



MEDICAL OFFICE SPACE FOR SALE/LEASE

» Close Proximity to Endeavor's
Northwest Hospital

1628 CENTRAL RD
ARLINGTON HEIGHTS, IL

VersaRES.com



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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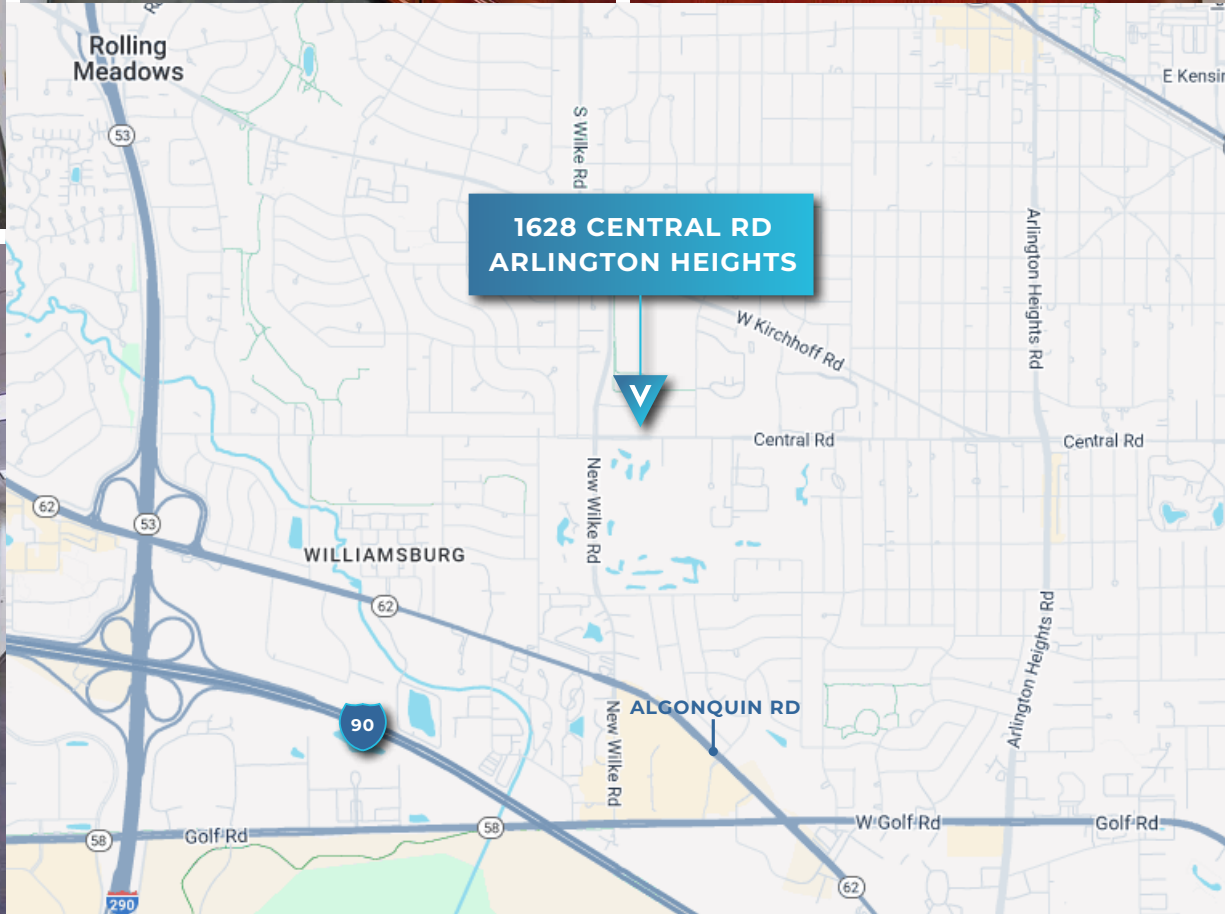
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PROPERTY SUMMARY

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



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VERSA
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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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