



OFFICE/MEDICAL SPACE FOR LEASE

SIGNATURE SQUARE NORTH BUILDING I & II
3255-3295 N. ARLINGTON HEIGHTS RD, ARLINGTON HEIGHTS, IL

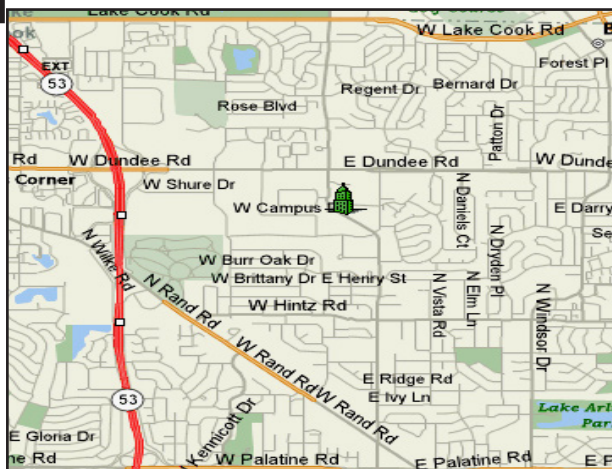


BUILDING FEATURES:

- 721 -1,617 SF Available
- Located minutes East of Rt 53 & Dundee Road
- Ideal for Medical or Office users
- Tenant controlled HVAC and 24 hour access
- Comcast high-speed internet and cable available
- High-end office build outs & heavy parking
- Zoned M-I (Office or Medical)
- Operable windows
- Beautifully landscaped with fountain and pond
- Walking distance to restaurants and shopping
- **Rental Rate: \$18.75-\$19.50 PSF Modified Gross**

AVAILABLE SPACE:

BUILDING	SUITE	SIZE (SF)	DESCRIPTION
3255	501	995 SF	Available 8/1/26
3265	302	1,617 SF	Mostly Open space (Available w 30 days notice)
3275	402	721 SF	2 Private Offices & open space



FOR MORE INFORMATION:

