

# OFFICE BUILDING FOR LEASE

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1800 E. NORTHWEST HWY.

1800 E. NORTHWEST HWY., ARLINGTON HEIGHTS, IL 60004

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**BRIAN PROPERTIES, INC.**

2045 S. Arlington Heights Rd. Suite #100

Arlington Heights, IL 60005

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# EXECUTIVE SUMMARY

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## OFFERING SUMMARY

Building Size:	7,537 SF
Available SF:	2,050 SF
Rental Rate:	\$20.00 SF/yr (MG)
CAM:	-
Real Estate Taxes:	-
Parking Ratio:	- per 1,000
Zoning:	B-2 - General Business District
Expense Stops:	
Tax Stops:	

## PROPERTY OVERVIEW

The subject property is an established office destination in the Arlington Heights, IL community. The office spaces available for lease are suitable for a variety of businesses, and the property provides tenants with a high-quality environment in which to operate. The property is well-maintained and offers ample parking for customers. In addition, the location is highly visible and easily accessible, making it ideal for businesses looking to attract new customers.

## LOCATION OVERVIEW

The subject property is an outstanding office opportunity located in the high-traffic northwest suburb of Arlington Heights. The property is situated along Gibbons Ave. providing excellent visibility and access. This village is a highly desirable northwest suburb, with a population of approximately 75,482.

## PROPERTY HIGHLIGHTS

- Single story building makes ingress and egress easy to manage and perfect for small businesses
- All units are individually metered for electric & gas, so you only pay for what you use
- The tenant is responsible for their own janitorial needs
- Tenants can control their HVAC equipment

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# AVAILABLE SPACES

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SUITE NUMBER	SIZE (SF)	LEASE RATE	REAL ESTATE TAXES	CAM	MONTHLY GROSS RENT	LEASE TYPE	COMMENTS
5	2,050 SF	\$20.00 SF/yr			\$3,416	Modified Gross	

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## FLOOR PLANS

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It turns out, you don't have any Plans Published!

(be sure to add floor plans in the [Property Edit Form](#))

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# ADDITIONAL PHOTOS

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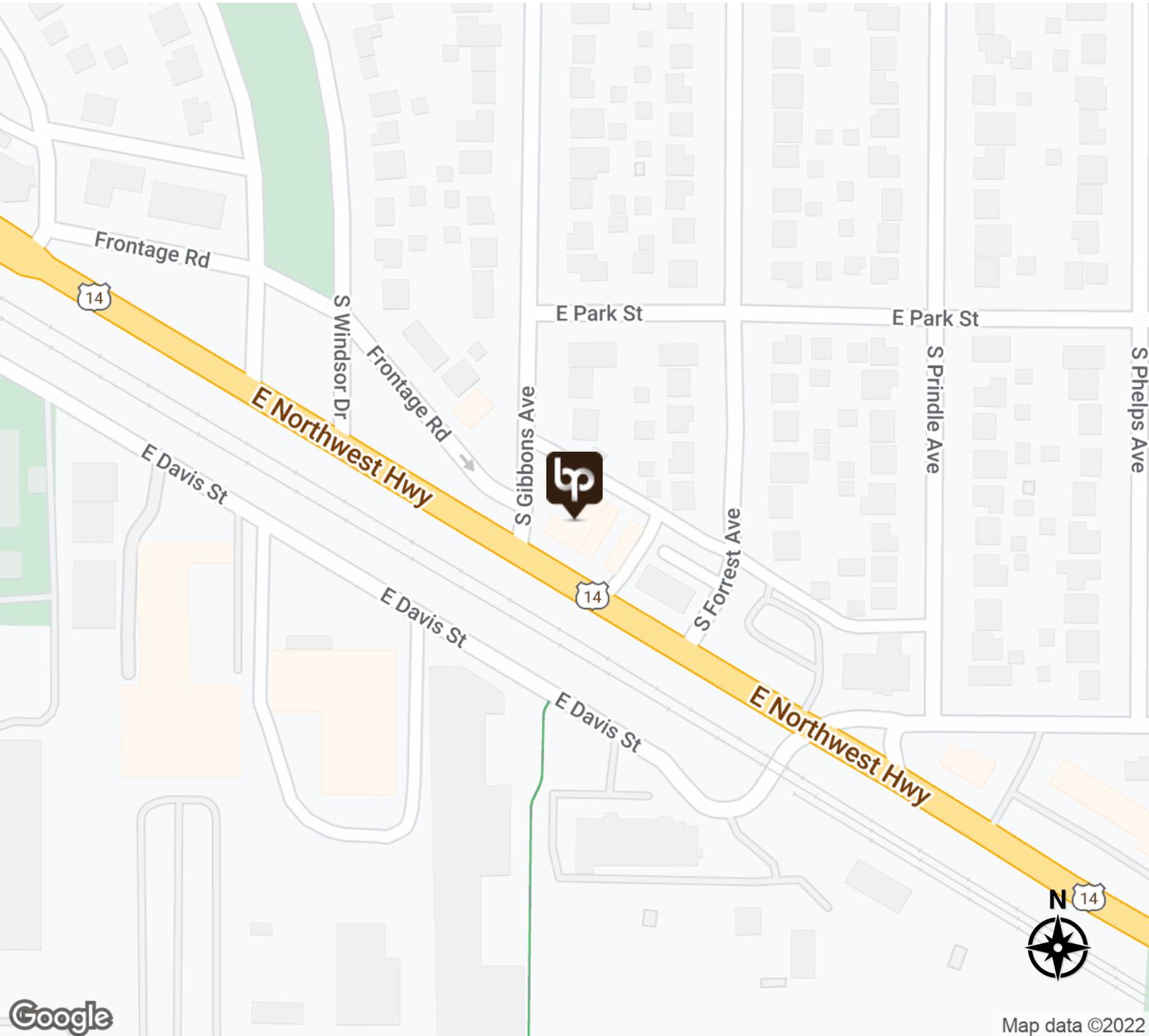


