



# OFFICE SPACE FOR LEASE

## 3115-3135 N.WILKE ARLINGTON HTS,IL

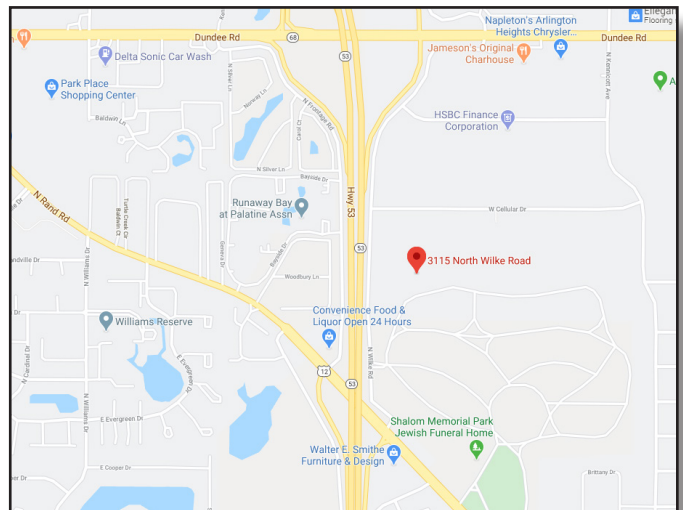


### ENTERPRISE OFFICE CENTER BUILDING FEATURES:

- 1,479 -4,504 SF Available w/ several combinations
- Located 1 block East of full Rt 53 & Dundee Rd full interchange
- Ideal for Office or Medical with operable windows
- Tenant controlled HVAC and 24 hour access
- Comcast high-speed internet and cable available
- Private Restrooms
- Professional Park-Like Setting
- Building Signage Available
- Free Conference Room & Fitness Area with locker rooms & showers
- **Rental Rate:\$15.50 PSF Modified Gross**

### AVAILABLE SPACE:

SUITE	SIZE (SF)	LAYOUT
3135-C	1,479	Mostly open plan
3125-I	1,956	6 private offices, conference room
3125 C & H	2,548	1 private office, conf, & open area
3125-J	4,504	Private offices & Open space
3115-H	4,121	Private Offices & Open Space
**See page 2 for all combinations**		



### FOR MORE INFORMATION:

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### AVAILABLE SPACE COMBINATIONS



#### Enterprise Office Center Available Spaces for Lease

All spaces feature:

- Professional park-like setting
- Excellent parking access
- Common area conference room
- Work-out area on-site
- Zoned M-1
- Good access to Route 53, Dundee Rd, & Rand Rd
- Operable windows
- Private bathrooms
- 24/7 direct access to suites
- Tenant/owner controlled HVAC
- Fully fire sprinklered

Suite	Rentable SF	Monthly Gross Rent	
3135-C	1,479	\$1,970	Multiple open areas
3125-I	1,956	\$2,605	6 private offices, conference room
3125-C,H	2,548	\$3,393	1 private office, conf rm, server rm, open area
3115-H,I,O	4,121	\$5,488	
3125-C,H,I	4,504	\$5,998	

