

# 2200 2280 HICKS ROAD

# **2200-2280 HICKS ROAD AT-A-GLANCE**

**Professional Build-Outs -  
1,815 - 8,710 SF Available**

**Dedicated Entrances Available**

**Building Signage Available**

## TURNKEY OPPORTUNITY

- Parking lot sealcoating completed in July 2025
- Upgraded LED lighting throughout
- Tenant controlled temperature
- Carpeting and paint completed within last ~2 years
- 9.5' ceiling height with 9' doors



**MOATS**  
OFFICE PROPERTIES



## SITUATED IN THE DESIRABLE PLATINUM OFFICE PARK

- Mature landscaping
- Courtyard with seating
- Brick sidewalks
- Ample parking (255 spaces)
- Freeway visibility
- 24/7, 7 days-a-week access



**MOATS**  
OFFICE PROPERTIES



**2200 -2280  
HICKS ROAD**

**GAS STATIONS**

**4-WAY INTERCHANGE**

**ARLINGTON PARK METRA STATION**

**EUCLID AVENUE**

**PROPOSED CHICAGO BEARS  
ARLINGTON PARK CAMPUS**

**RESTAURANTS & RETAIL**

**KIRCHOFF ROAD**

**ALGONQUIN ROAD**

**TOPGOLF**

**MOTOROLA SOLUTIONS HQ**

**LODGING**

**ZURICH NORTH AMERICA HQ**

**RESTAURANTS & RETAIL**

**WOODFIELD MALL**

**GOLF ROAD**

**HIGGINS ROAD**

**SURROUNDED BY \$5B+  
IN NEW DEVELOPMENT**

- Nearby mixed-use planning and civic investments
- Proposed Chicago Bears Arlington Park campus
- Seamless access to RT-53 (150K+ daily traffic) /I-90 interchange
- Restaurants & retail (<5 minutes)

