



# OFFICE/MEDICAL SPACE FOR LEASE

## ARLINGTON HEIGHTS OFFICE CENTER

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

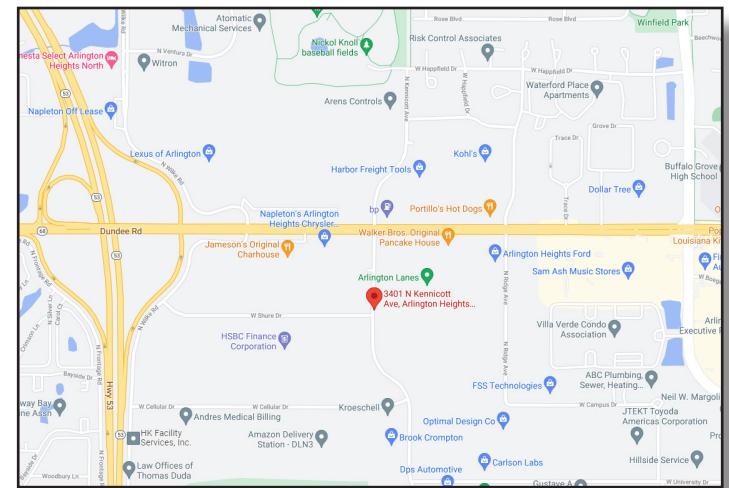