RANDY OLCZYK
Direct: 847.246.9611
randy@chicagolandcommercial.com

RAY OKIGAWA
Direct: 847.246.9632
ray@chicagolandcommercial.com



**Chicagoland
Commercial
REAL ESTATE**

4811 Emerson Suite 112, Palatine, IL 60067



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BUILDING PHOTOGRAPHS

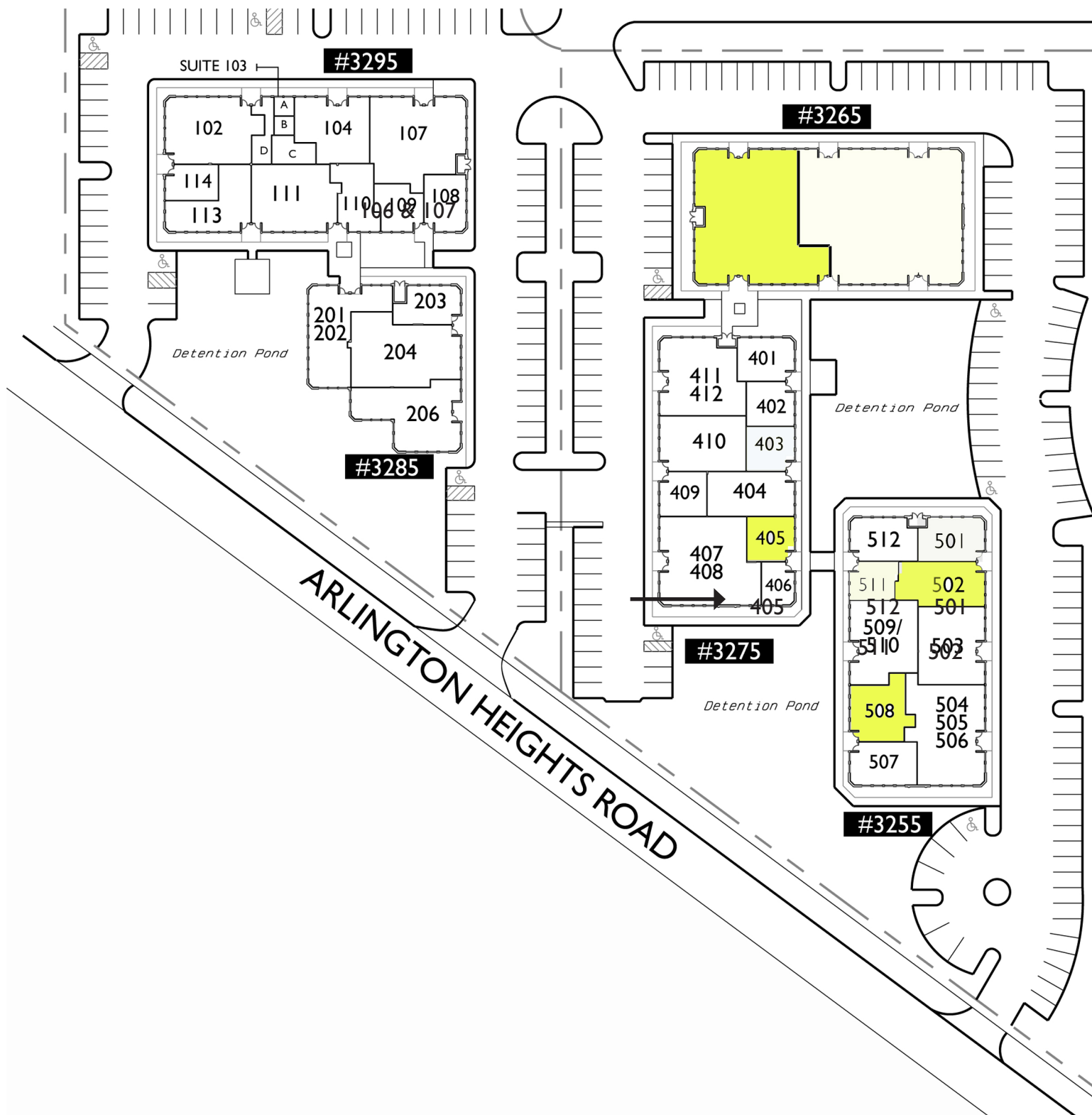




