



OFFICE SPACE FOR LEASE

GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL

**Newly Renovated:
Parking Lot
Landscaping
LED Lighting
& More!**

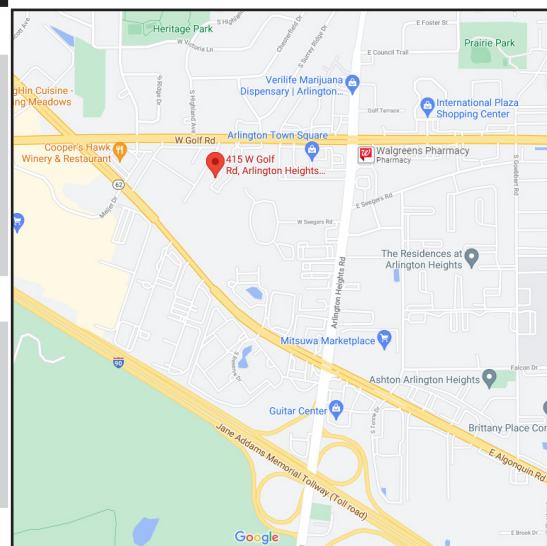


BUILDING FEATURES:

- 138- 2,765 SF Office Space Available
- 24 hour access/tenant controlled HVAC
- Zoned M-2
- High End flexible build outs and terms
- Tenant signage available
- Comcast High Speed Internet & TV Available
- Minutes from Rt. 53 or I-90
- Recent Upgrades include new roof, LED lights & parking lot
- Located near intersection of Golf Rd & Algonquin Rd
- Pace Bus Stop located at property
- Walking distance to restaurants & hotels
- Fedex & UPS drop boxes on site
- Professional Property management
- 3-D Virtual Tours of select suites can be found at: www.chicagolandcommercial.com
- **Rental Rate: \$16.75-\$17.50 Modified Gross**

AVAILABLE SPACE:

SUITE	SIZE (SF)	AVAILABLE/NOTES
7	650- 2,765 SF	Easily Divisible
28-I	230 SF	*Model Suites Ready For Occupancy!! *All Inclusive Executive Suites for lease! Office with window \$495 Private office (no window) \$350 Available 12/1/25
59-D*	200 SF	
5	1,512 SF	Sublease through 7/31/30 \$13.00 PSF Modified Gross 3 Private offices, open area, kitchenette



*INCLUDES GAS, ELECTRIC

FOR MORE INFORMATION:

RANDY OLCZYK
Direct: 847.246.9611

randy@chicagolandcommercial.com

LEASING | SALES | TENANT ADVISORY | MANAGEMENT

RAY OKIGAWA
Direct: 847.246.9632

Ray@chicagolandcommercial.com



**Chicagoland
Commercial
REAL ESTATE**

4811 Enerson Ave Suite 112, Palatine, IL

www.chicagolandcommercial.com



OFFICE/MEDICAL SPACE FOR LEASE

GOLF CORPORATE CENTER 415 W. GOLF ROAD, ARLINGTON HEIGHTS, IL

BUILDING PHOTOGRAPHS



IMPROVEMENTS

Over \$700,000 In
Recent Property Improvements.
Including New Roof, Parking Lot, Land-
scaping & Deck/ Patio areas.





