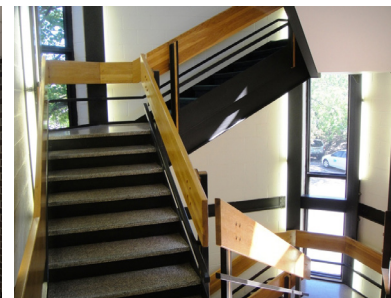


THE 2010 PROFESSIONAL BUILDING



2010 S ARLINGTON HEIGHTS RD | ARLINGTON HEIGHTS, IL 60005

FULLY
BUILT-OUT
MEDICAL
OFFICES
FOR LEASE!



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.00 - 17.00 SF/yr (MG)
BUILDING SIZE:	38,534 SF
AVAILABLE SF:	1,229 - 4,144 SF
YEAR BUILT:	1973
RENOVATED:	2020
ZONING:	B-2
LOT SIZE:	2.8 Acres
MARKET:	Chicago
SUBMARKET:	Northwest Suburbs

PROPERTY OVERVIEW

2010 Professional Building is a three-story medical building with move-in ready, fully built-out medical suites for lease. A variety of square footage ranges are available from 1,288 SF to 4,144 RSF which include a therapy suite and four physician's suites. Stairway, ADA-compliant ramp, and elevator service the building. Come join the Nihon Medical Clinic, McNelis Family Eye Care, Advanced Gyne-OB Associates, Ideal Family Health Center, and our newest tenant, Care Access!

LOCATION OVERVIEW

Excellent Location! Minutes from Northwest Community Hospital, just to the south of Golf Road, and directly on Arlington Heights Road. Less than half a mile from I-90 Expressway and full interchange. Excellent visibility and primary location within the town. Arlington Heights is a suburb of Chicago and lies 25 miles northwest of Downtown Chicago.

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BUILDING HIGHLIGHTS & BUILDING UPGRADES



BUILDING HIGHLIGHTS

- Low modified gross rental rates
- Fully built-out medical spaces available
- Great referral system within the building
- Excellent location directly on Arlington Heights Rd. and easily accessible from I-90
- Northwest Community Hospital 2 miles away
- Ample parking
- Comcast high-speed internet

BUILDING UPGRADES

- Exterior and Interior repainting
- New common area flooring
- Parking lot was redone in 2022 including top coating, seal & striping
- New exterior concrete upgrades
- Landscape upgrades
- Enhanced exterior signage directly on Arlington Heights Road
- New roof Spring of 2023
- Building HVAC/Boiler system replaced in 2022

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Minimum 3-Year
TOTAL SPACE:	1,229 - 4,144 RSF	LEASE RATE:	\$13.00 - \$17.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
LL Suite 41/45	4,144 SF	Modified Gross	\$13.00 SF/yr	Former therapy office. Multiple larger therapy rooms, multiple private rooms, general office area, 2 private bathrooms, plumbing through-out. This is Lower Level space. Please refer to floor plan in brochure.
Suite 100	1,335 SF	Modified Gross	\$17.00 SF/yr	Waiting room, reception area, 2 exam rooms with sinks, lab area, 2 private offices, break room, storage areas and 1 private bathroom. Please refer to floor plan in brochure.
Suite 200	1,565 SF	Modified Gross	\$17.00 SF/yr	Waiting room, reception area, 3 exam rooms, large lab, 2 offices. Please refer to floor plan in brochure.
Suite 215	1,229 SF	Modified Gross	\$17.00 SF/yr	Waiting room, 3 exam rooms, 3 offices, storage and private bathroom. Please refer to floor plan in brochure. Suite will be available 11/1/2025.
Suite 235	1,742 SF	Modified Gross	\$17.00 SF/yr	Waiting room, admin office, 6 exam rooms, nurse's station, private bathroom. Please refer to floor plan in brochure.

