

# MEDICAL OFFICE SPACE FOR SALE/LEASE

- » Close Proximity to Endeavor's Northwest Hospital

**1628 CENTRAL RD  
ARLINGTON HEIGHTS, IL**



## EXECUTIVE SUMMARY

Versa Real Estate Services is proud to serve as the exclusive listing agent for the sale or lease of 1628 Central Road in Arlington Heights, Illinois. This highly visible medical office building is ideally located near Endeavor's Northwest Hospital, offering a prime opportunity for healthcare providers. The first floor features a 3,750-square-foot pre-built medical suite in excellent condition, including three exam rooms with sinks, a reception and waiting area, and three private restrooms, with additional storage available on the lower level. The property is surrounded by a variety of fast-casual and fine dining options, enhancing convenience for staff and patients. For investors, the second-floor suite is secured under a long-term lease, providing stable income potential.

## BUILDING HIGHLIGHTS

- » Existing Condition Medical Space Available for Owner/Occupant
- » 40+ Parking Spaces
- » Building Signage Available
- » Long Term Lease on Second Floor
- » Taxes: \$22,835
- » 3,750 SF Medical Suite Available for Owner/Occupant
- » Built in 2007

## AREA AMENITIES

- » Close Proximity to Northwest Hospital
- » 300,000 people in a 5-mile Radius
- » Nearby Major Interstate Exits (I-94 & I-290)
- » Numerous Restaurants in the Area



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## PROPERTY SUMMARY

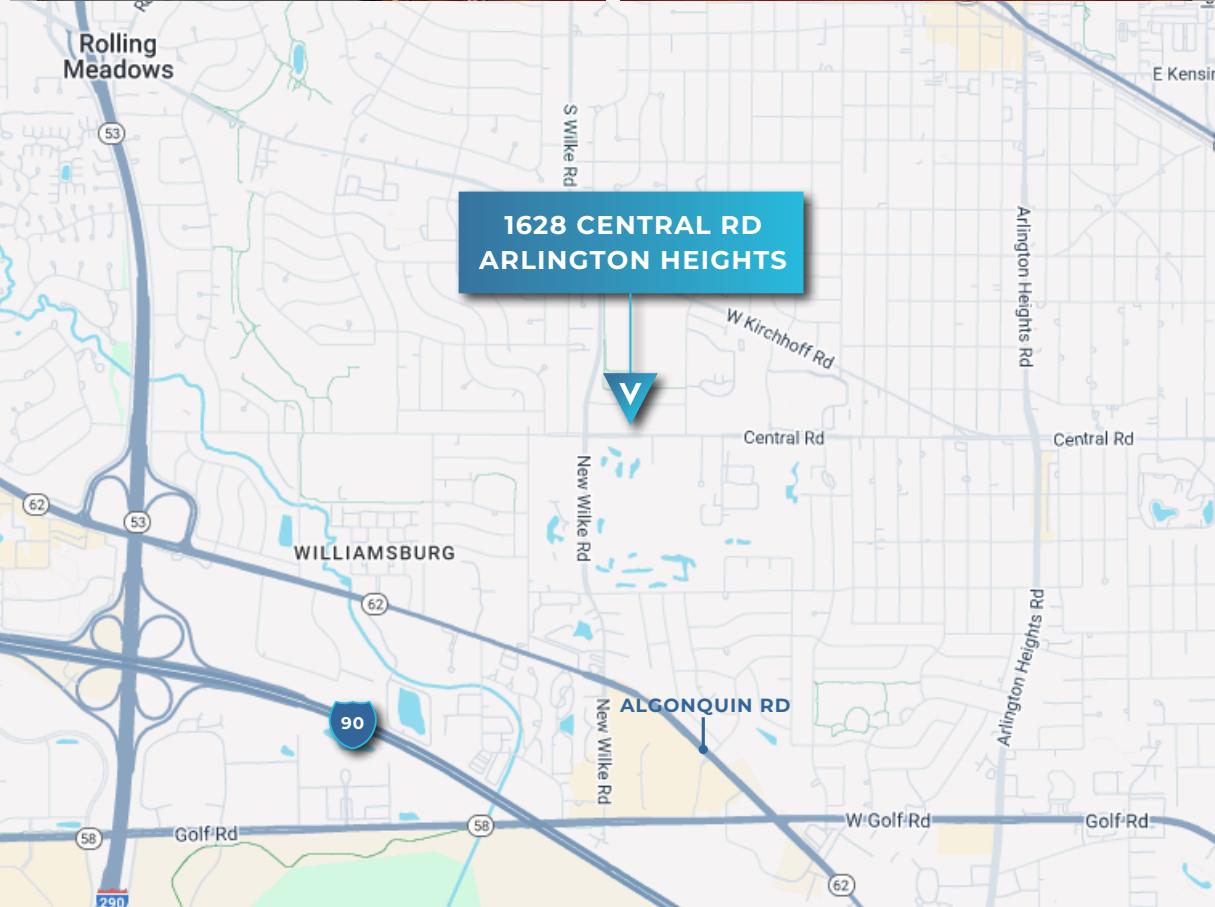
<b>PURCHASE PRICE</b>	\$2,300,000 (\$272 PSF)
<b>PRICE PSF</b>	\$16.50 PSF NNN
<b>BUILDING SF</b>	8,455
<b>YEAR BUILT</b>	2007



