

# ARLINGTON OFFICE PARK

1835-1951 Rohlwing Road, Rolling Meadows, IL 60008



## LOCATION

Arlington Office Park is a 103,008 square foot complex of nine, single-story office buildings, set under a canopy of beautiful mature trees. It is located at the intersection of Rohlwing Road and Euclid Avenue, in the north-east quadrant of Euclid Avenue and Route 53. Euclid, the second full interchange north of I-90 allows easy access to Woodfield Mall and the Schaumburg business district while bypassing traffic at the I-90/Route 53 interchange.

## NEW OWNERSHIP

The property was purchased in May of 2021 with significant capital projects having been already completed by new ownership. New roofs, landscaping, tree-trimming, tuckpointing, lighting, and parking surface improvements have been made. The new owners are experienced, hands-on, local investors who realize the long-term value of this property type and location.

BREIS BARRINGTON RE INVESTMENT SERVICES

21660 W. FIELD PARKWAY, SUITE 118, DEER PARK, IL 60010

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## BUILDING

Built in 1980, buildings at Arlington Office Park are comprised of either three or four cubes that are approximately 3,110 square feet each. Buildings are either 9,330 or 12,440 square feet with optimal suite sizes being 1,555, 3110 and combinations thereof.

## SPACE

Suites range in size from 777 sf to an entire building of 9,322 sf.



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## LEASE

Leases will be structured on a modified gross basis, with base year stops on taxes and operating expenses. HVAC are packaged rooftop units, maintained and replaced by ownership. Tenants pay for their separately metered electric and gas usage. Both AT&T and Comcast service the property.

## NEARBY BUSINESSES

Nearby businesses include Starbucks, Subway, Honey-Jam Café, Cook County Circuit Court and the Arlington Park Racetrack—potential new home to the Chicago Bears.

Downtown Rolling Meadows	1 mile south
Downtown Arlington Heights	2 miles east
Arlington Park Metra	1 mile east
Woodfield Mall	4 miles south



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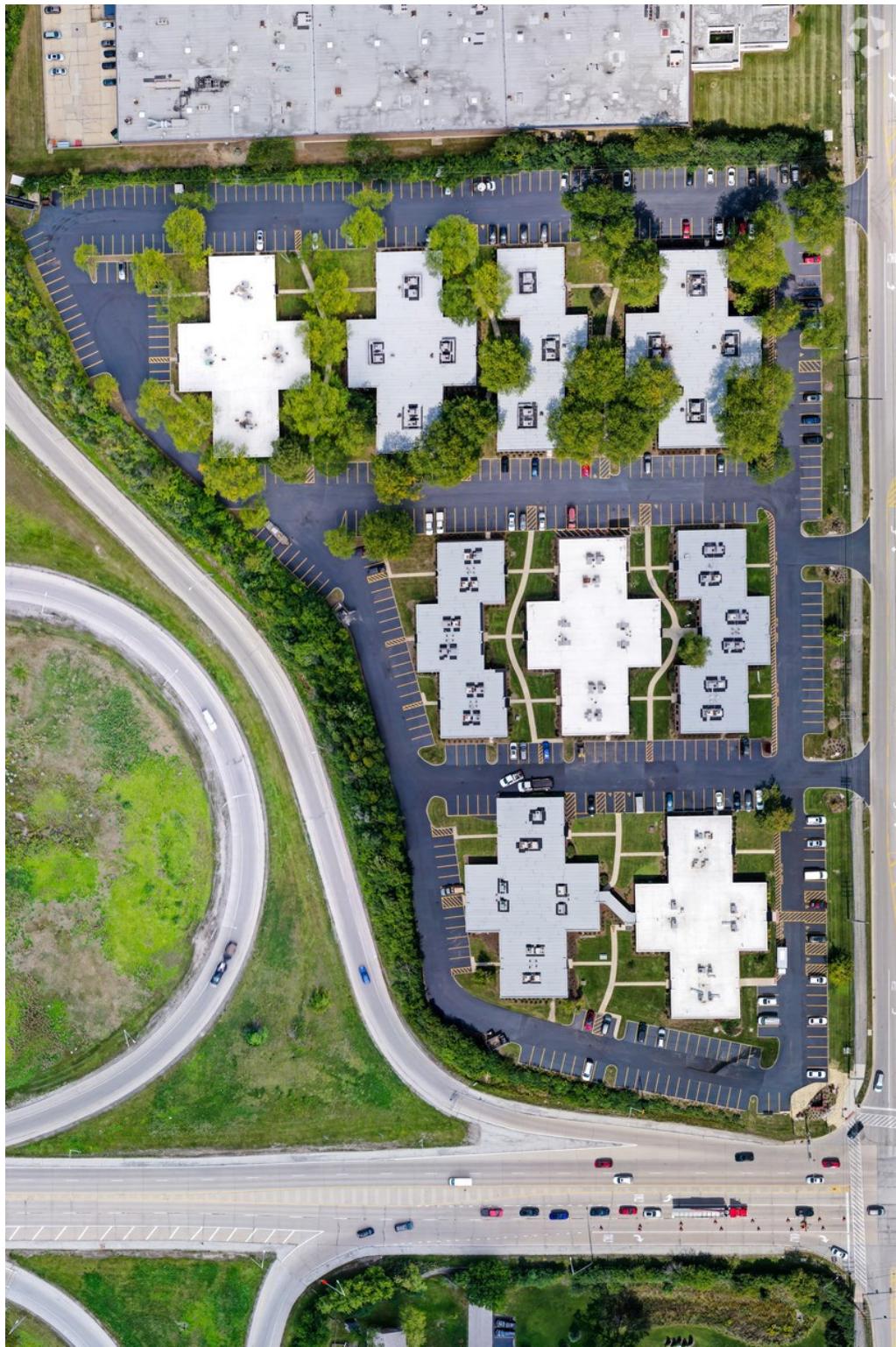
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