### BUILDING FEATURES:

- 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

4811 Emerson Ave Suite 112, Palatine, IL

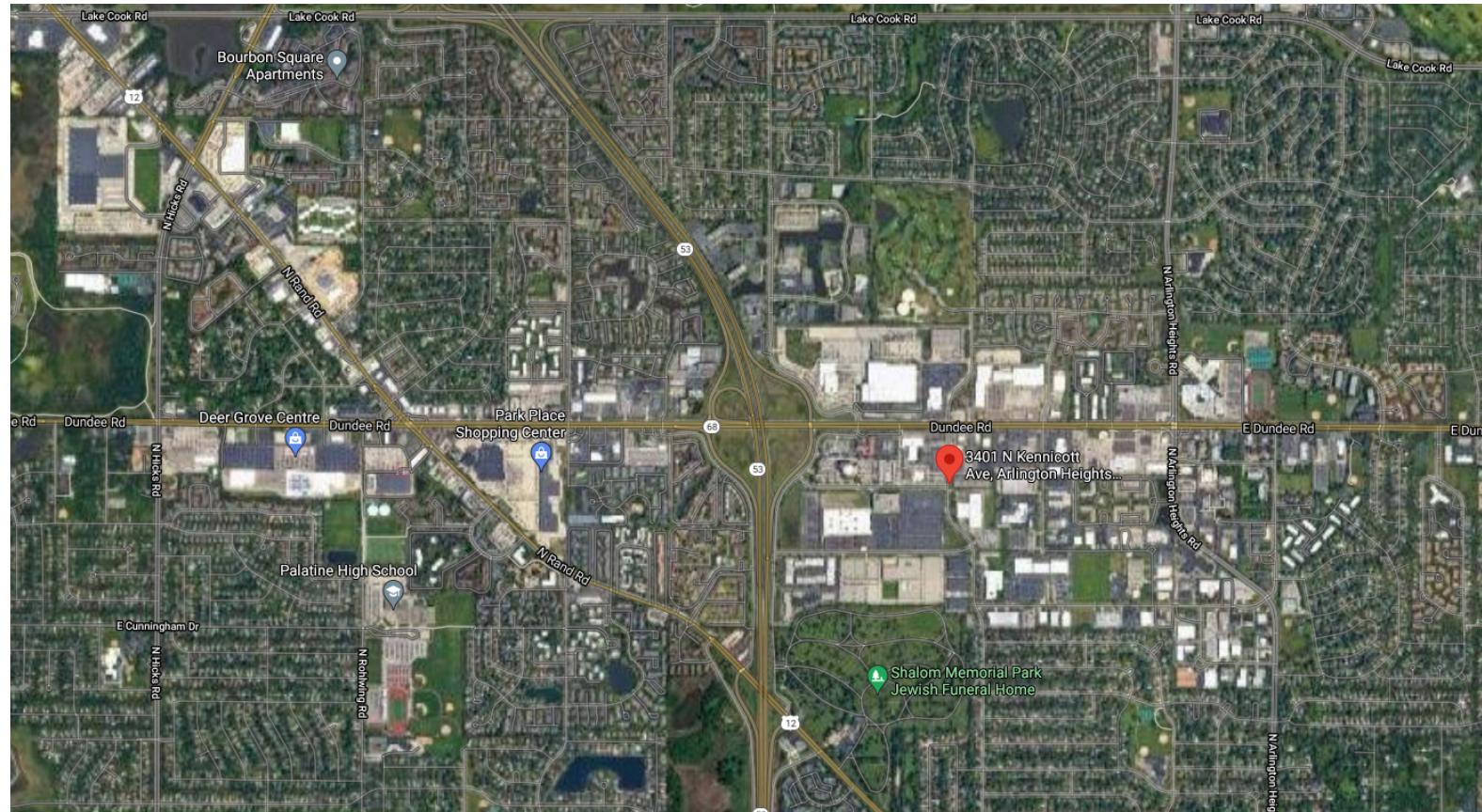
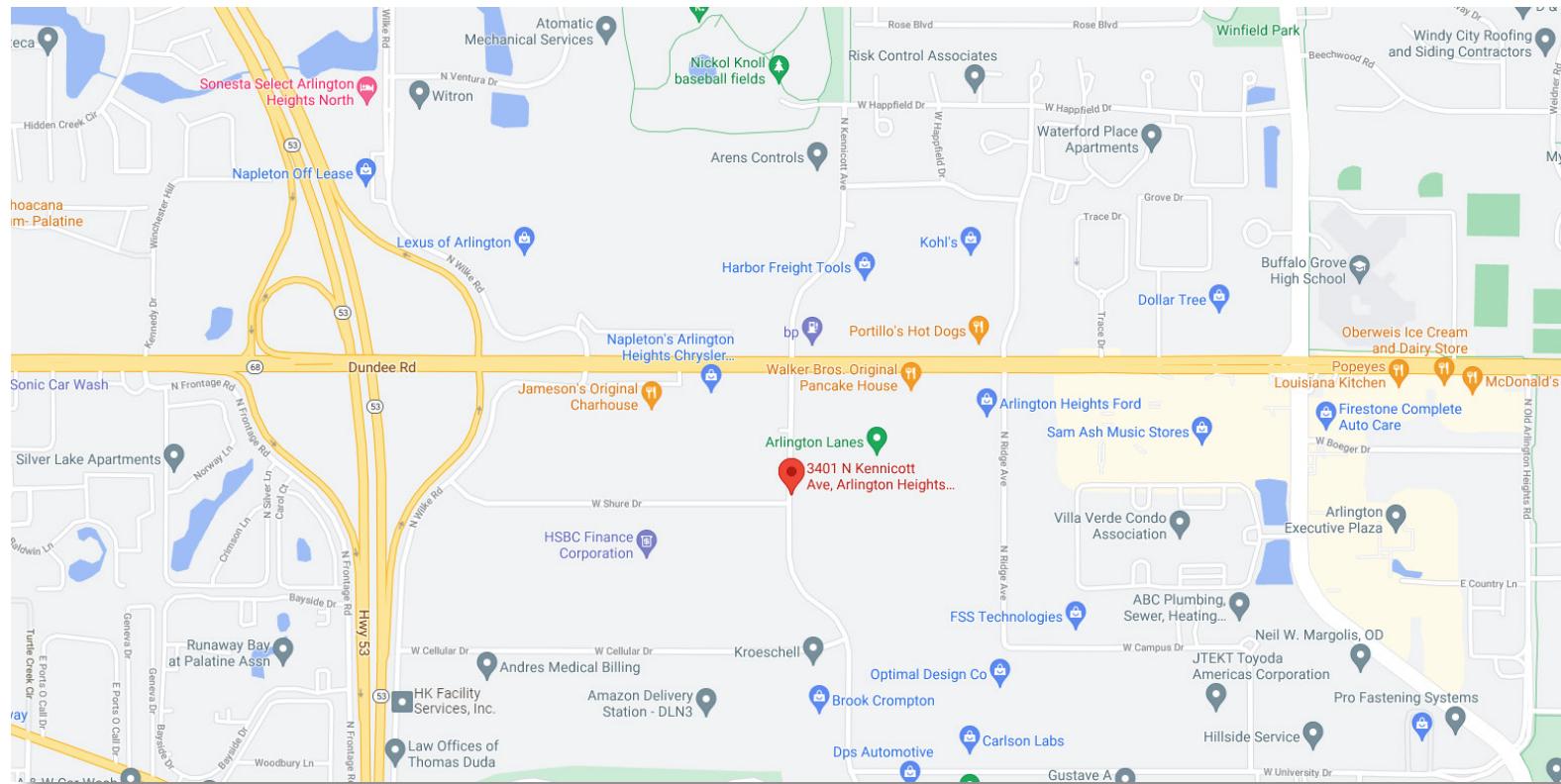


