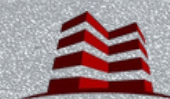


# 2200 HICKS

---

## ROLLING MEADOWS, IL



**MOATS**  
OFFICE PROPERTIES

# ABOUT US

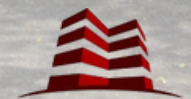
For over 32 years, **Moats Office Properties** has owned and operated office buildings in Chicago's Northwest suburbs.

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

# 2200 HICKS ROAD AT-A-GLANCE

**Professional Build-Out -  
5,302 - 8,710 SF, First Floor**

**Building Signage Available**



**MOATS**  
OFFICE PROPERTIES

## TURNKEY OPPORTUNITY

- 5K- 8.7K+ SQ FT professional suite available
- 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
- Car charging station
- 24/7, 7 days-a-week access



**MOATS**  
OFFICE PROPERTIES



2200 HICKS ROAD

ARLINGTON PARK METRA STATION

4-WAY INTERCHANGE

GAS STATIONS

EUCLID AVENUE

PROPOSED CHICAGO BEARS  
ARLINGTON PARK CAMPUS

W EUCLID AVE

Harper College

IL 62

Highland Woods  
Golf Course

ALGONQUIN ROAD

TOPGOLF

motorola

MOTOROLA SOLUTIONS HQ

LODGING

ZURICH

ZURICH NORTH AMERICA HQ

RESTAURANTS & RETAIL

Woodfield Village Green  
IKEA COSTCO WHOLESALE

Chick-fil-A Starbucks Portillo's

GOLF ROAD

WOODFIELD MALL

T.J. Maxx

HIGGINS ROAD

IL 72

IL 53

KIRCHOFF ROAD

RESTAURANTS & RETAIL

ANYTIME FITNESS Jewel Osco  
Dunkin' Donuts BR Bakery & Baking McDonald's Popeye's