Net Rent PSF	Op Ex PSF	Tax PSF	Gross Rent PSF
\$6.82	\$4.47	\$4.69	\$15.98

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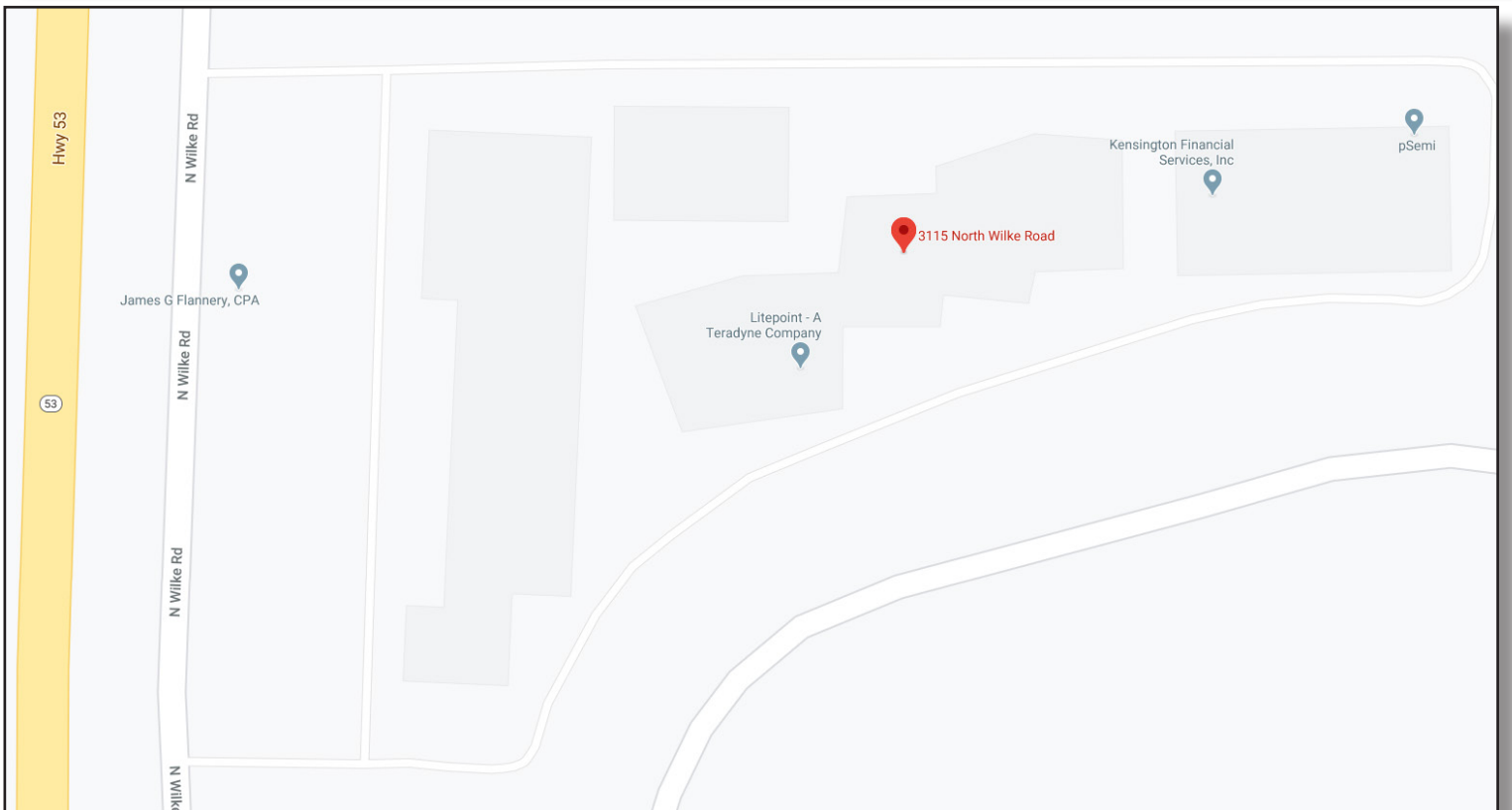
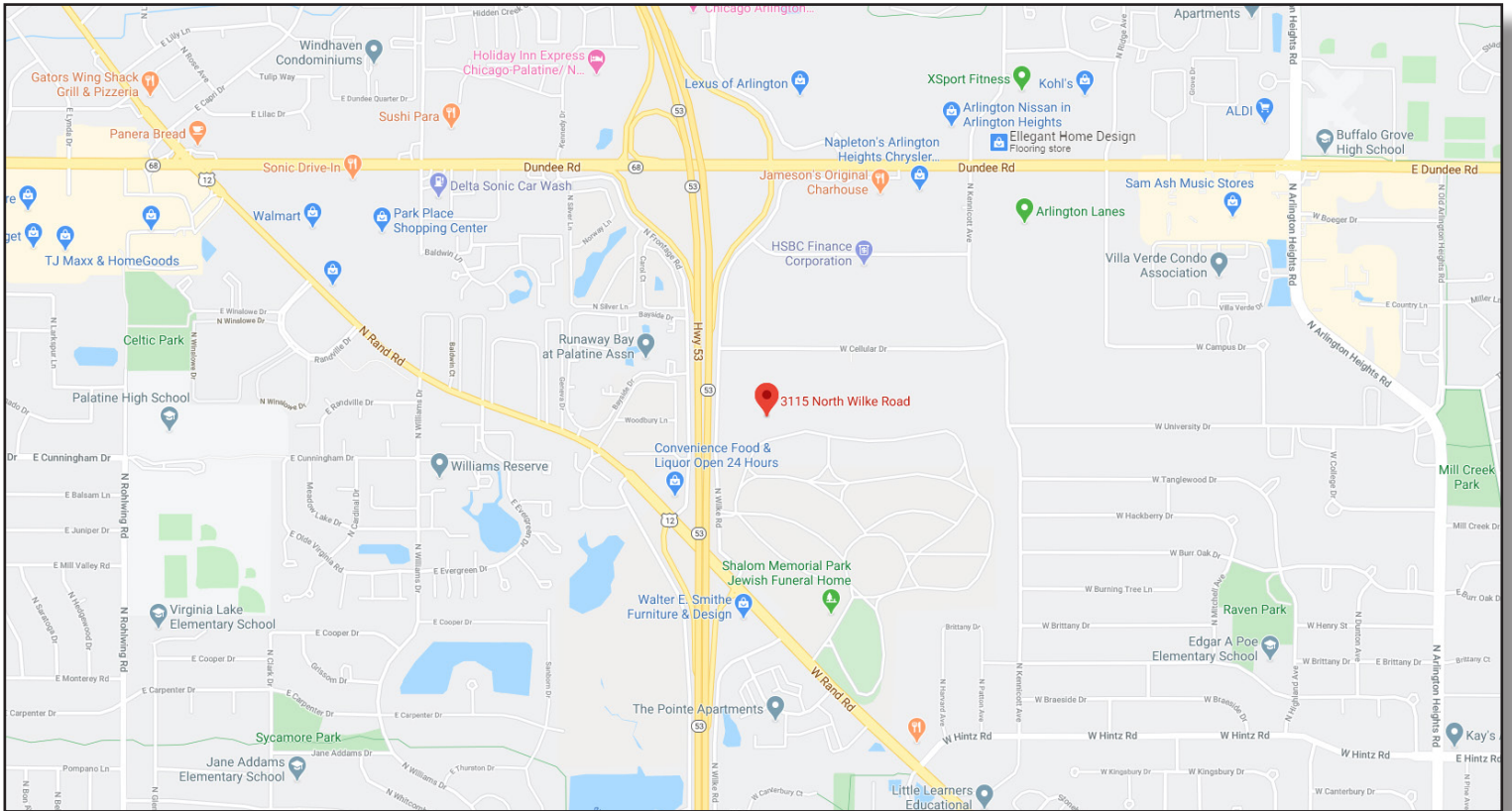
Enterprise Office Center Available Units Lease