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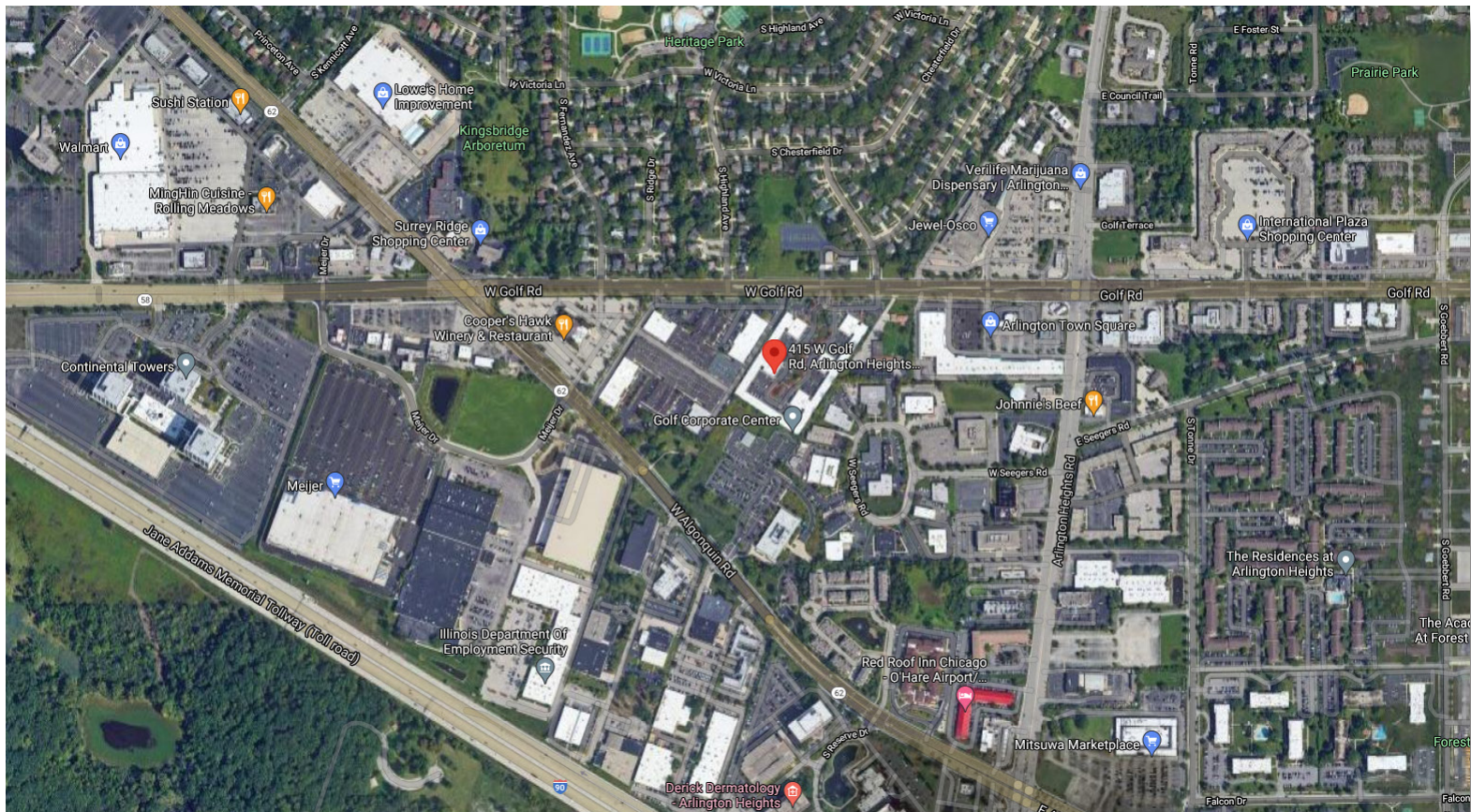
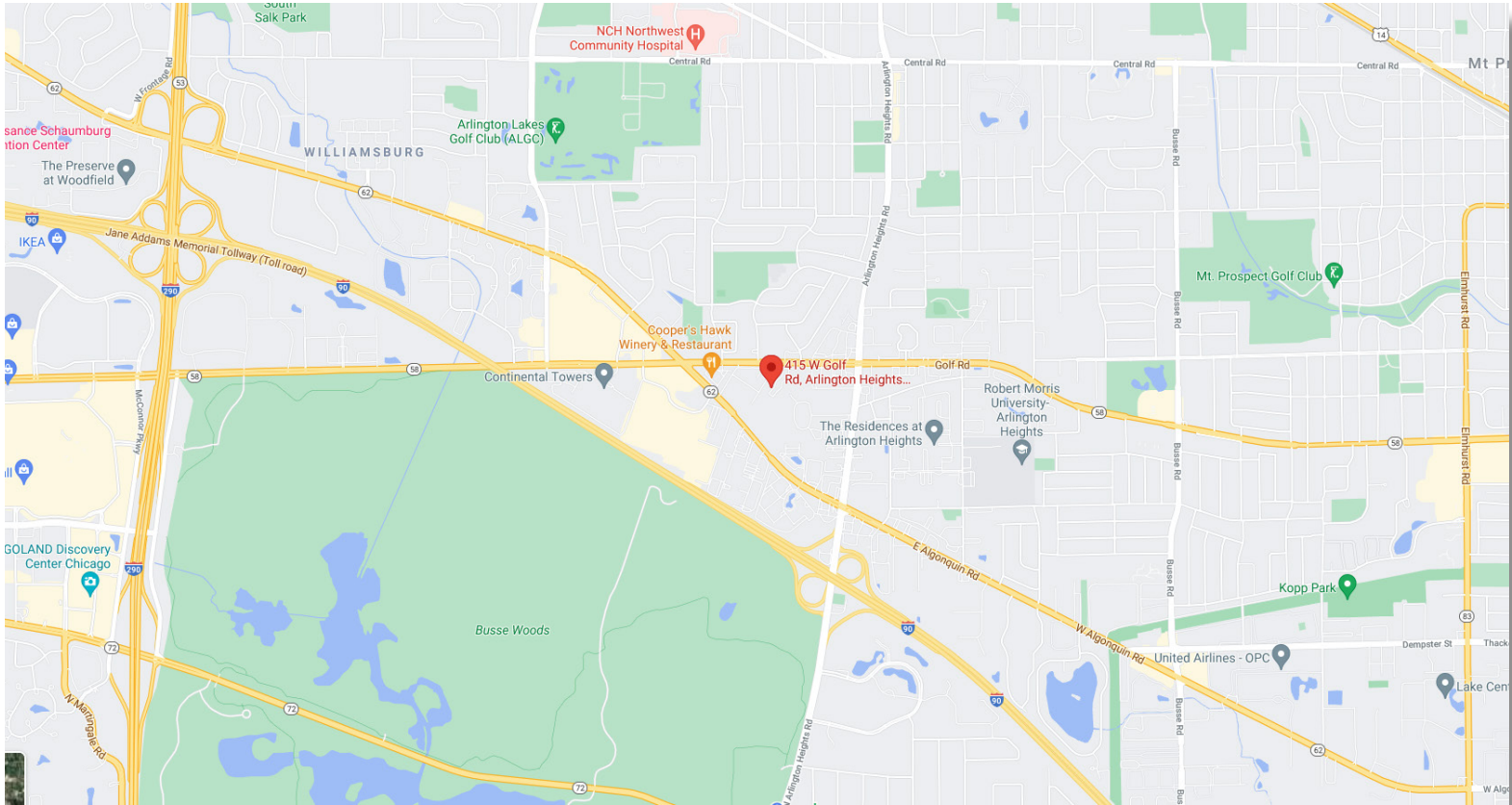