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MASTER SITE PLAN



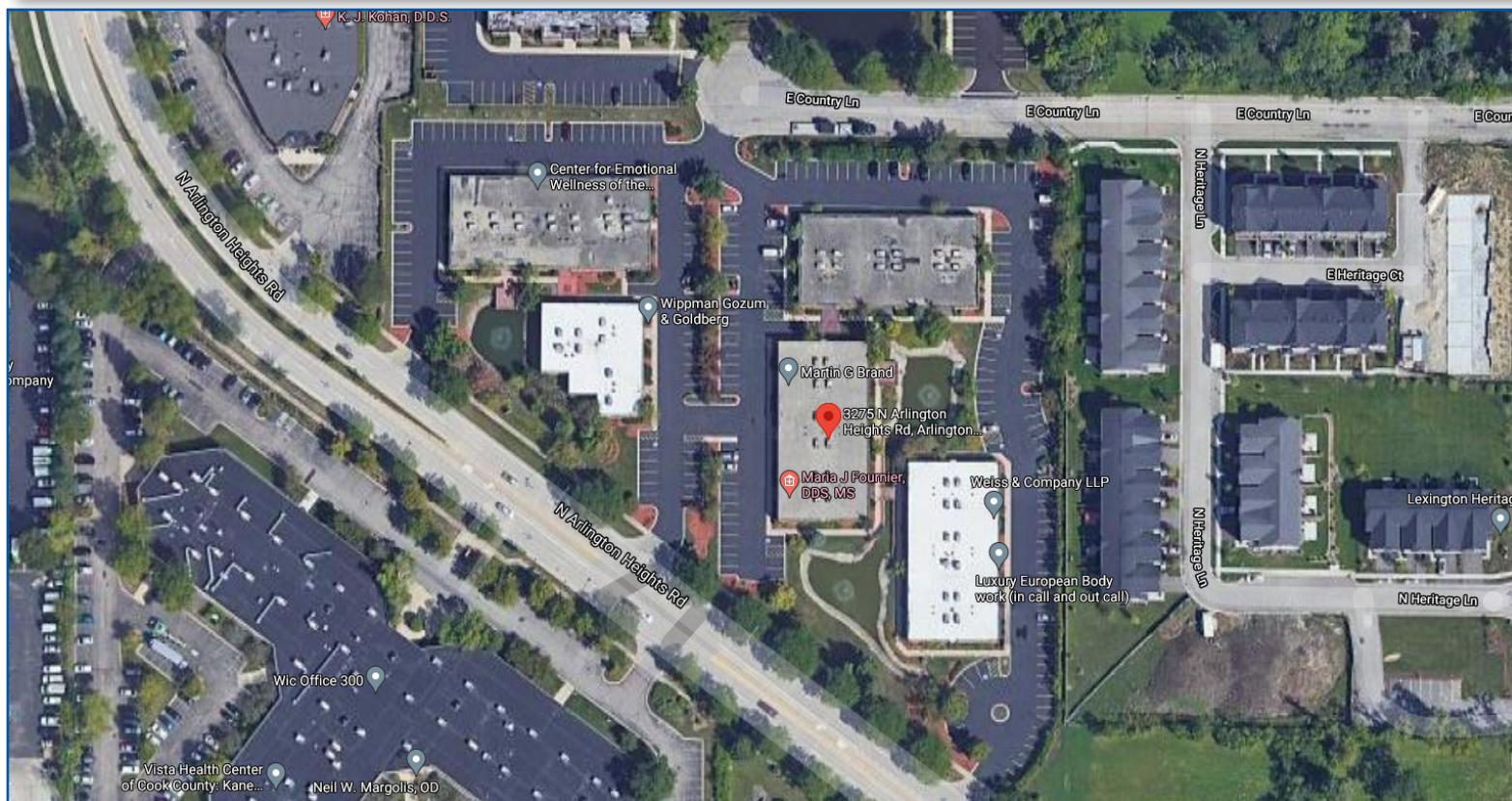
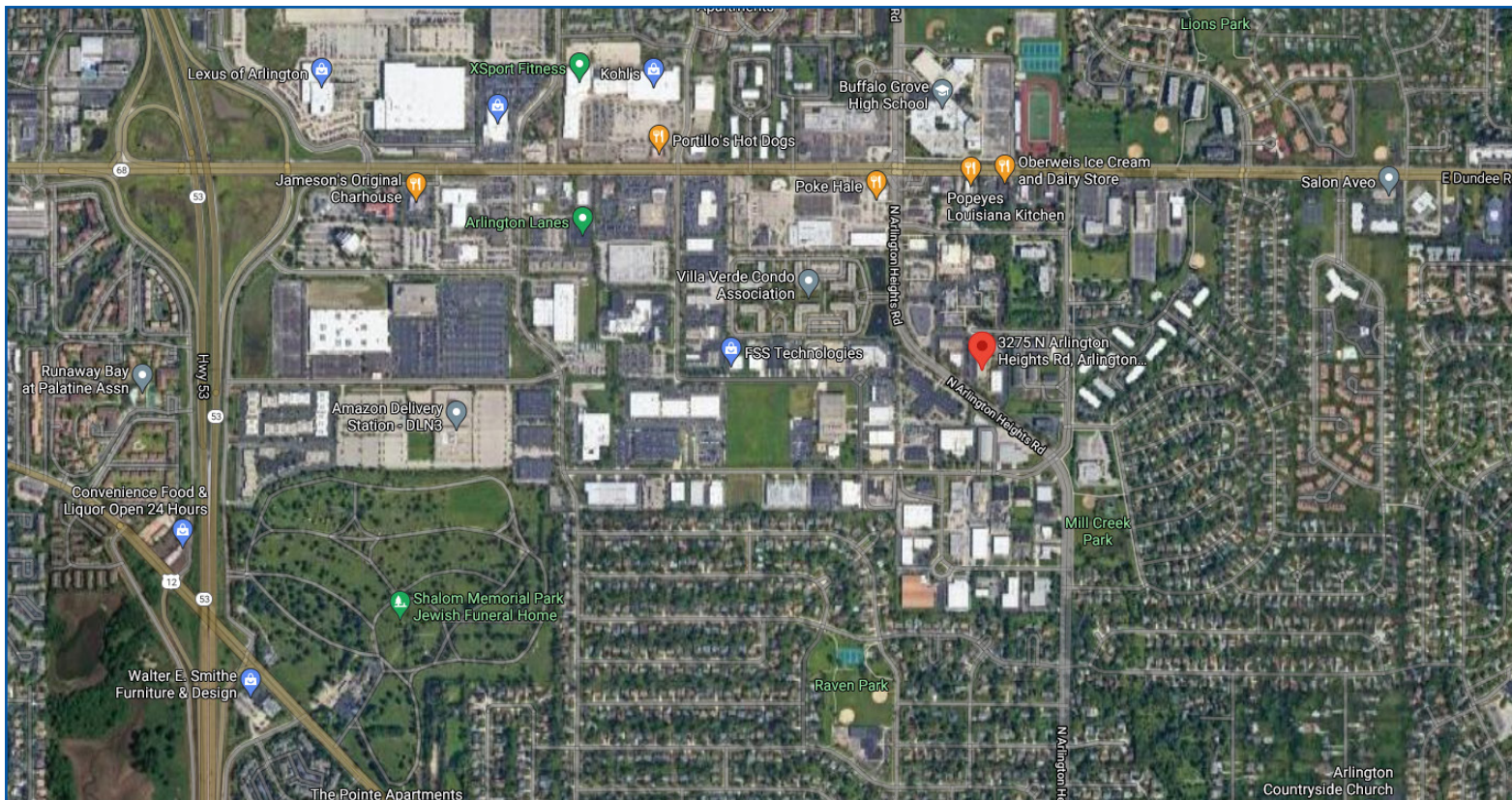