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# LOCATION MAP

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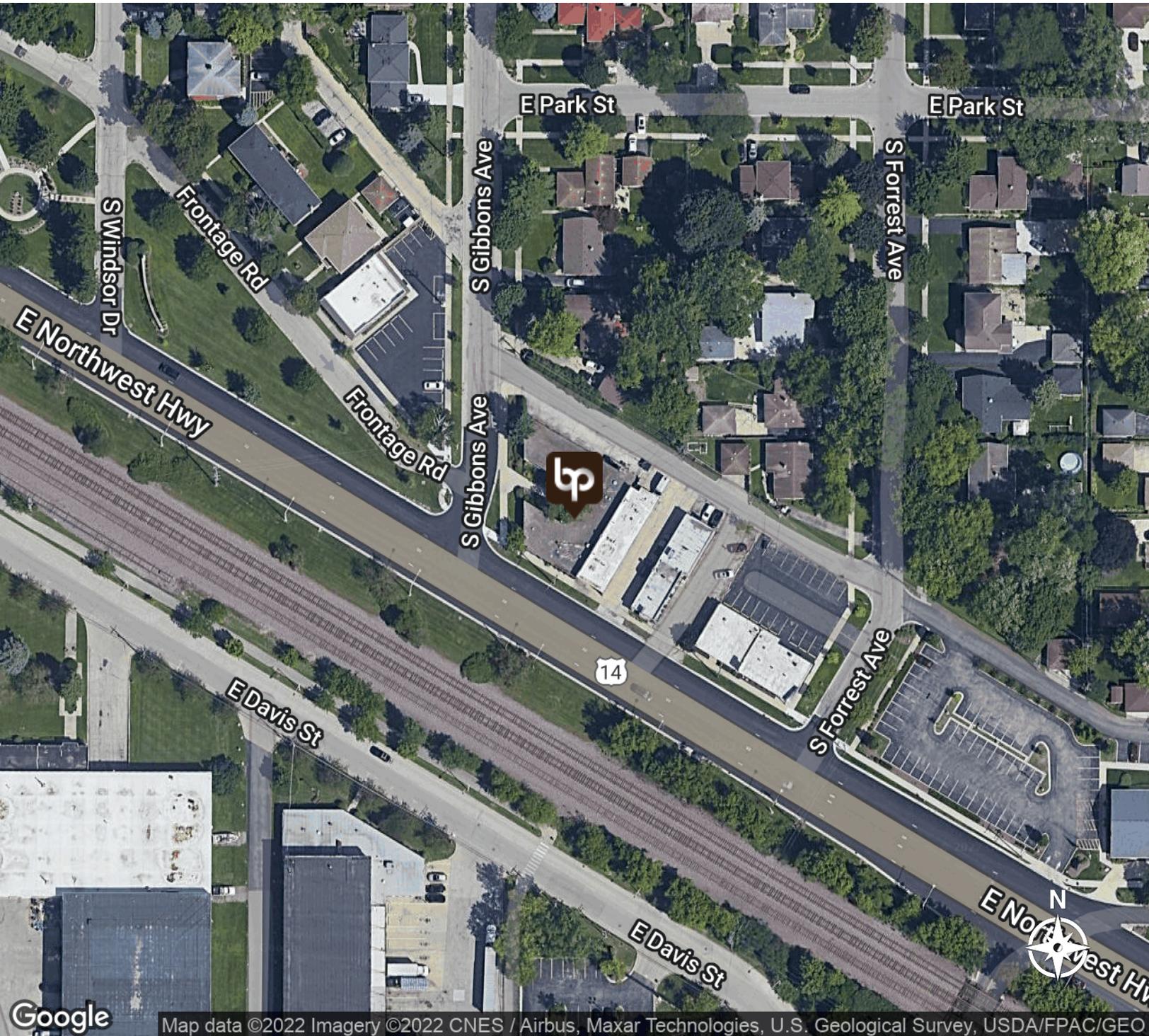


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# AERIAL MAP

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