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LOCATION & AERIAL MAPS



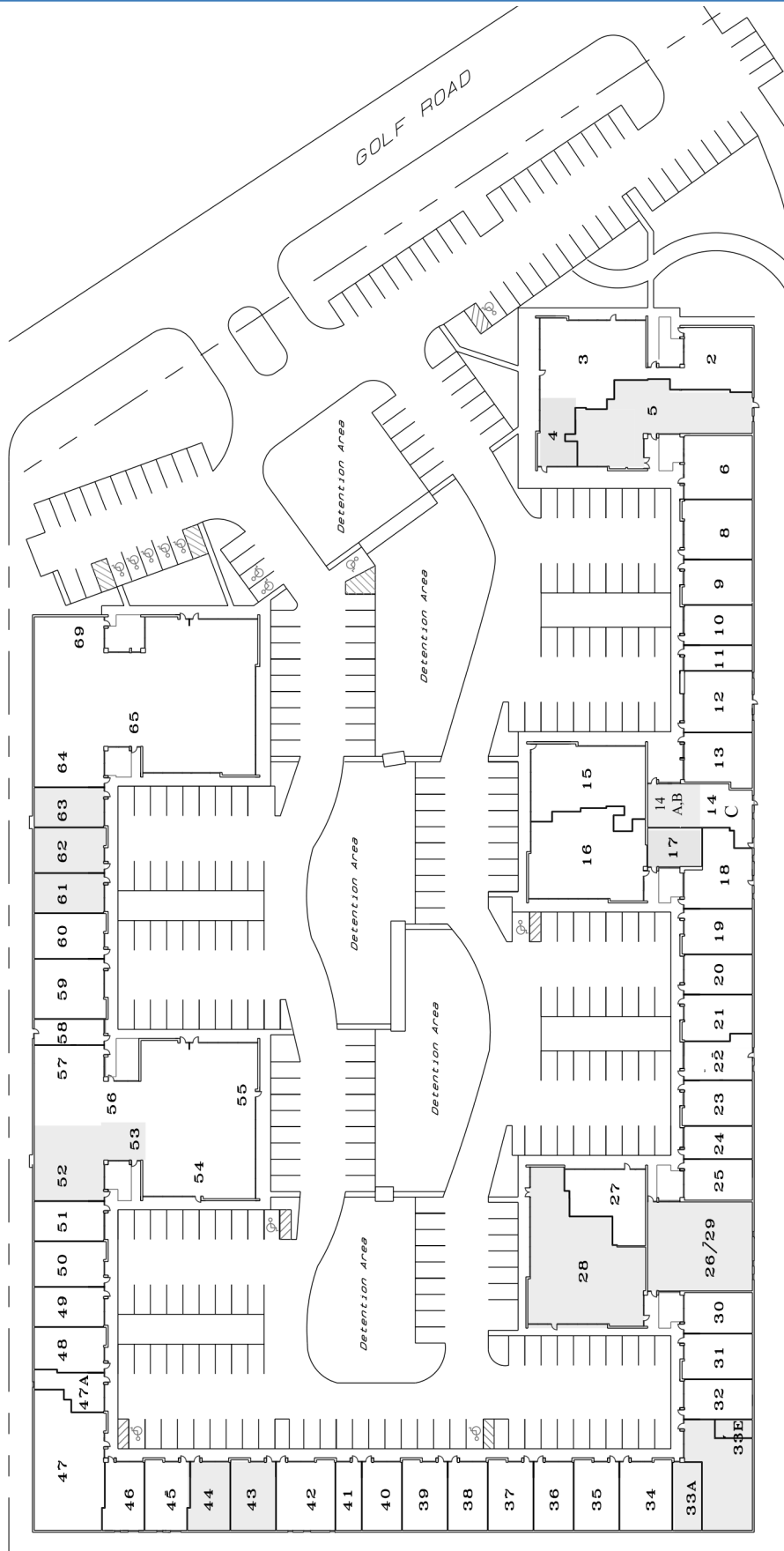
Brokers of Chicagoland Commercial, Inc. have a minority ownership interest in the property. Information contained herein has been obtained from the owners of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.