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## 3115-3135 N.WILKE ARLINGTON HTS,IL

### LOCATION MAPS

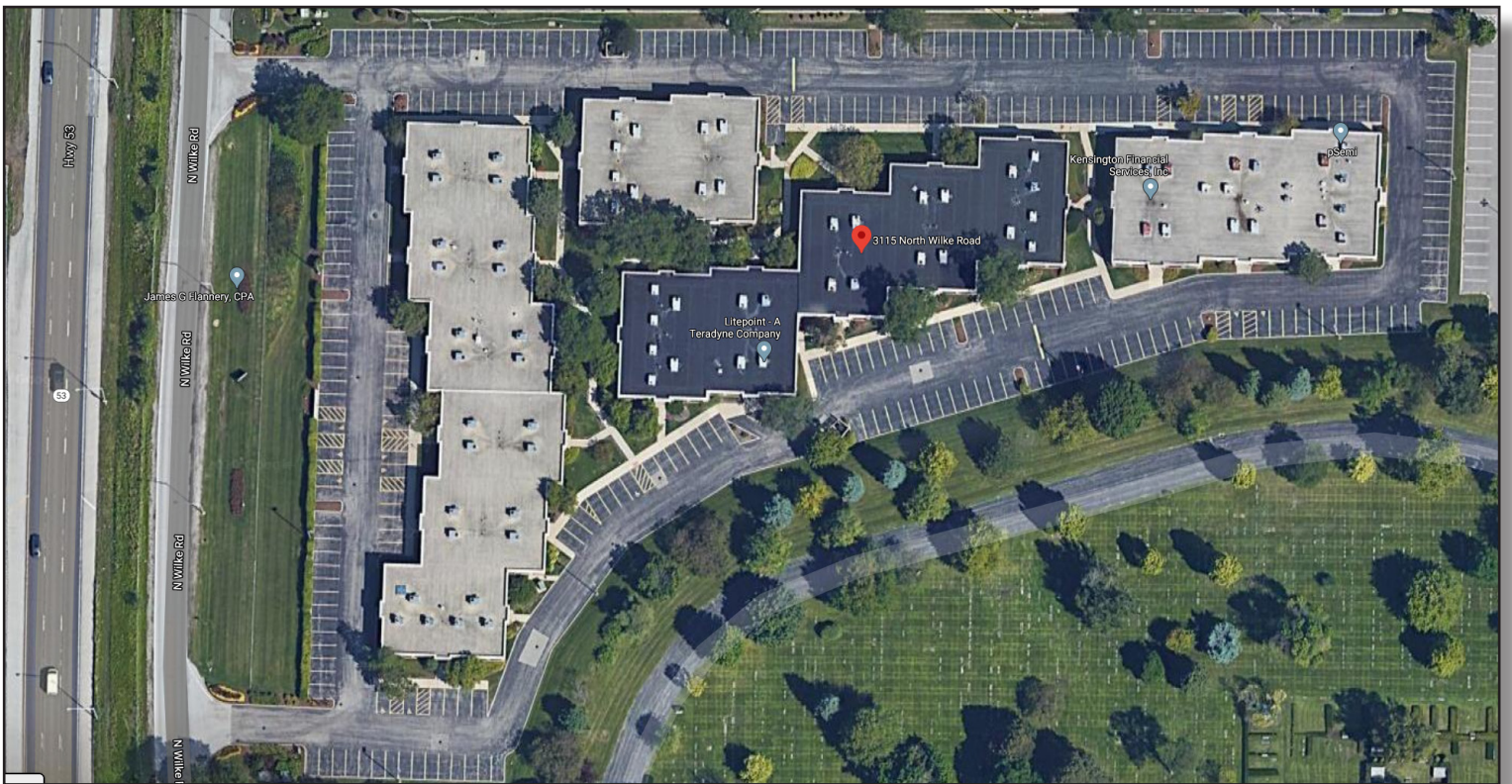
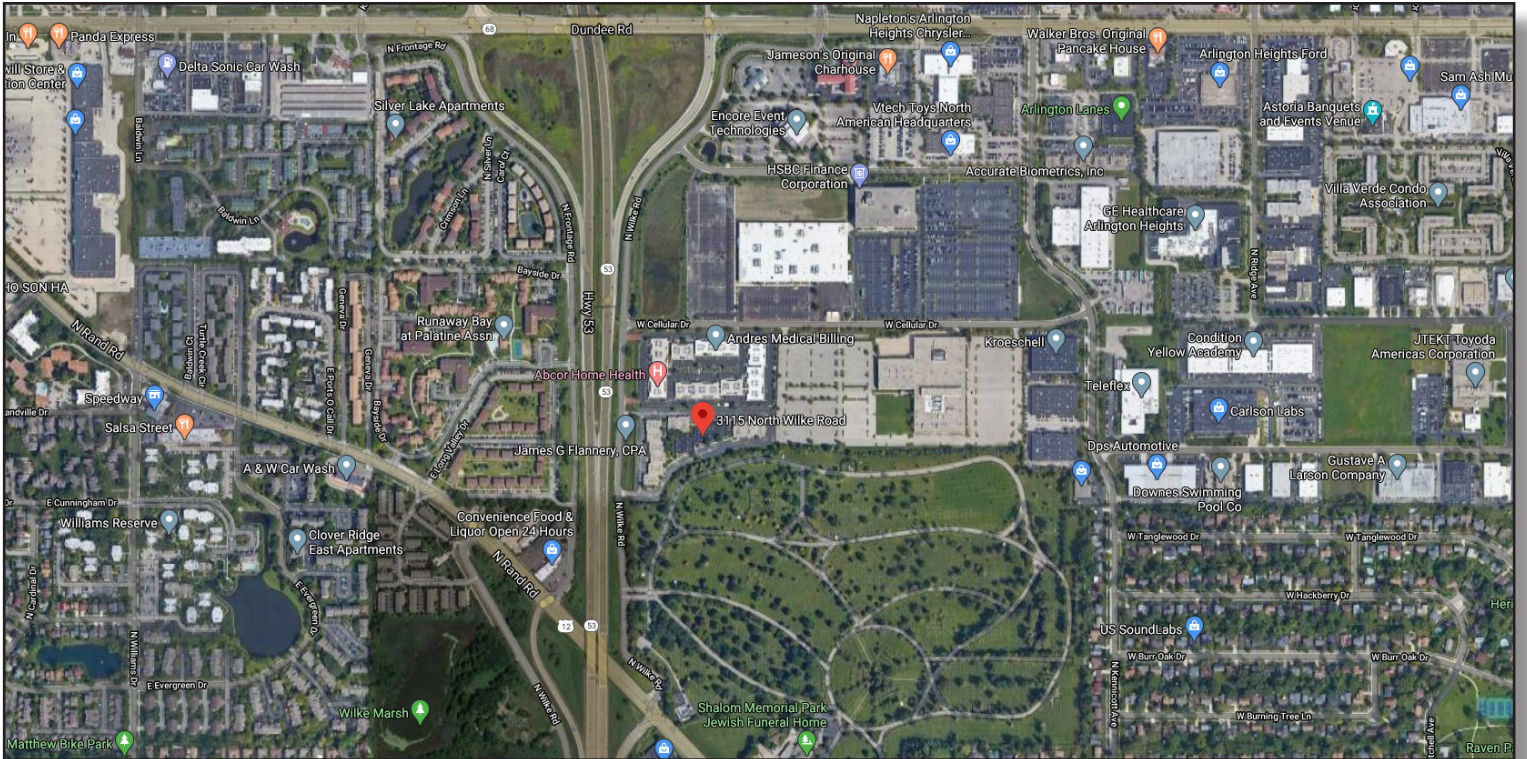