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AREA MAPS



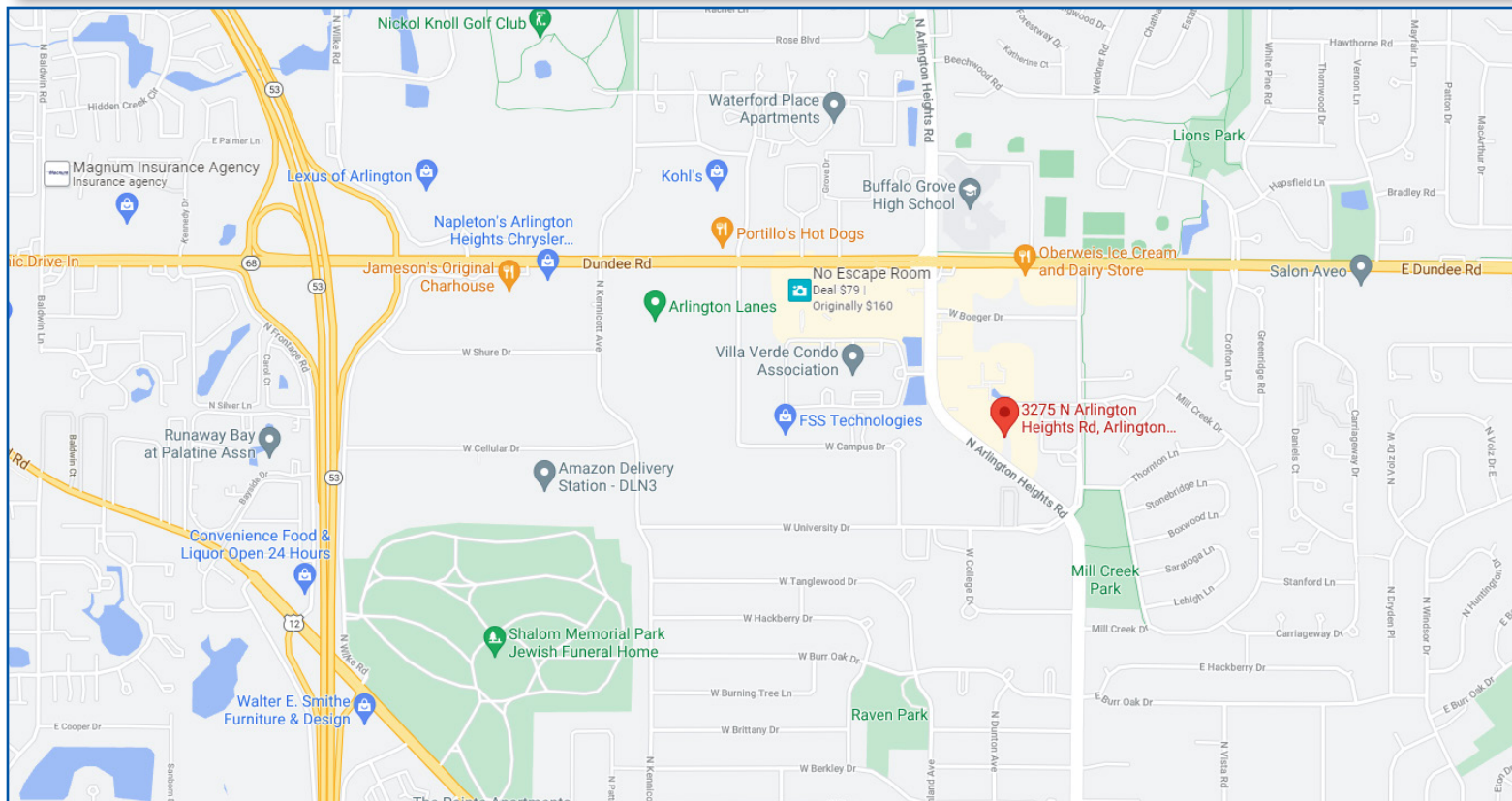
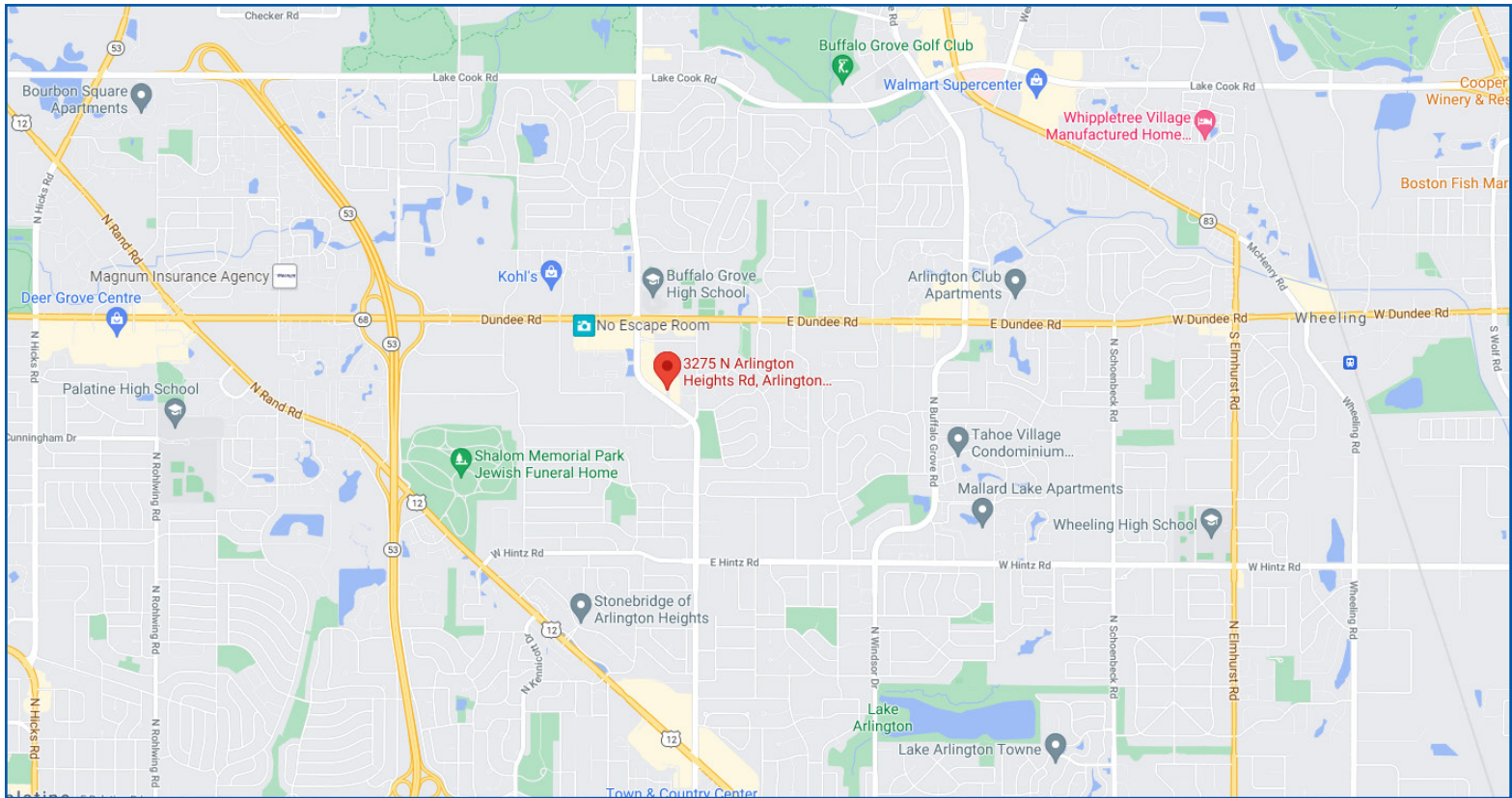


