



OFFICE/MEDICAL SPACE FOR LEASE

ARLINGTON HEIGHTS OFFICE CENTER

3401-3419 N. KENNICOTT AVENUE, ARLINGTON HEIGHTS, IL

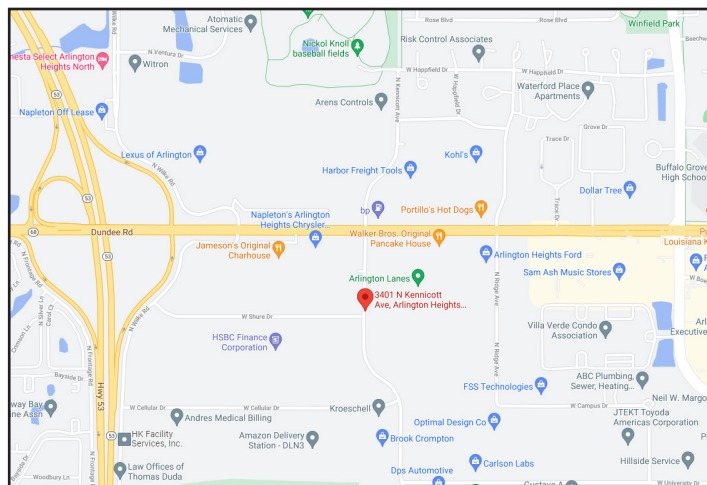


BUILDING FEATURES:

- 1,000-2,261 SF Office space Available
- Located minutes from the Dundee Road / Route 53 full interchange
- Close proximity to shopping, hotels, and dining
- Single story office building with direct tenant access
- Comcast high-speed internet and cable available
- New Parking Lot installed 2025!
- 4.14/1000 SF parking ratio
- Flexible Build-out and terms
- 24-hour tenant access & tenant controlled HVAC
- Zoned M-1
- Ideal for Office or Medical users
- **Move In Model Suites Available**
- **Rental Rate: \$16.00-16.75 Modified Gross**

AVAILABLE SPACE:

SUITE	SIZE (SF)	Available
3419 A-B	1,000-2,261 SF	12/1/25



FOR MORE INFORMATION:

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**Chicagoland
Commercial
REAL ESTATE**

