

*Renovated professional office building  
with exceptional visibility and abundant parking.*



**505 E GOLF ROAD**  
ARLINGTON HEIGHTS • ILLINOIS 60005

# OFFICE & MEDICAL SPACE FOR LEASE

**AVAILABLE SUITES 1,577-7,502 SF**

Optional lower level available, expanding up to 11,028 SF



**1,577-7,502 SF**

Available Suites



**29,800**

Vehicles Per Day



**3 MINUTES**

away from I-90 Entrance



**17MIN**

To O'Hare Airport

**NEW MONUMENT SIGN COMING SOON**

## ABOUT THIS PROPERTY

### FLEXIBLE SUITES

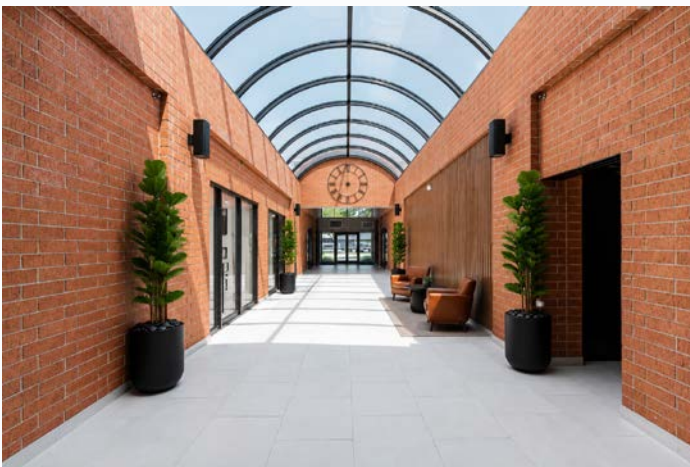
505 E Golf combines flexible office suites with an exceptional location in one of Arlington Heights' fastest growing commercial corridors.

The building is currently undergoing significant property enhancements, including renovated common areas, refreshed landscaping, upgraded signage, and exterior improvements to provide tenants with a modern, professional workplace.

Positioned directly across from the future Urban Street development and adjacent to the Arlington Heights Gateway Redevelopment Area, 505 E Golf places tenants at the center of one of the Northwest suburbs' most active redevelopment districts.

## PROPERTY FACTS

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| AVAILABLE SPACE   | 1,577–7,502 SF<br><i>Optional lower level available, expanding up to 11,028 SF</i> |
| SUITE SIZES       | Divisible / Combinable                                                             |
| BUILDING SIZE     | 17,780 SF Total                                                                    |
| BUILDING CLASS    | Class B                                                                            |
| YEAR BUILT / RENO | 1990 / Renovated in 2026                                                           |
| LOT SIZE          | 1.41 Acres                                                                         |
| PARKING           | 67 Spaces                                                                          |
| PARKING RATIO     | 4.72 / 1,000 SF                                                                    |
| FRONTAGE          | 234 ft on Golf Rd                                                                  |
| USE               | Office / Medical                                                                   |



## PROPERTY HIGHLIGHTS



### PROFESSIONALLY MANAGED

Managed by Leading Edge Realty Advisors.



### NEW MONUMENT SIGN

High-visibility monument signage along Golf Road.



### GLASS ATRIUM

Expansive glass atrium fills the common areas with natural light.



### RENOVATED COMMON AREAS

Modernized corridors with updated finishes.



### FLEXIBLE SUITE CONFIGURATIONS

Multiple suite combinations to fit your space requirements.

THE OPPORTUNITY

# OFFICE & MEDICAL SPACE AVAILABLE

## 1,577–7,502 SF AVAILABLE

505 E Golf offers divisible and combinable office suites designed to accommodate businesses of all sizes.

Renovated common areas, abundant natural light, prominent Golf Road visibility, and flexible floor plans create an exceptional workplace in one of Arlington Heights’ most active commercial corridors.

IDEAL USES



MEDICAL & SPECIALTY PRACTICES

Ideal for primary care, specialty physicians, physical therapy, imaging, and outpatient medical providers.



DENTAL & ORAL HEALTH

Designed for single or multi-provider dental, orthodontic, and oral surgery practices.



WELLNESS & BEAUTY

Perfect for medical spas, aesthetics, dermatology, cosmetic services, men’s health, and wellness providers.



BEHAVIORAL HEALTH

Ideal for counseling, psychology, psychiatry, and other behavioral health practices.



PROFESSIONAL OFFICES

Perfect for law firms, financial services, consulting, insurance, and other professional businesses.



FLEXIBLE FOR YOUR BUSINESS

Suitable for a wide range of office, medical, and professional users.

LEASE TERMS

| AVAILABLE | SUITE RANGE      | FLEXIBILITY            | RENT                         | LISTING BROKER               |
|-----------|------------------|------------------------|------------------------------|------------------------------|
| For Lease | 1,577 – 7,502 SF | Divisible / Combinable | \$22.00/SF<br>Modified Gross | Leading Edge Realty Advisors |

# SCHEDULE A TOUR TODAY

EXPERIENCE THE NEWLY RENOVATED DIFFERENCE

**SUITES 1,577-7,502 SF**

505 E Golf Road • Arlington Heights • Illinois 60005

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## CONTACT

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