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LL SUITE 41/45 - 4,144 RSF (FORMER THERAPY SUITE)



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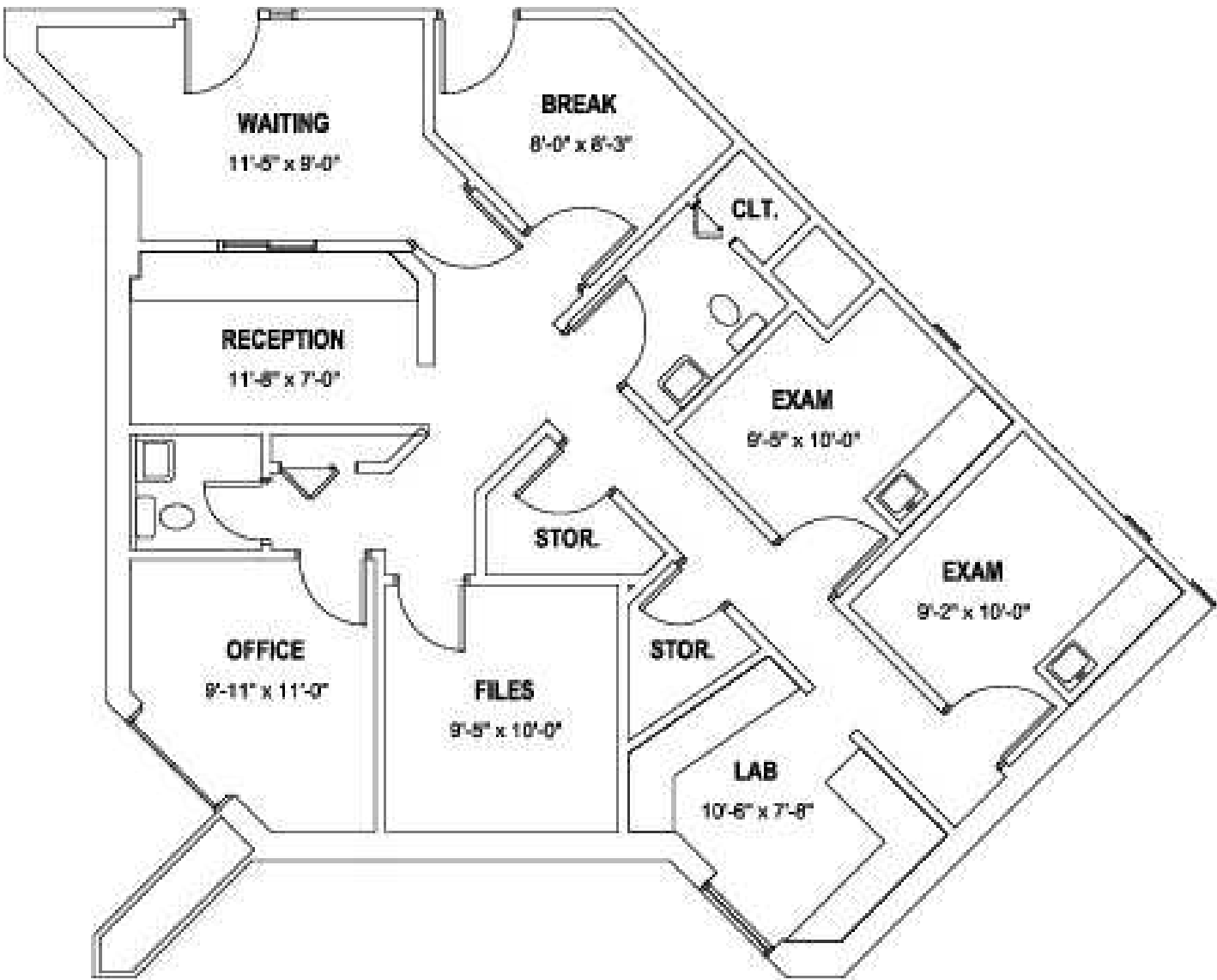
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SUITE 100 - 1,335 RSF

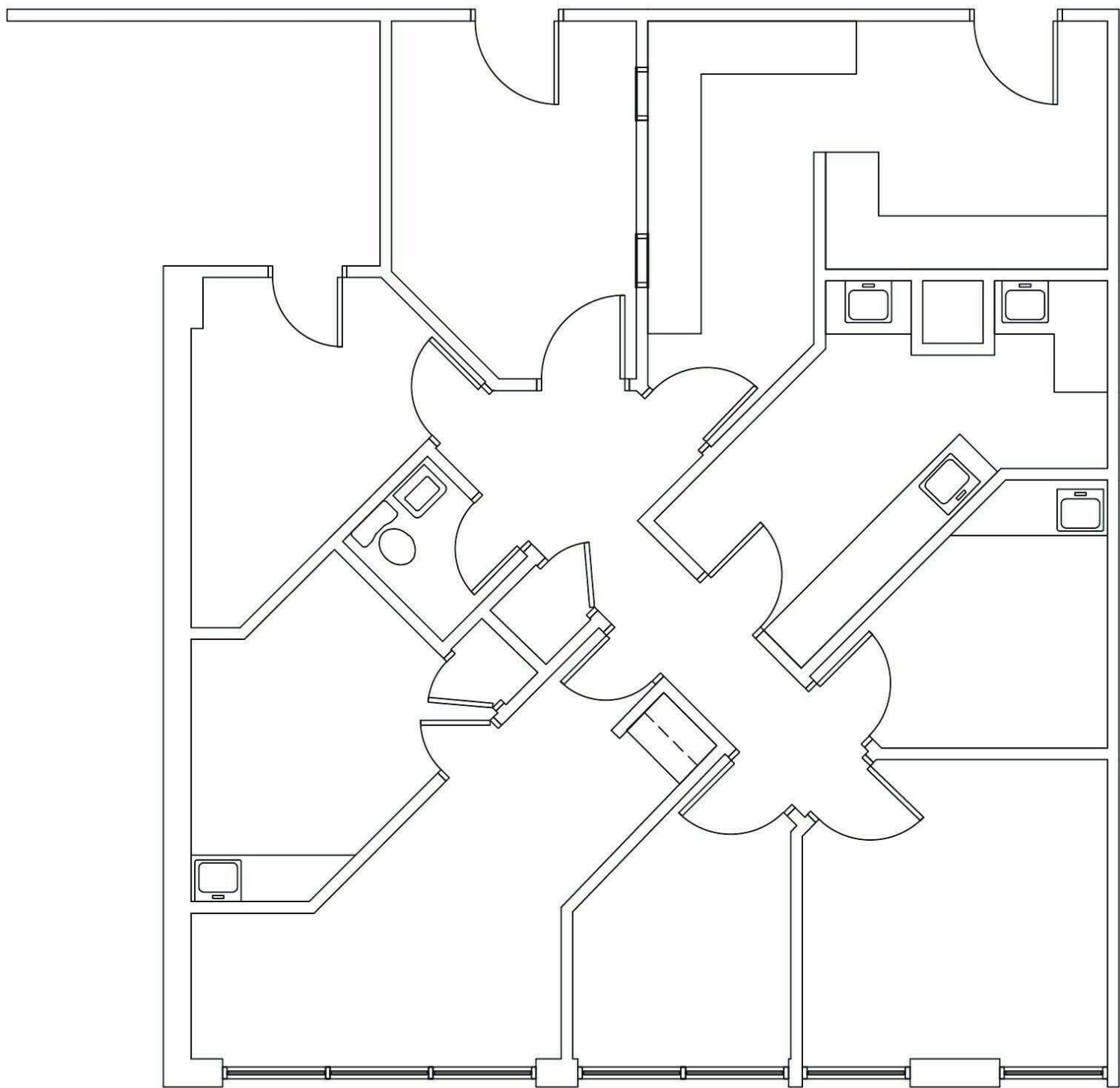


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SUITE 200 - 1,565 RSF