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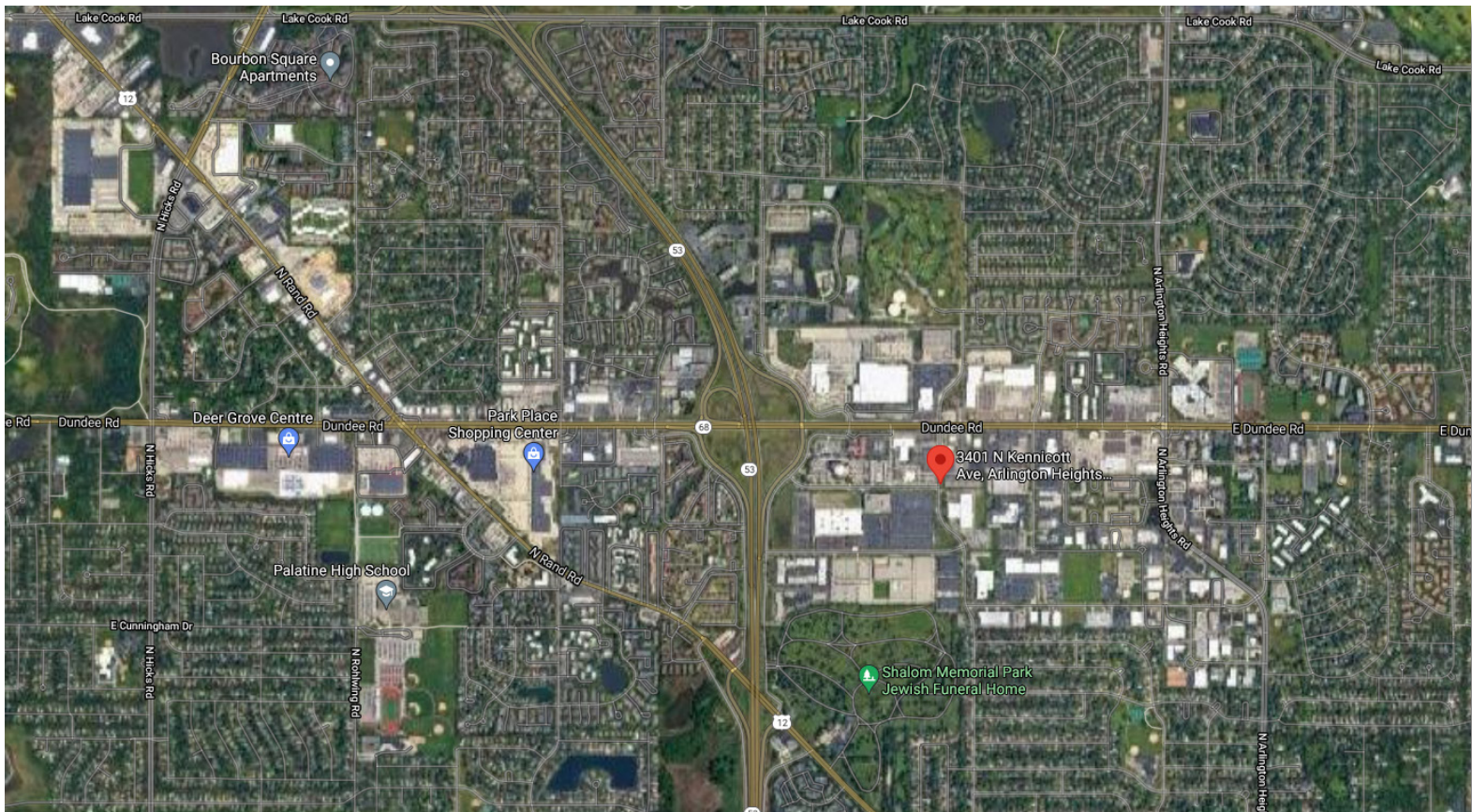
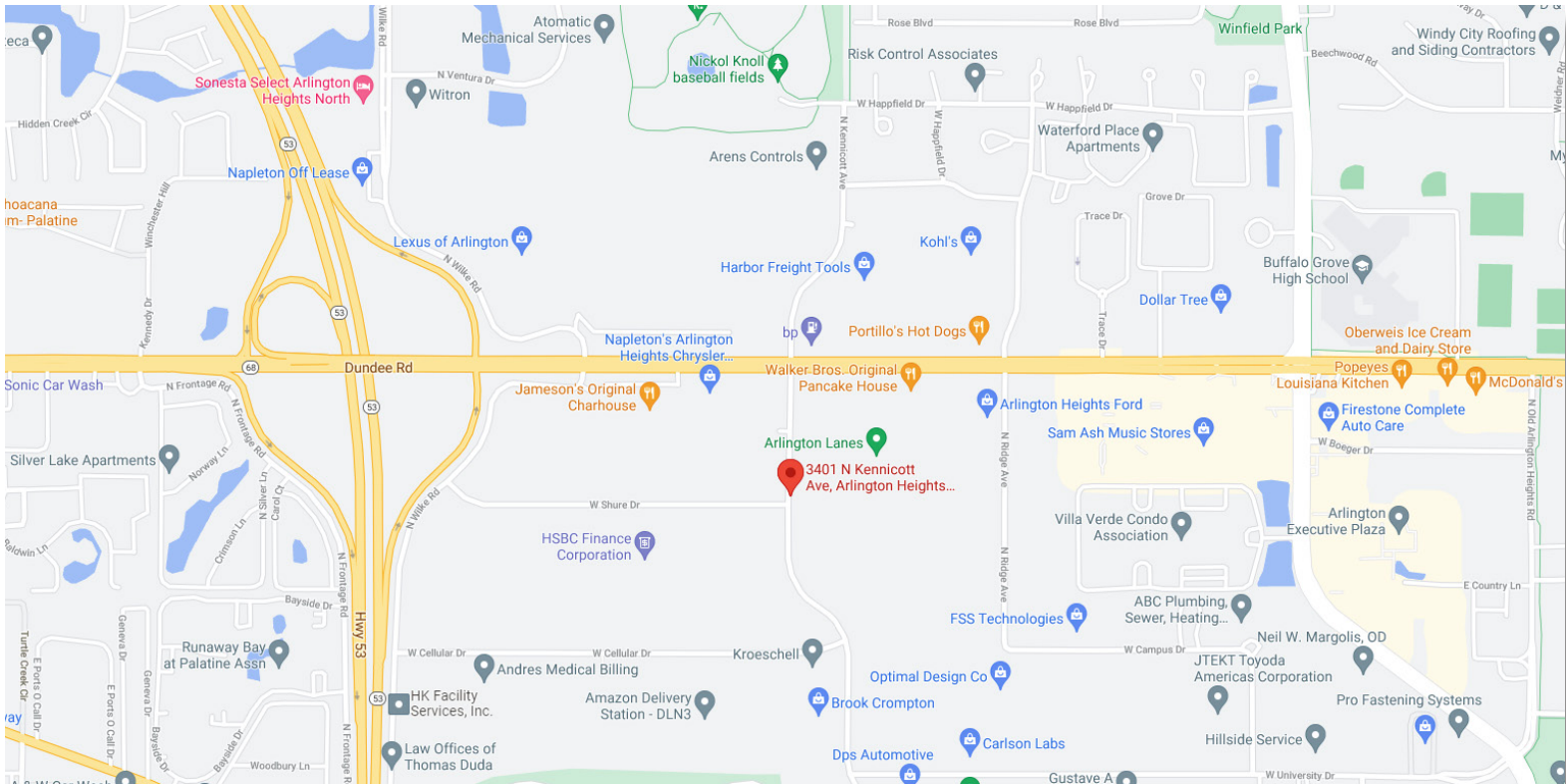


