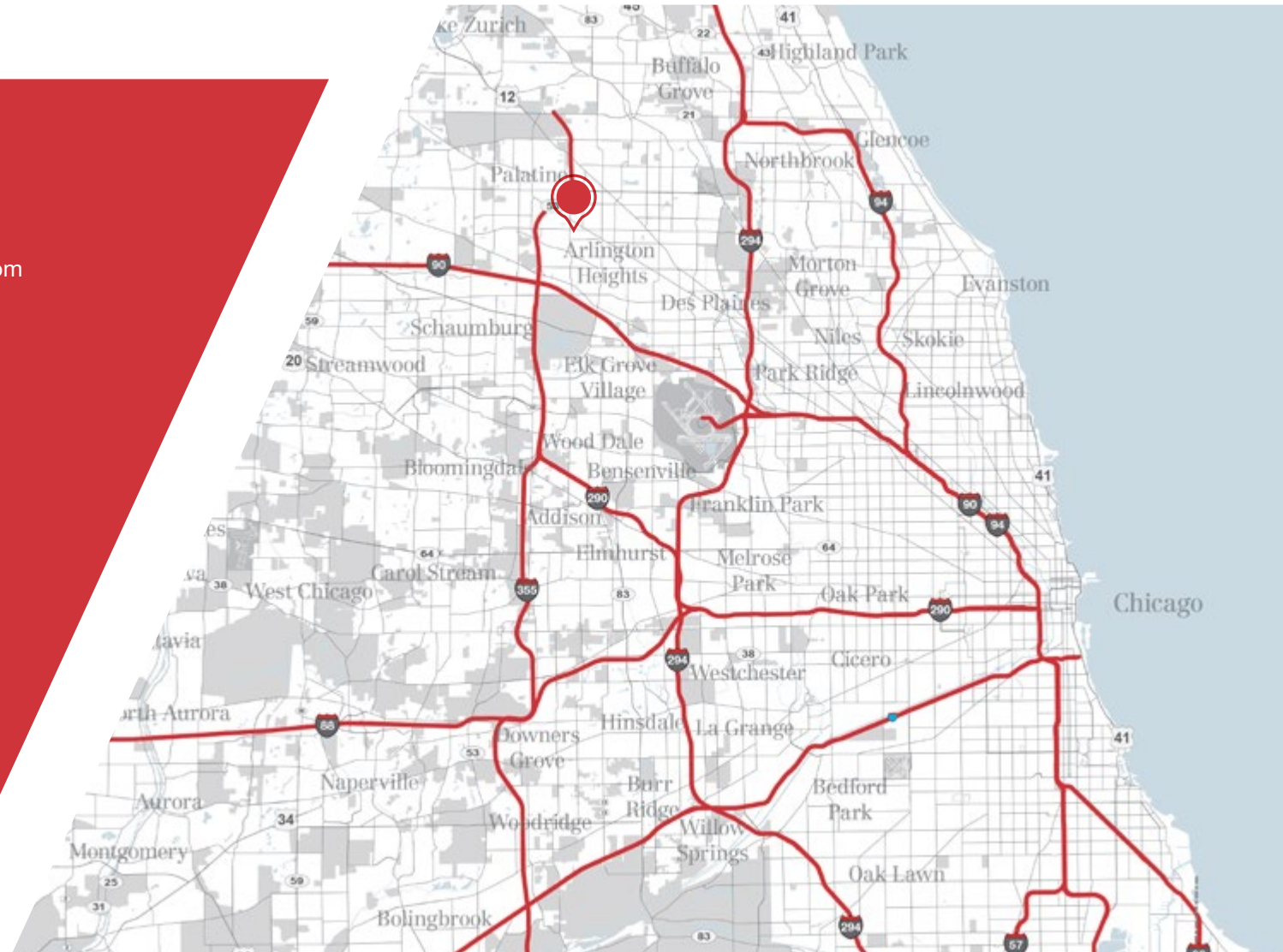
AT A GLANCE AMENITY MAP

Office Building For Sale

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