# OFFICE SPACE FOR LEASE

## 3115-3135 N. WILKE ARLINGTON HTS, IL

AERIAL VIEW





# OFFICE SPACE FOR LEASE

3115-3135 N. WILKE ARLINGTON HTS, IL

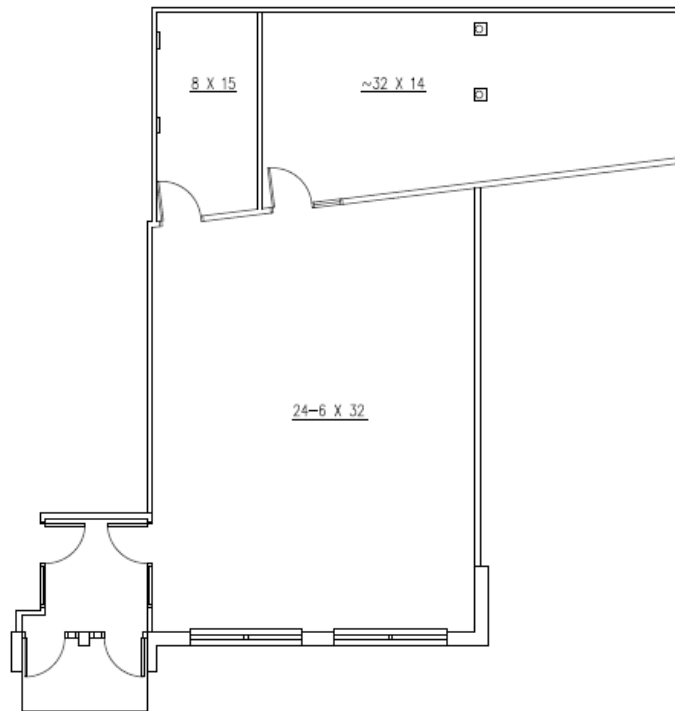
## PROPERTY PHOTOS





FLOORPLAN

3135 SUITE C (1,479 SF)



SUITE: C

3135 N. WILKE RD.

ARLINGTON HTS., IL



**3135 N. Wilke Suite C**

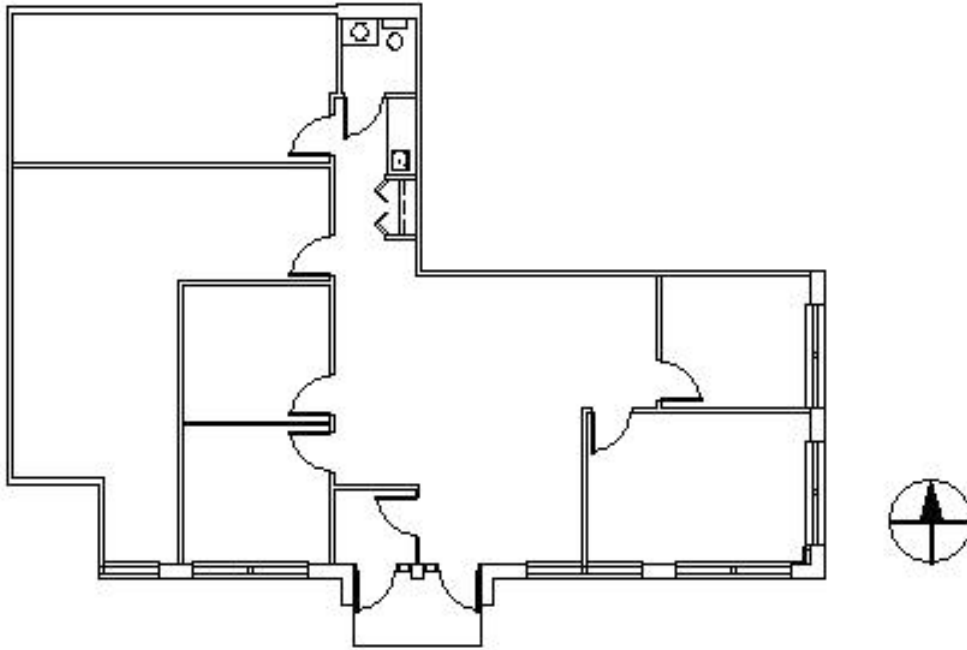
**1,479 Rentable SF**

- Professional park-like setting
- Excellent parking access
- 3.61:1,000 parking ratio
- Good access to Route 53
- Common area conference room
- Work-out area on-site
- Private bathrooms
- 24/7 direct access to suites
- Tenant/owner controlled HVAC
- Fully fire sprinklered
- Operable windows