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AREA MAPS





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BUILDING PHOTOGRAPHS

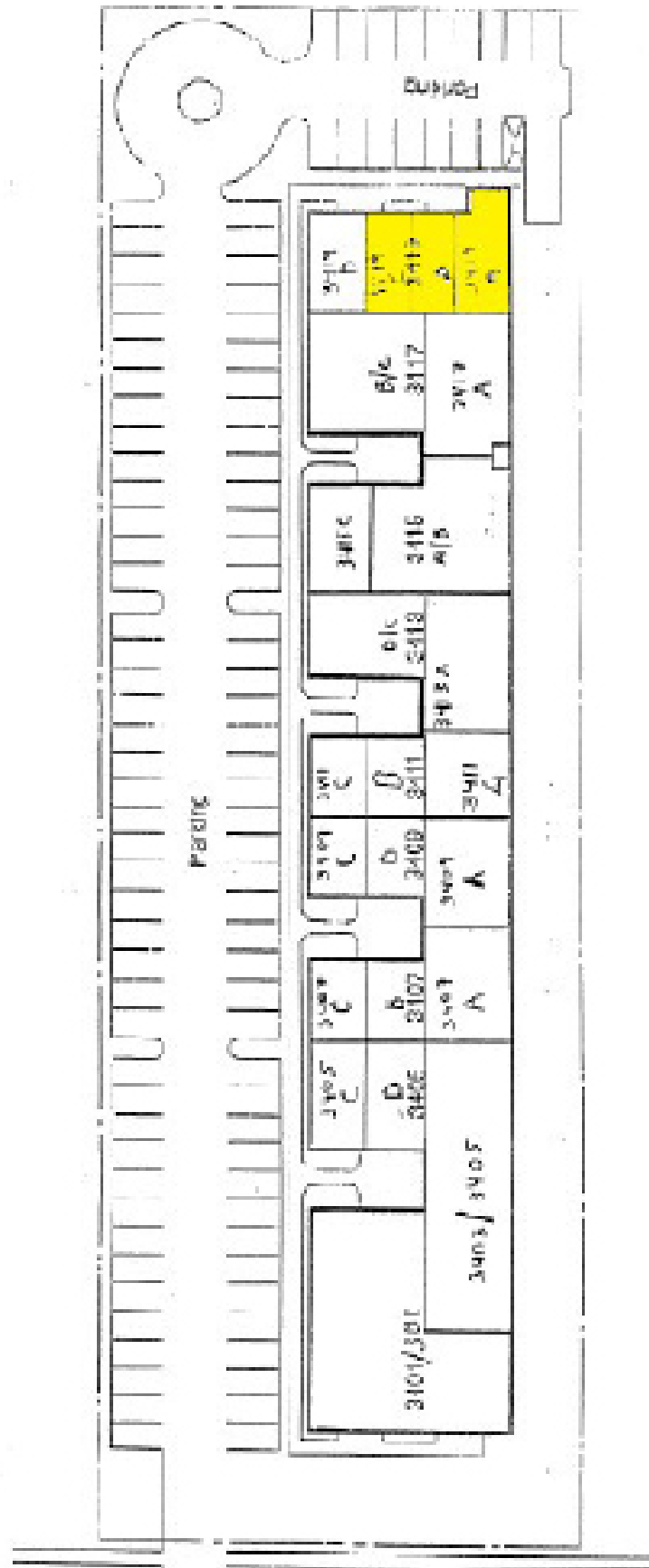




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SITE PLAN



Site Plan

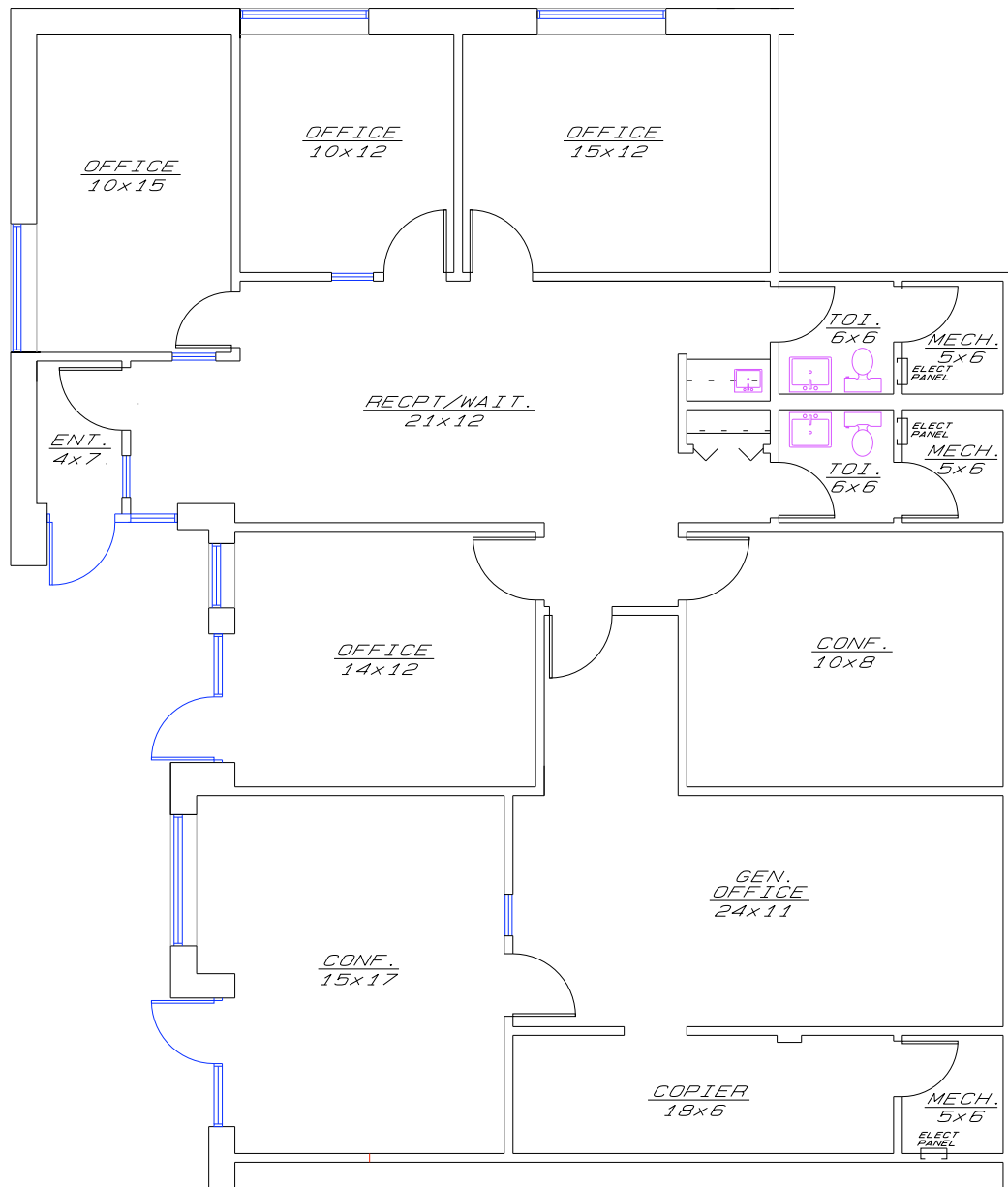




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3419 KENNICOTT SUITE A (1,000-2,261 SF)



3419 Kennicott Suite A

January 23, 2015



****SUITES 3419 A & B ARE EASILY DIVISIBLE ****