**EUCLID AVENUE**  
**DAILY TRAFFIC COUNT: 18,000**

**IL-ROUTE 53**  
**DAILY TRAFFIC COUNT: 115,400**

**HICKS ROAD**

**MAIN ENTRANCE**

**2200**

**HICKS ROAD**  
**DAILY TRAFFIC COUNT: 1,700**

**MAIN ENTRANCE**

**2280**

POTENTIAL BILLBOARD SIGNAGE AVAILABLE

MAIN ENTRANCE

PARKING RATIO: 4.5/1K SF  
PARKING & DROP-OFF AVAILABLE  
DIRECTLY IN FRONT OF MAIN  
ENTRANCE

MAIN ENTRANCE

2280

MONUMENT SIGNAGE AVAILABLE

2200

MONUMENT SIGNAGE AVAILABLE

HICKS ROAD

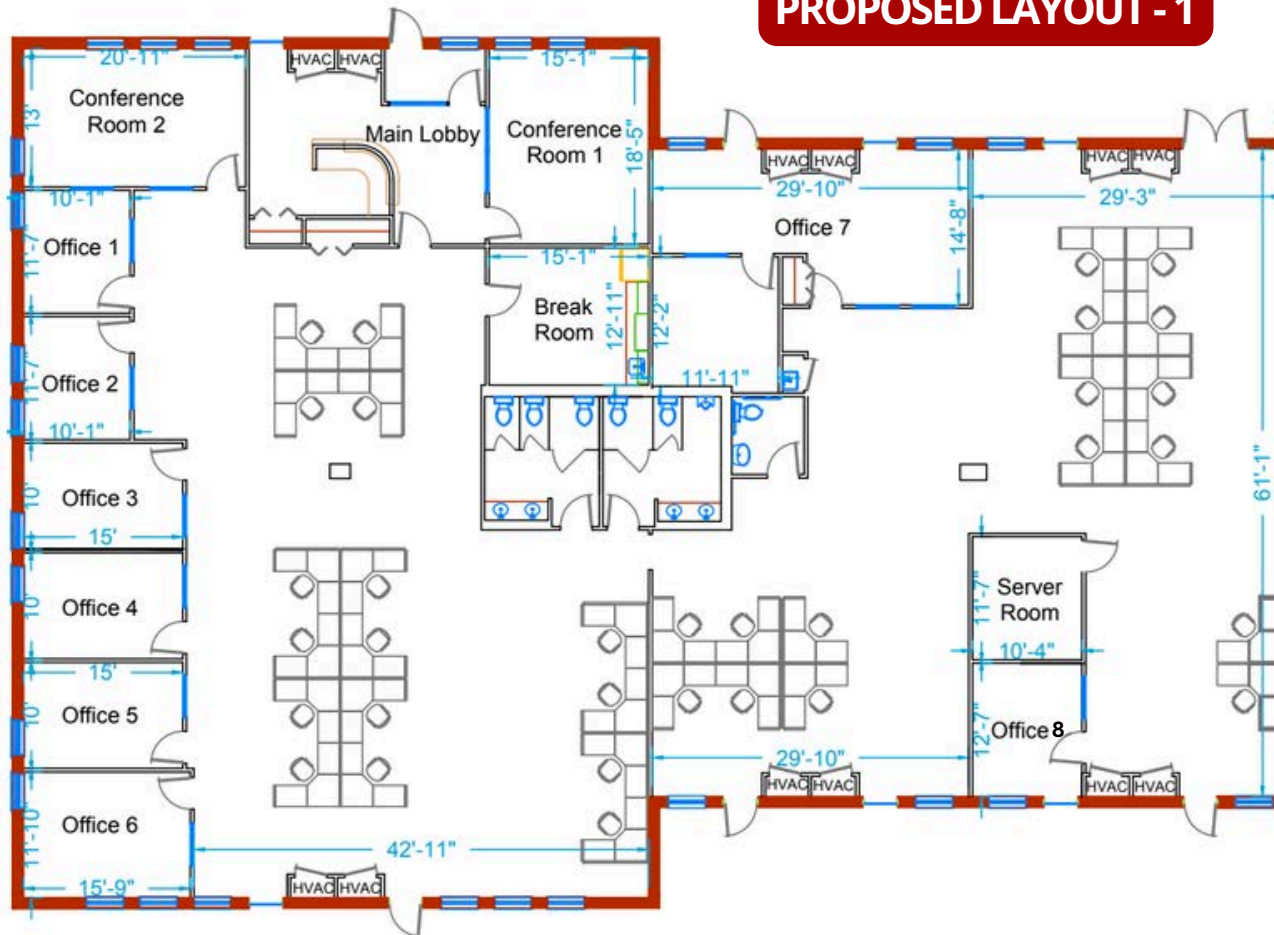


MOATS  
OFFICE PROPERTIES

# FLOORPLAN AVAILABLE

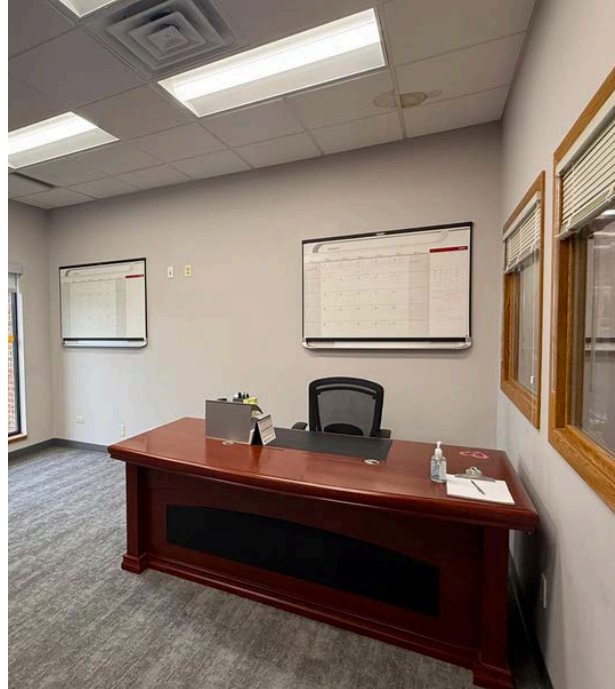
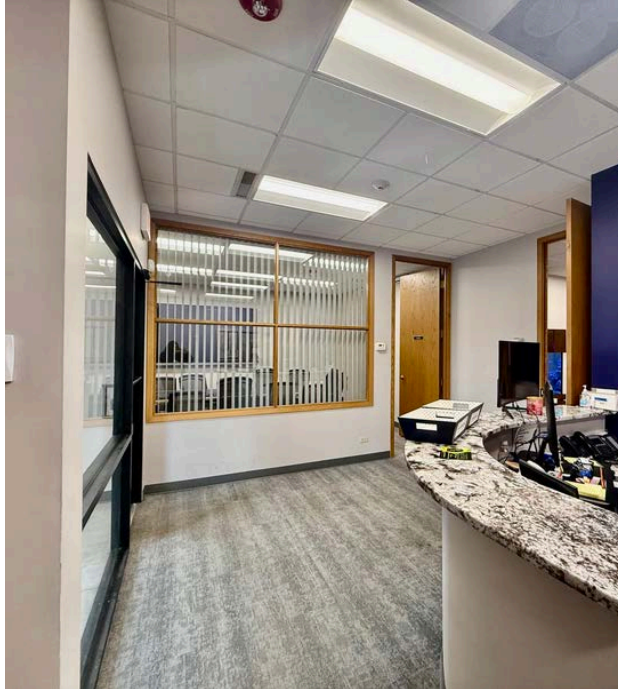
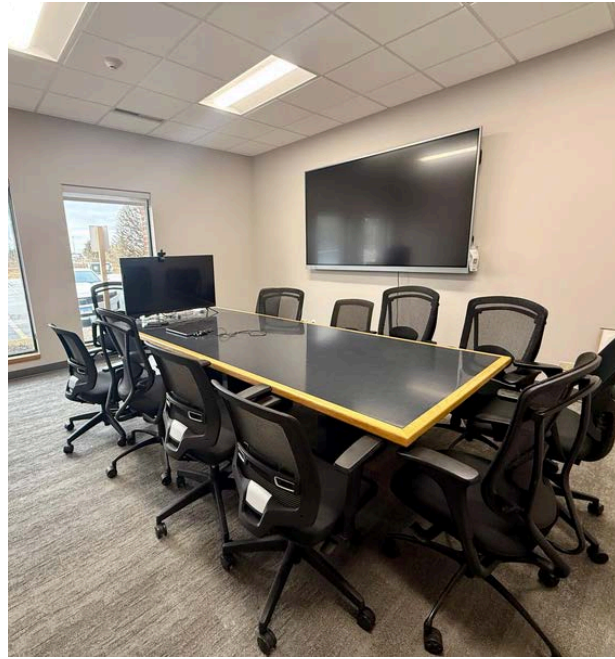
8,701 SQ FT |  
2200 - SUITE 101