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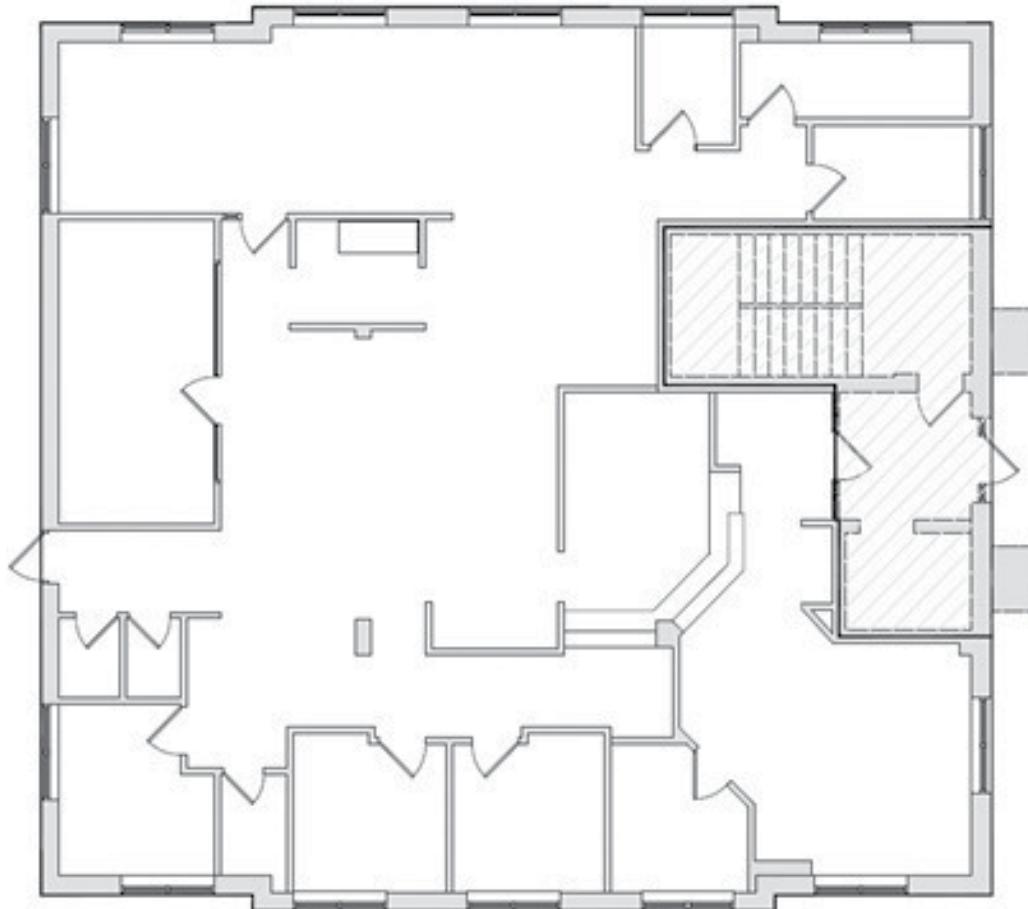


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# FIRST FLOOR | 3,750 SF

1628 Central Rd | Arlington Heights, IL



## SPACE NOTES

- » 3 exam rooms with sinks
- » Reception/waiting area
- » 3 restrooms in the suite
- » Building signage available
- » Lower level storage available



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