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AREA MAPS

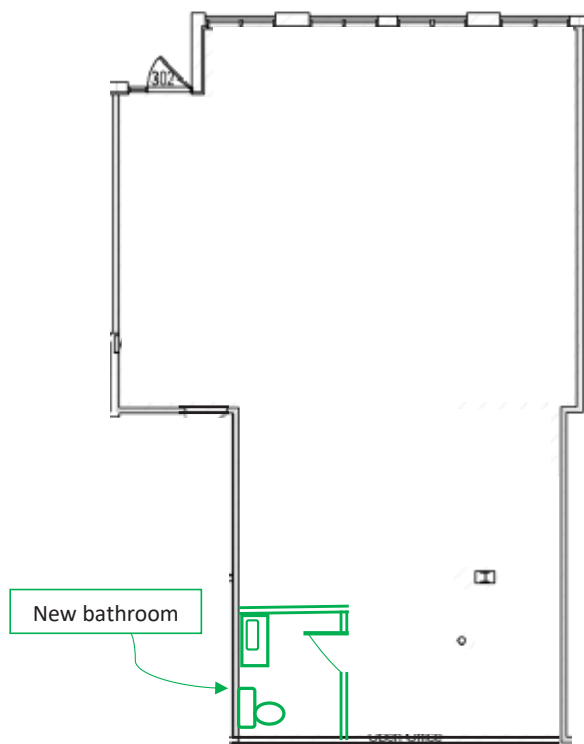




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FLOOR PLAN (1,617 SF) 3265 N ARLINGTON HTS RD SUITE 302



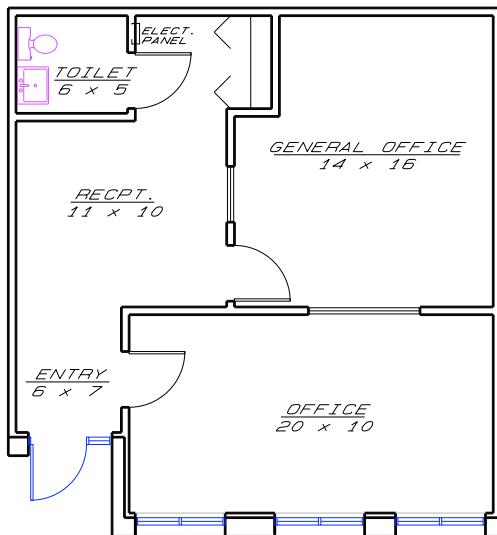
Chicagoland Commercial Real Estate
3265 N. Arlington Heights Rd.
Suite 302
1,617 SF