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### AREA MAPS





**OFFICE/MEDICAL SPACE FOR LEASE**  
*ARLINGTON HEIGHTS OFFICE CENTER*  
**3401-3419 N. KENNICOTT AVENUE, ARLINGTON HEIGHTS, IL**

**BUILDING PHOTOGRAPHS**



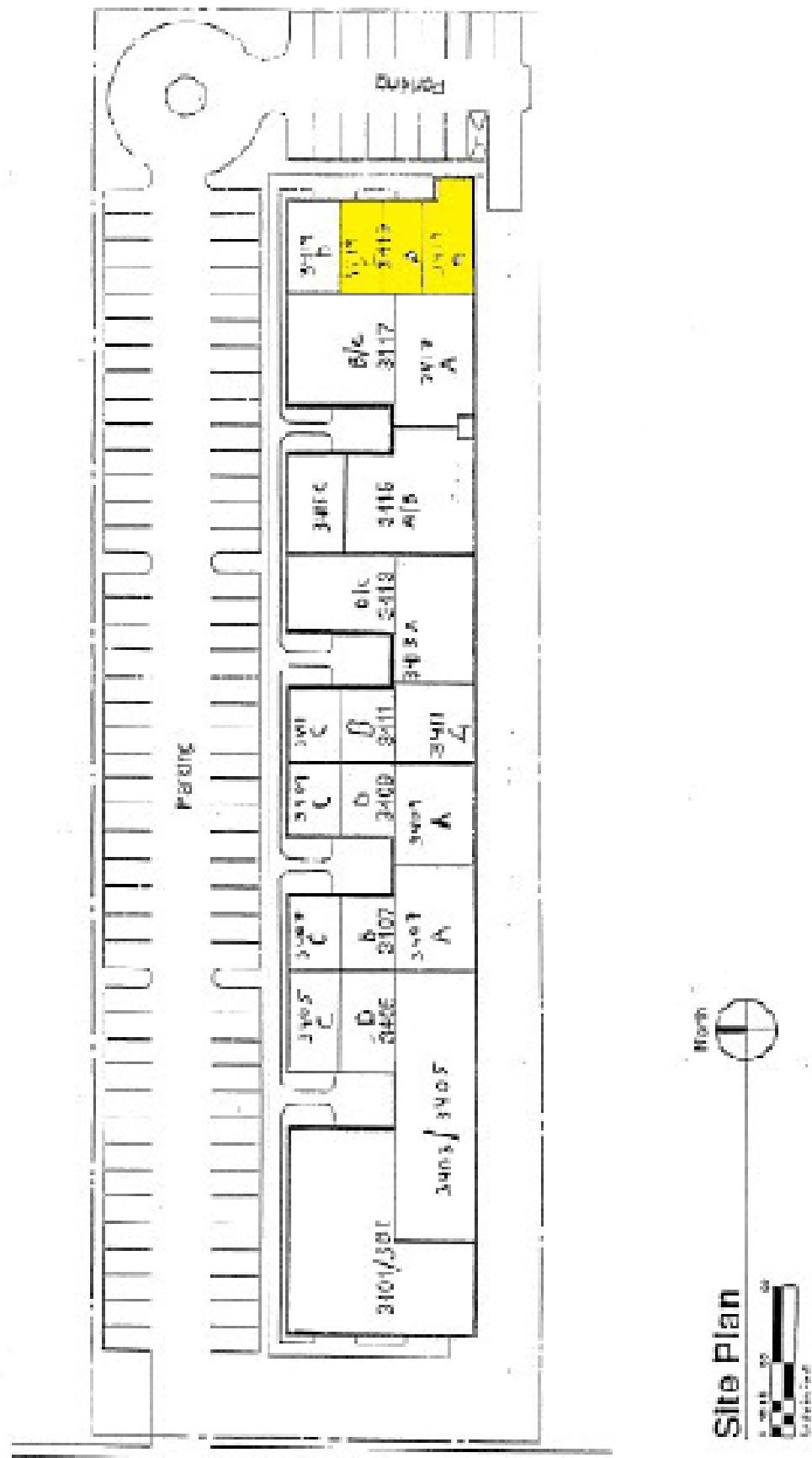


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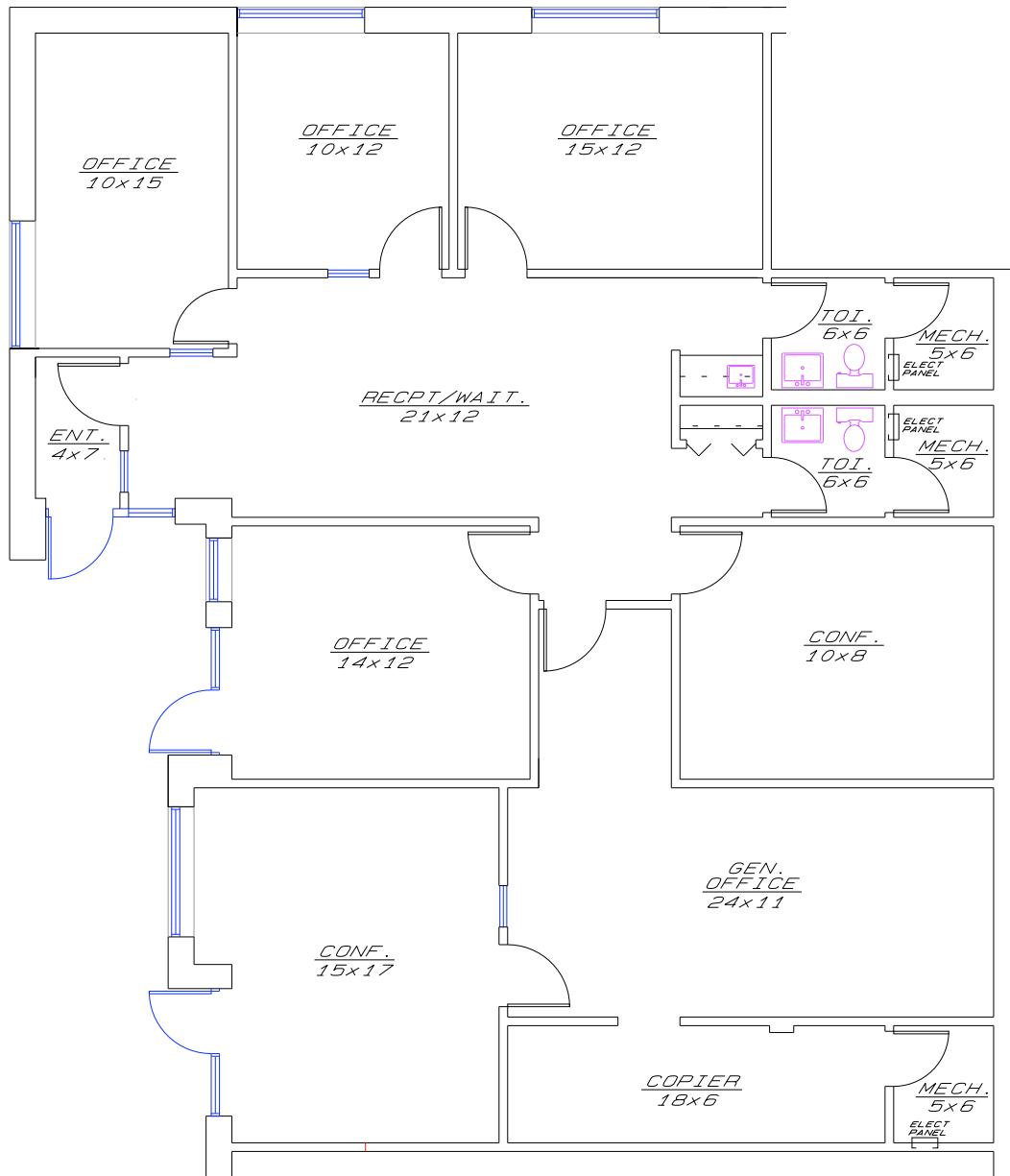
## SITE PLAN





OFFICE/MEDICAL SPACE FOR LEASE  
ARLINGTON HEIGHTS OFFICE CENTER  
3401-3419 N. KENNICOTT AVENUE, ARLINGTON HEIGHTS, IL

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



3419 Kennicott Suite A

January 23, 2015



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