



OFFICE SPACE or MEDICAL SPACE FOR LEASE

3424-3448 N OLD ARLINGTON HTS RD, ARLINGTON HEIGHTS, IL

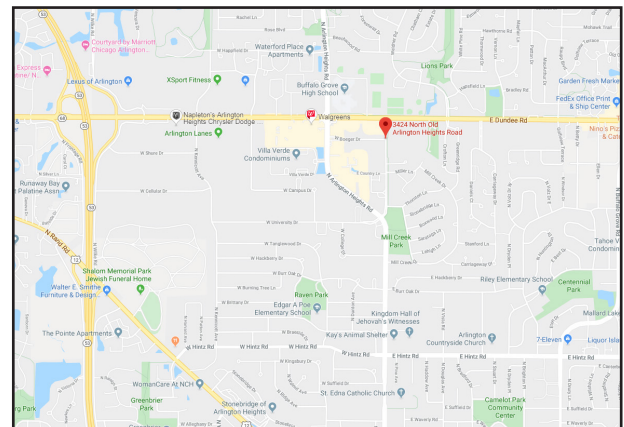


BUILDING FEATURES:

- 900 - 1,800 SF Available ASAP
- Located just minutes East of Rt 53 & Dundee Rd full interchange
- Ideal for Office or Medical users
- TENANT CONTROLLED HVAC AND 24 HOUR ACCESS
- Comcast high-speed internet and cable available
- High-end finishes with space from 1,800-3,600 SF
- Operable windows & Tenant controlled HVAC
- New LED Exterior Lights & Ample Parking
- Beautifully landscaped & Tenant Signage available
- Walking distance to restaurants and shopping
- Zoned M-1
- Openable windows
- **Rental Rate: \$14.00 PSF Modified Gross (Price Drop!)**

AVAILABLE SPACE:

BUILDING	SUITE	SIZE (SF)	DESCRIPTION
3424 A & B		1,800 SF	5 offices w- windows & open space
3424 A		900 SF	2 private offices & open space
3424 B		900 SF	3 private offices



FOR MORE INFORMATION:

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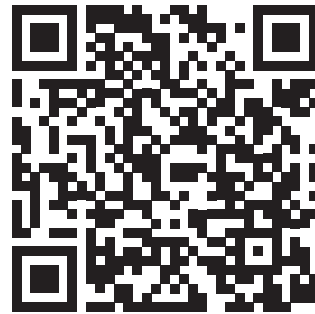
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BUILDING PHOTOGRAPHS



3-D Virtual Tour of the space!



Scan the QR code or click [here](#) for a 3-D Virtual Tour of the space!

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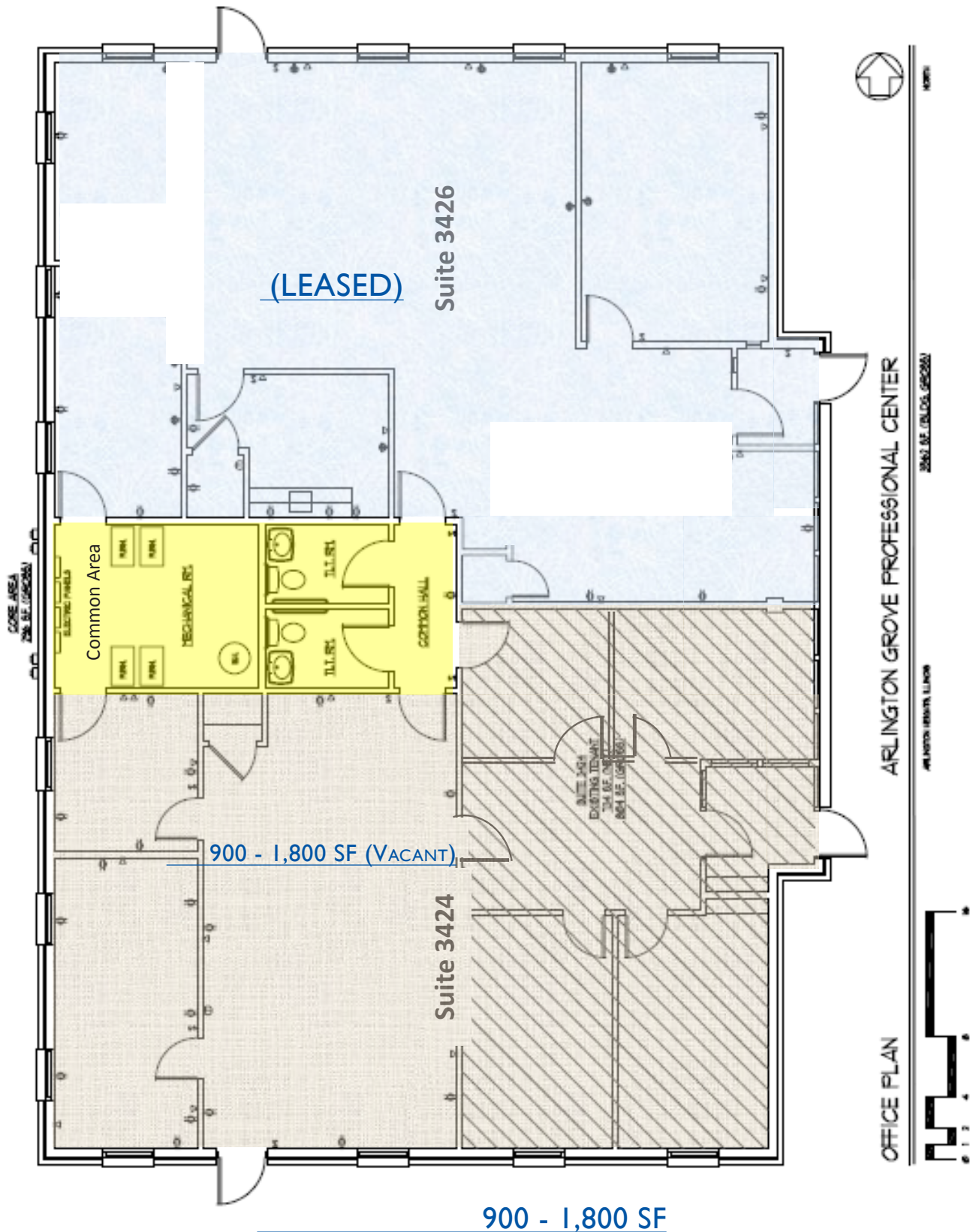




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FLOOR PLAN



900 - 1,800 SF



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AERIAL PICTURES