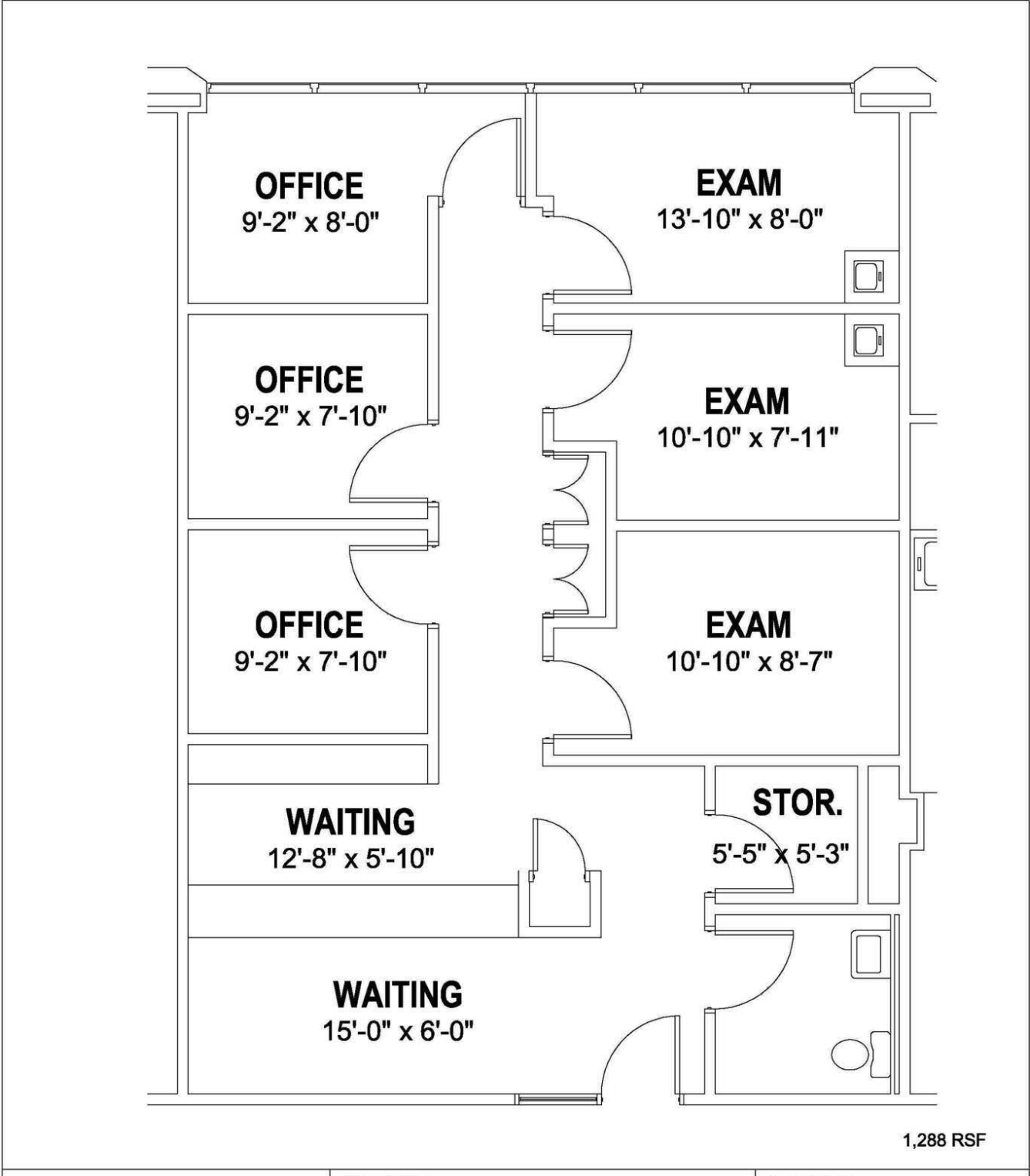


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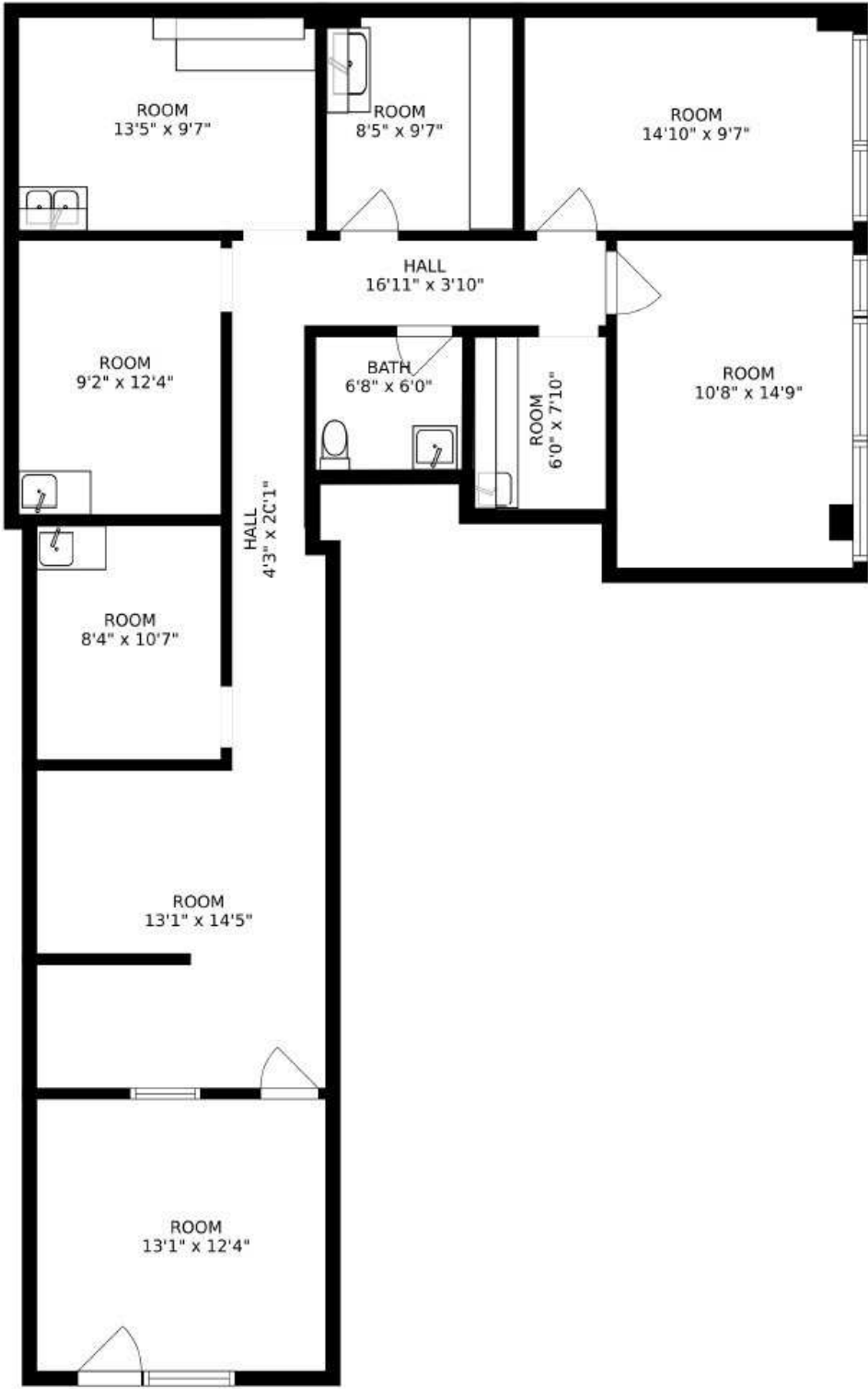
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SUITE 215 - 1,288 RSF