## PROPOSED LAYOUT - 1

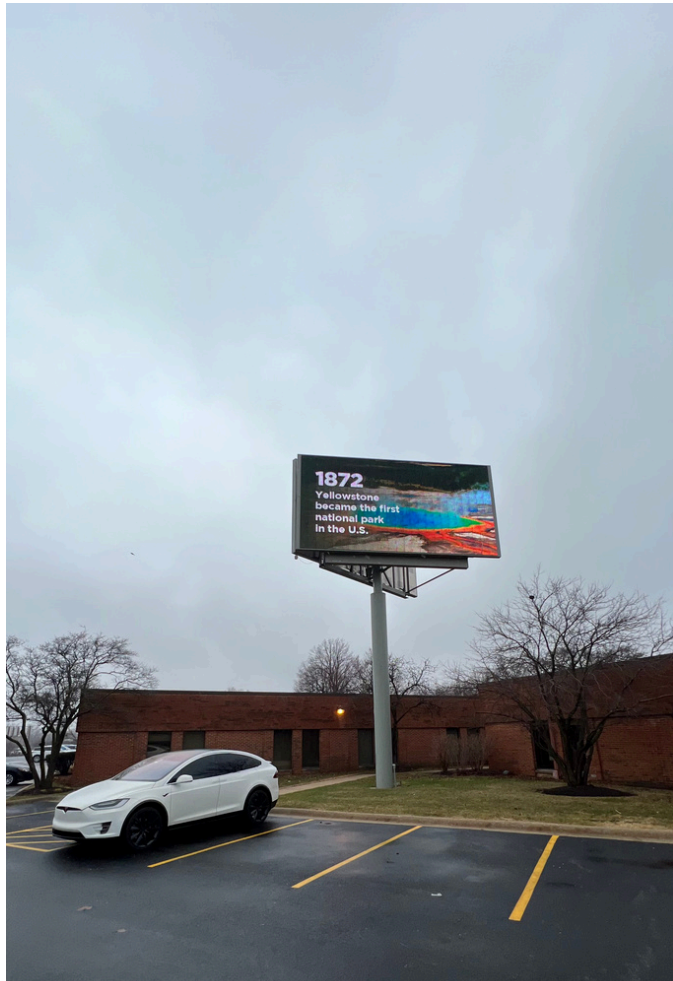


## FLOORPLAN HIGHLIGHTS

- Main lobby & reception
- 2 conference rooms
- 8 private offices
- 32 cubicles
- 5 restrooms
- Server room
- Break room with kitchenette



**POTENTIAL BILLBOARD SIGNAGE AVAILABLE**



# CONTACT

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WEBSITE OR SCAN OUR QR CODE:



# ABOUT US

For over 32 years, **Moats Office Properties** has owned and operated office buildings in Chicago's Northwest suburbs.

We are a family owned and operated business and strive for the best in customer satisfaction.