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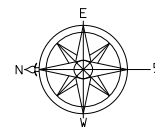
FLOOR PLAN (721 SF) 3275 N ARLINGTON HEIGHTS RD SUITE 403



Signature Square North
Building 3275
Suite 403

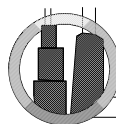
August 12, 2009

721 Total SF.



Scale: No Scale

RBG, Inc.
Architects/Planners
2155 Stonington Ave.
Suite 222
Hoffman Estates, Illinois 60169
847-490-0635
(Fax) 847-490-1022



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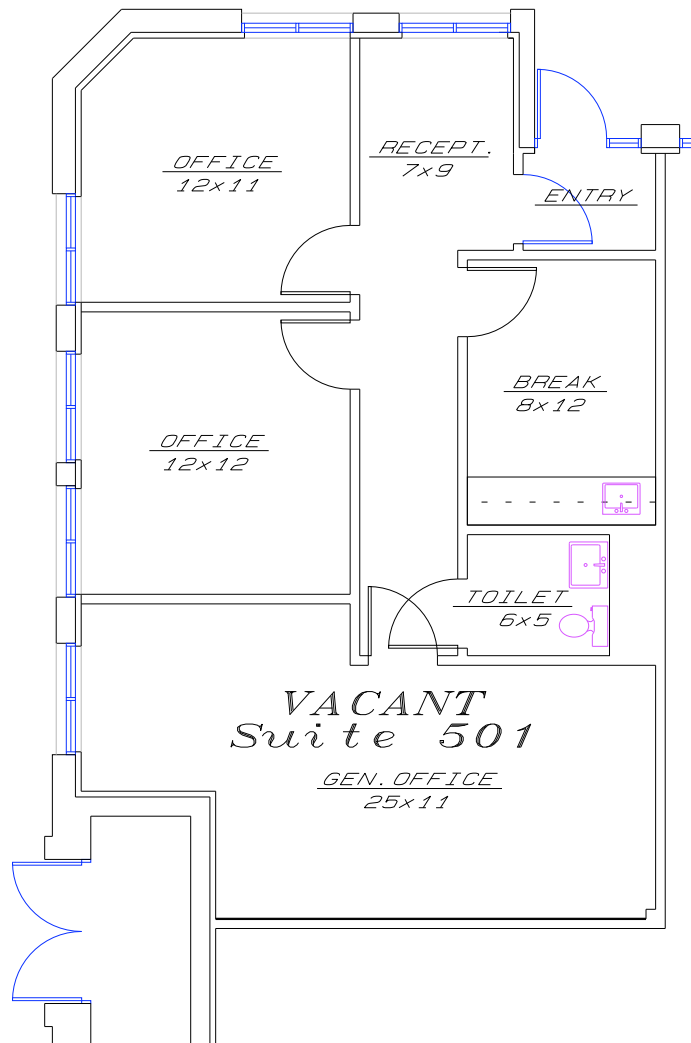
Leasing
Sales
Tenant Advisory
Management



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FLOOR PLAN (995 SF) 3255 N ARLINGTON HEIGHTS RD SUITE 501



Signature Square North
Building 3255 Suite 501

January 14, 2010
No Scale



NOTE:
PRELIMINARY DRAWINGS FOR PLANNING PURPOSES. ALL ROOM DIMENSIONS
HAVE BEEN ROUNDED TO THE NEAREST FOOT AND ARE APPROXIMATED. SQUARE
FOOTAGE SHALL BE FINALIZED AND VERIFIED PRIOR TO LEASE SIGNING.

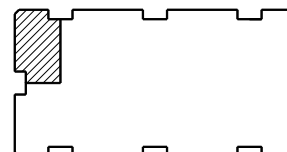
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**Chicagoland
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Leasing
Sales
Tenant Advisory
Management

Key Plan



Step inside the space—scan the QR code or click [here](#) for a virtual tour.