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SUITE 235 - 1,742 RSF



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AERIAL MAPS

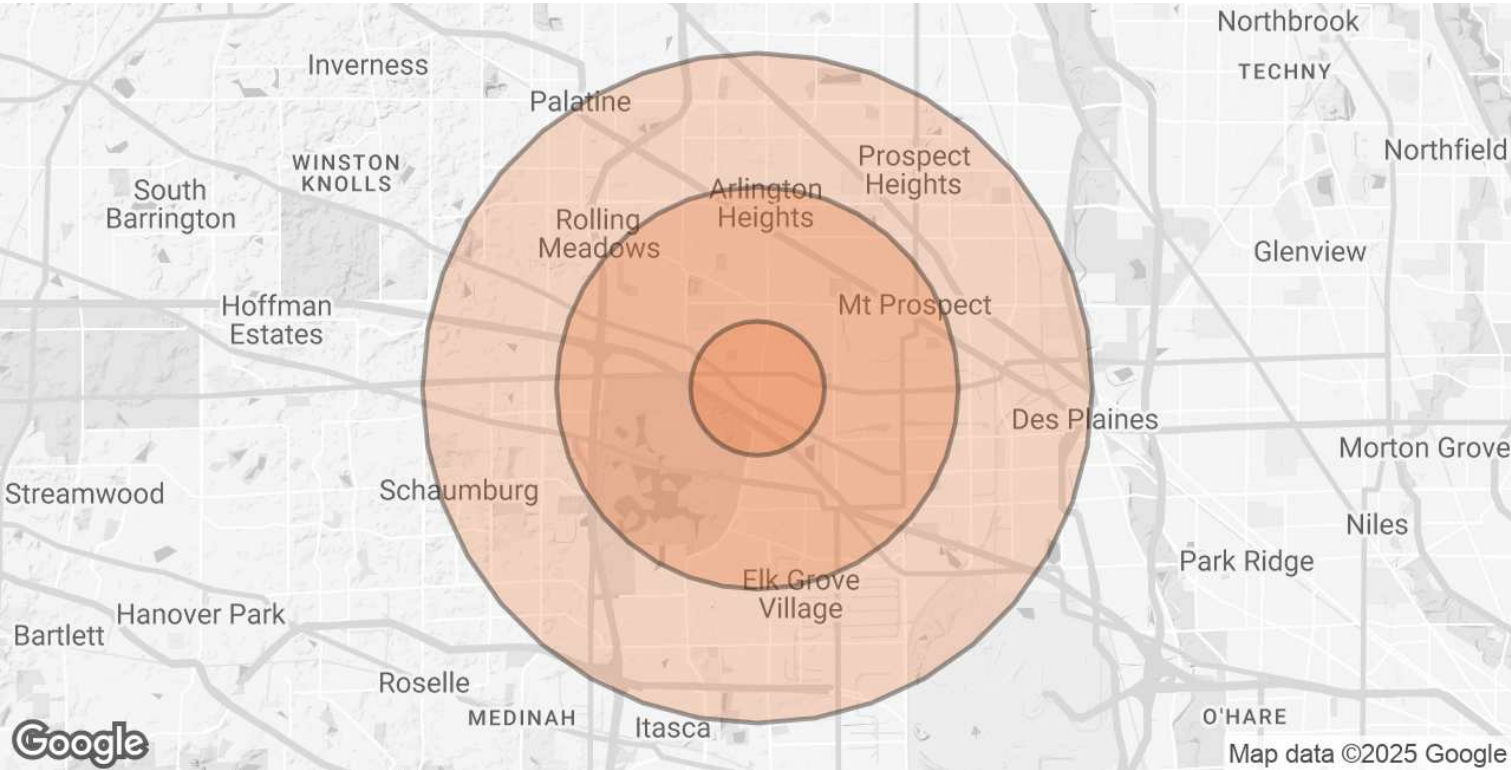


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,775	113,780	265,779
AVERAGE AGE	37.9	39.0	40.2
AVERAGE AGE (MALE)	37.1	37.6	39.0
AVERAGE AGE (FEMALE)	38.3	40.2	41.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,899	45,208	105,006
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$70,050	\$80,492	\$84,517
AVERAGE HOUSE VALUE	\$375,902	\$322,864	\$337,405

2020 American Community Survey (ACS)

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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