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BUILDING SITE PLAN



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DRONE AERIAL PHOTO





The floor plan shows a large central hall (40' 5" x 38' 11") and a large left hall (18' 8" x 27' 7"). A central hallway (11' 8" x 8' 0") connects to a storage room (10' 4" x 10' 10") and a bathroom (5' 2" x 4' 11"). Another hallway (16' 3" x 5' 0") leads to an entry (15' 7" x 4' 9") and two more bathrooms (4' 11" x 4' 11"). A right-side hallway (10' 4" x 12' 3") contains storage and a bathroom (4' 11" x 5' 0").

HALL
18' 8" x 27' 7"

HALLWAY
11' 8" x 8' 0"

STORAGE
10' 4" x 10' 10"

STORAGE
10' 4" x 12' 3"

STORAGE
10' 4" x 12' 3"

STORAGE
10' 4" x 12' 3"

BATHROOM
5' 2" x 4' 11"

BATHROOM
4' 11" x 4' 11"

BATHROOM
4' 11" x 4' 11"

BATHROOM
4' 11" x 5' 0"

HALLWAY
16' 3" x 5' 0"

ENTRY
15' 7" x 4' 9"

HALL
40' 5" x 38' 11"

*****SUITE IS EASILY DIVISIBLE*****



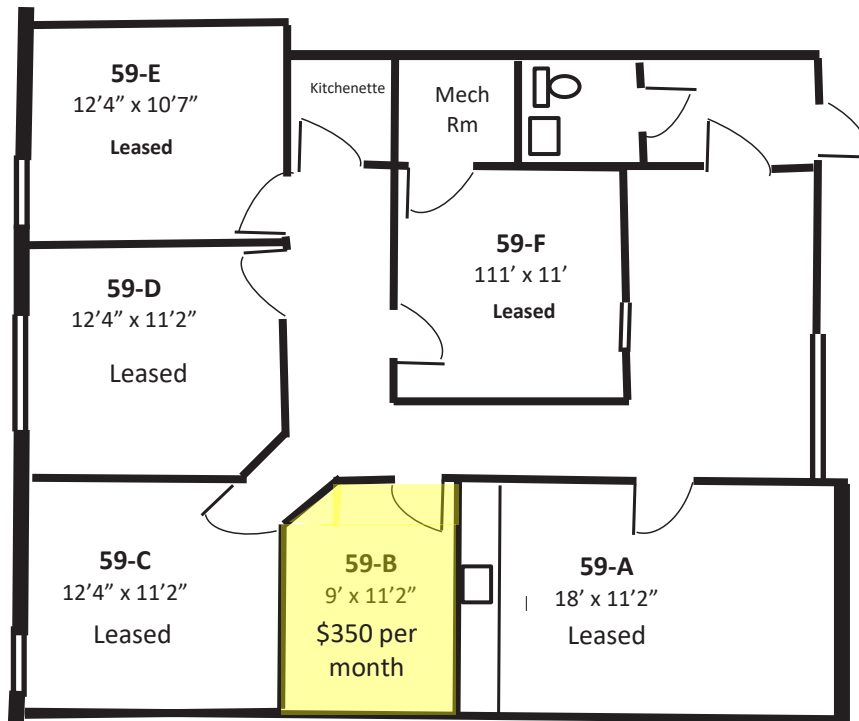
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MINI SUITES AVAILABLE - SUITE 59



415 W. Golf Rd
Suite 59
Arlington Heights, IL

Monthly rents include
Electricity, heating,
AC, 24/7 access



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