FLOORPLAN

3125 SUITE I (1,956 SF)



**3125 N. Wilke Rd. Suite I**

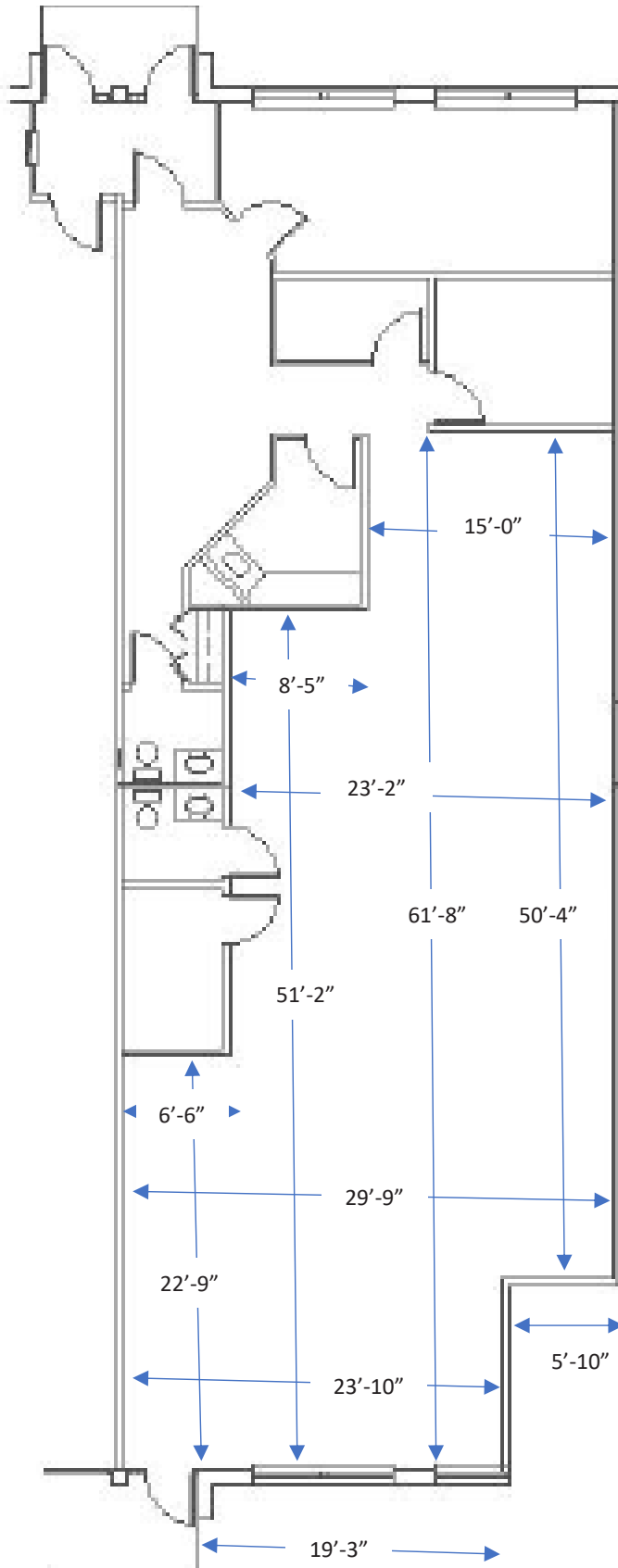
**1,956 Rentable SF**

- Professional park-like setting
- Excellent parking access
- 3.61:1,000 parking ratio
- Good access to Route 53
- Common area conference room
- Work-out area on-site
- Private bathrooms
- 24/7 direct access to suites
- Tenant/owner controlled HVAC
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FLOORPLAN

3125 SUITE C & H (2,548 SF)

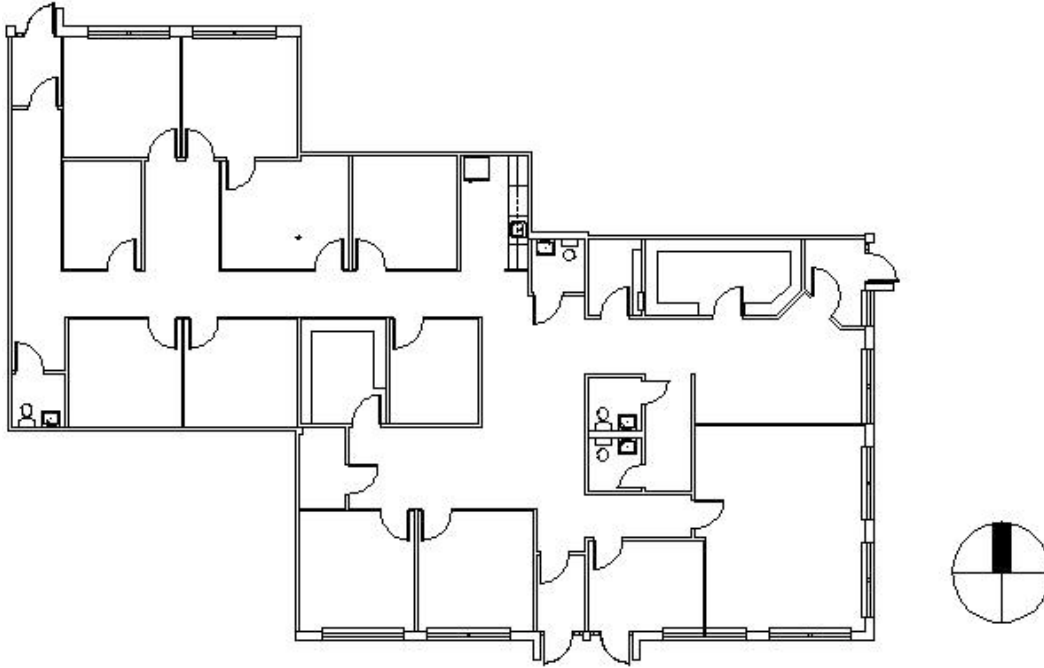






FLOORPLAN

3115 SUITE H, I & O (4,504 SF)



**3115 N. Wilke Suite H,I,O**

**4,121 Rentable SF**

- Professional park-like setting
- Excellent parking access
- 3.61:1,000 parking ratio
- Good access to Route 53
- Common area conference room
- Work-out area on-site
- Private bathrooms
- 24/7 direct access to suites
- Tenant/owner controlled HVAC
- Fully fire sprinklered
- Operable windows

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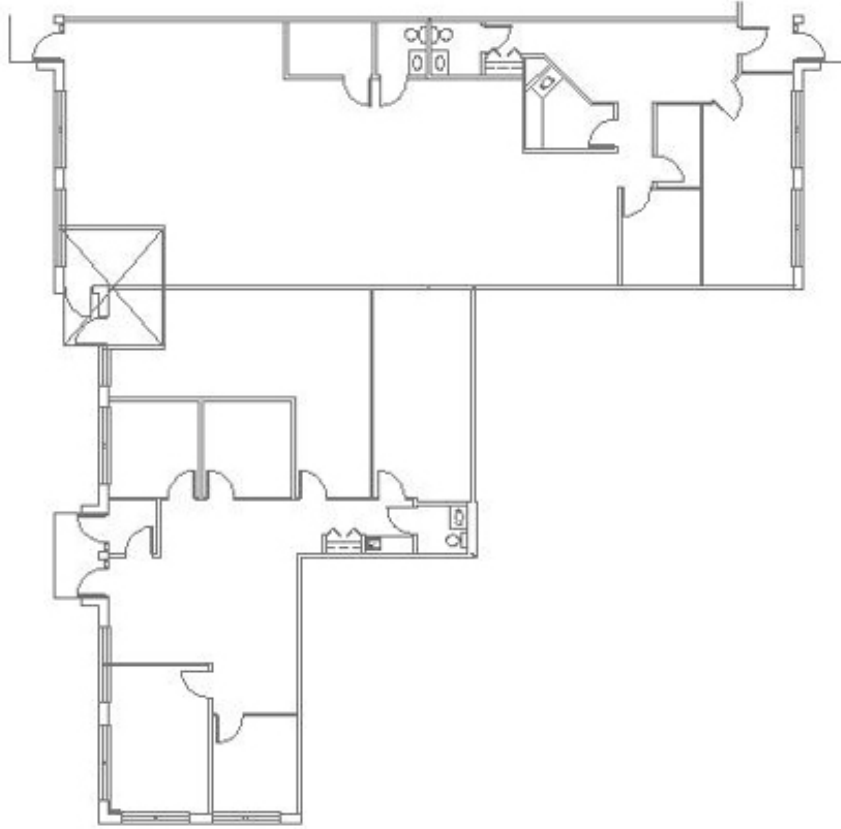
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FLOORPLAN

3125 SUITE C,H & I (4,504 SF)



**3125 N. Wilke Suite C,H,I**

**4,504 Rentable SF**

- Professional park-like setting
- Excellent parking access
- 3.61:1,000 parking ratio
- Good access to Route 53
- Common area conference room
- Work-out area on-site
- Private bathrooms
- 24/7 direct access to suites
- Tenant/owner controlled HVAC
- Fully fire sprinklered
- Operable windows