Arlington Heights

## 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)

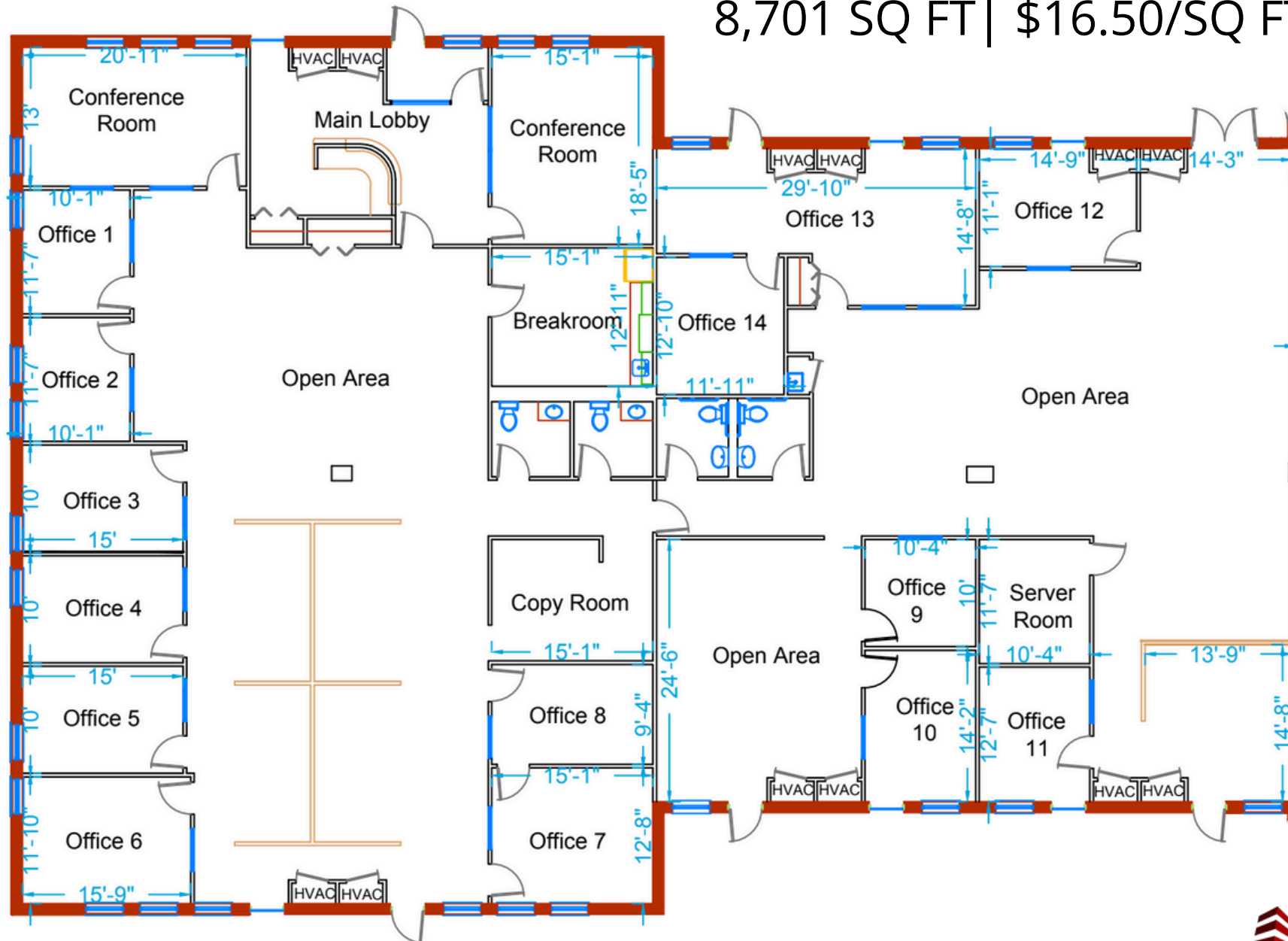


MOATS  
OFFICE PROPERTIES

Mitsuwa Marketplace

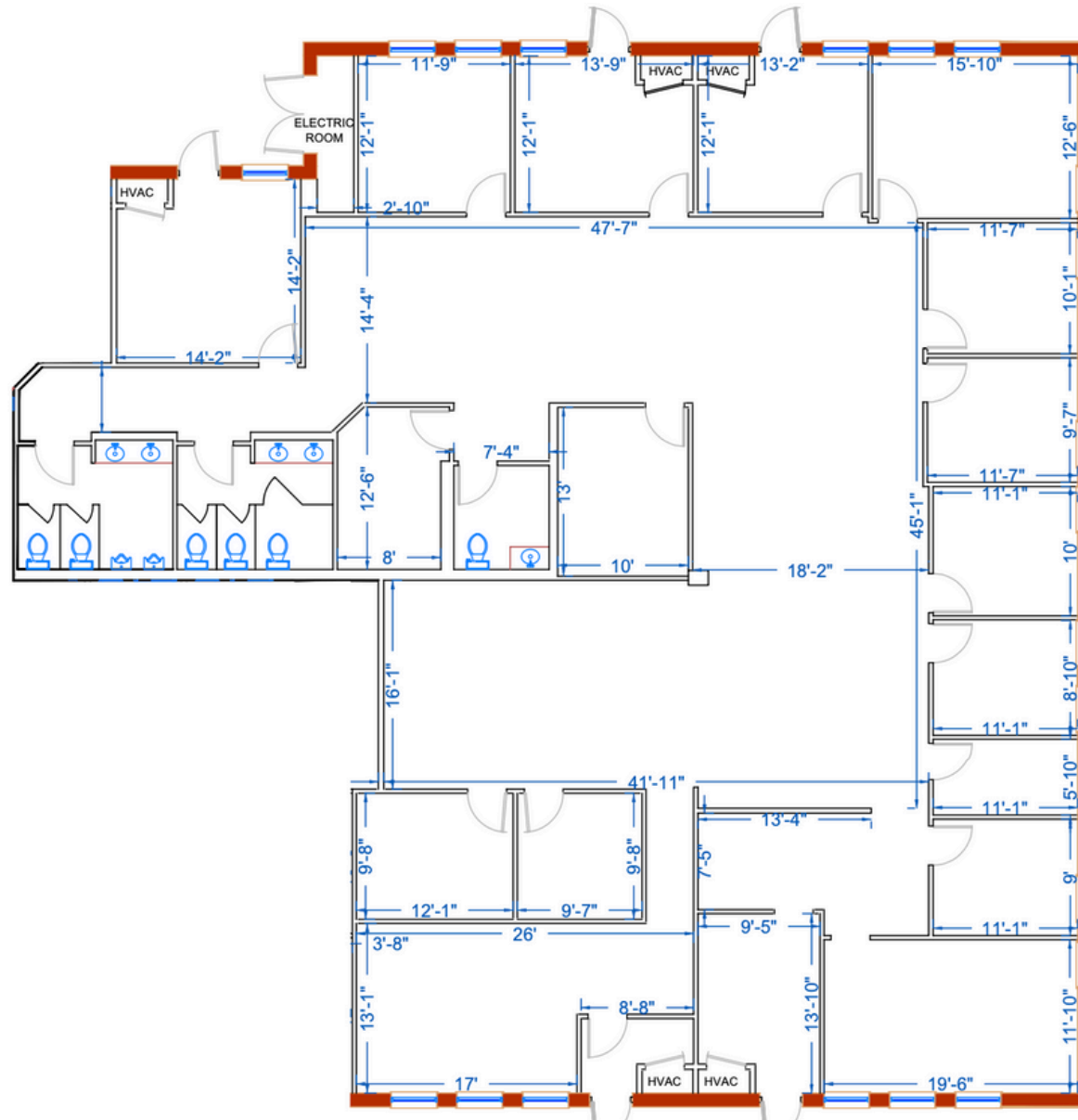
# FLOORPLAN AVAILABLE

8,701 SQ FT | \$16.50/SQ FT



# FLOORPLAN AVAILABLE

5,302 SQ FT / \$16.50/SQ FT



# CONTACT

**RYAN MOATS**

Owner & Operator

847.363.9700

Ryan@MoatsOffice.com

[www.MoatsOffice.com](http://www.MoatsOffice.com)

TO LEARN MORE, VISIT OUR  
WEBSITE OR SCAN OUR QR CODE:

