



OFFICE SPACE OR MEDICAL SPACE FOR LEASE

POPLAR CREEK OFFICE PLAZA 1721 MOON LAKE BLVD HOFFMAN ESTATES, IL



BUILDING FEATURES:

- 3,863 - 67,289 SF of Contiguous Office Space or Medical Space for lease
- Convenient access to O'Hare Airport and downtown Chicago via I-90
- Close proximity to shopping, dining & hotels
- Free Access to Fitness center with men's and women's locker rooms
- Five-Story structure with dramatic three-story atrium
- 400+ surface parking spaces plus underground heated parking spaces
- Common building conference & lunchroom

- Model Suites available for immediate occupancy
- Landlord will customize office buildout to meet tenant needs
- Located across the street from AMITA Health St. Alexis Medical Center
- Extensive Property Renovation Underway!!!!
- **Join Our Growing Office & Medical Tenant Roster! (See Page 12)**
- **Rental Rate: \$12.50-\$15.50 PSF Modified Gross**

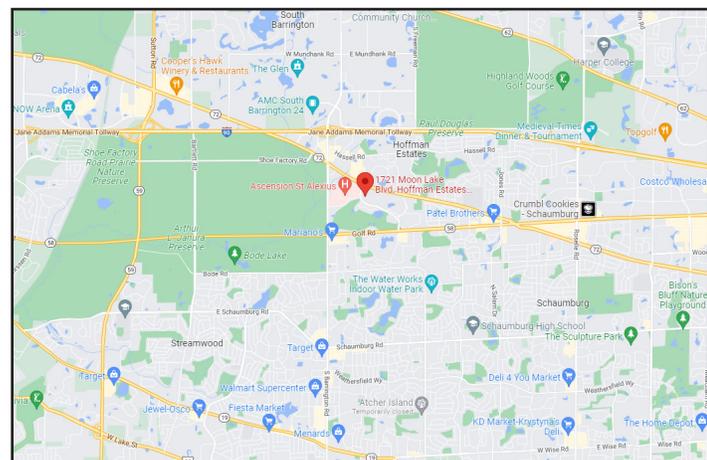
AVAILABLE SPACE:

**See Page 2 **

Available Suites

Range From: 3,496 SF

Owned & Operated By:



FOR LEASING 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 Ave Suite 112, Palatine, IL



OFFICE SPACE OR MEDICAL SPACE FOR LEASE

POPLAR CREEK OFFICE PLAZA 1721 MOON LAKE BLVD HOFFMAN ESTATES, IL

AVAILABLE SPACE FOR LEASE



Poplar Creek Office
1721 Moon Lake Blvd, Hoffman Estates
Available Spaces for Lease



- Close to Ascension Saint Alexius Medical Center
- 400 surface parking spaces
- Heated parking available
- Lunch room with vending machines
- Zoned PRD Residential Planned Development
- Good access to 4-way interchange I-90 at Barrington Rd
- Common area conference room
- 24/7 access to suites
- FedEx & UPS drop boxes on-site
- Fully fire sprinklered
- Locker rooms with showers

\$12.50 to \$15.50 per SF Modified Gross*

*Introductory rental rate depending on length of lease term & landlord's work

Suite	Rentable SF	Description
205	3,496	5 perimeter private offices, conference room, kitchen, storage, & open area
420	3,863	10 private offices, kitchen, open aea, potentially divisible to 2,000 SF
209	4,409	8 private offices, open area
205 + 209	7,905	Multiple perimeter private offices, open area, kitchen & open areas
430-450	10,010	Open Area, divisible to approximately 4,000 to 6,000 square feet
500	12,059	Multiple private offices & open area
4th	13,873	Remaining space on 4th floor
540	15,489	Multiple private offices & open areas
300	25,868	Entire floor available, mix of private offices & open areas
5th Floor	27,548	Entire floor available, mix of private offices & open areas
3rd + 4th	39,741	Entire 3rd floor and remaining space on 4th floors combined
4th + 5th	41,421	Remaining space on 4th and entire 5th floors combined
3rd, 4th, 5th	67,289	Entire 3rd floor, remaining space on 4th, and entire 5th floors combined

Ray Okigawa
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Submitted subject to errors, omissions, changes, and prior leasing, sale, or withdrawal without notice.

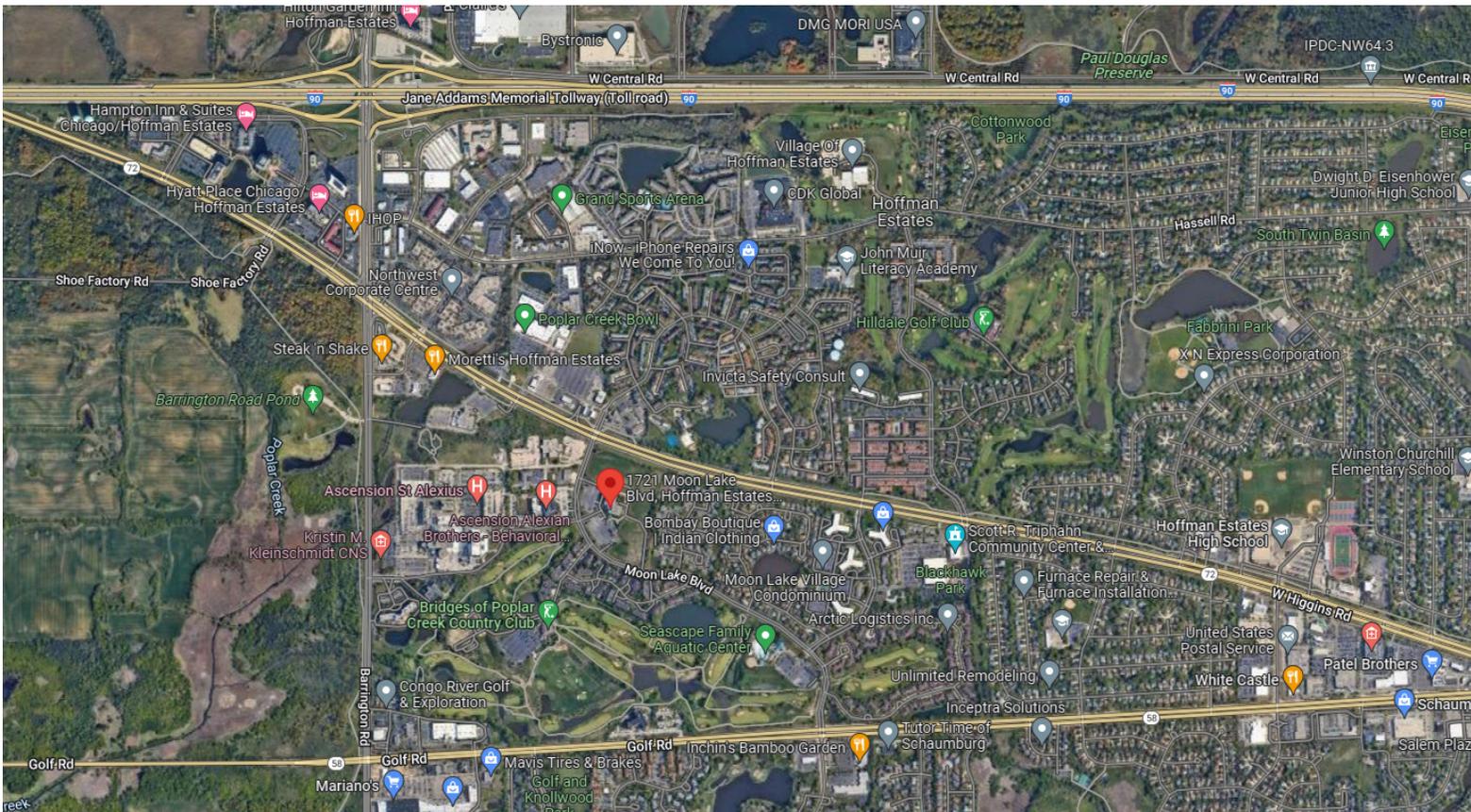
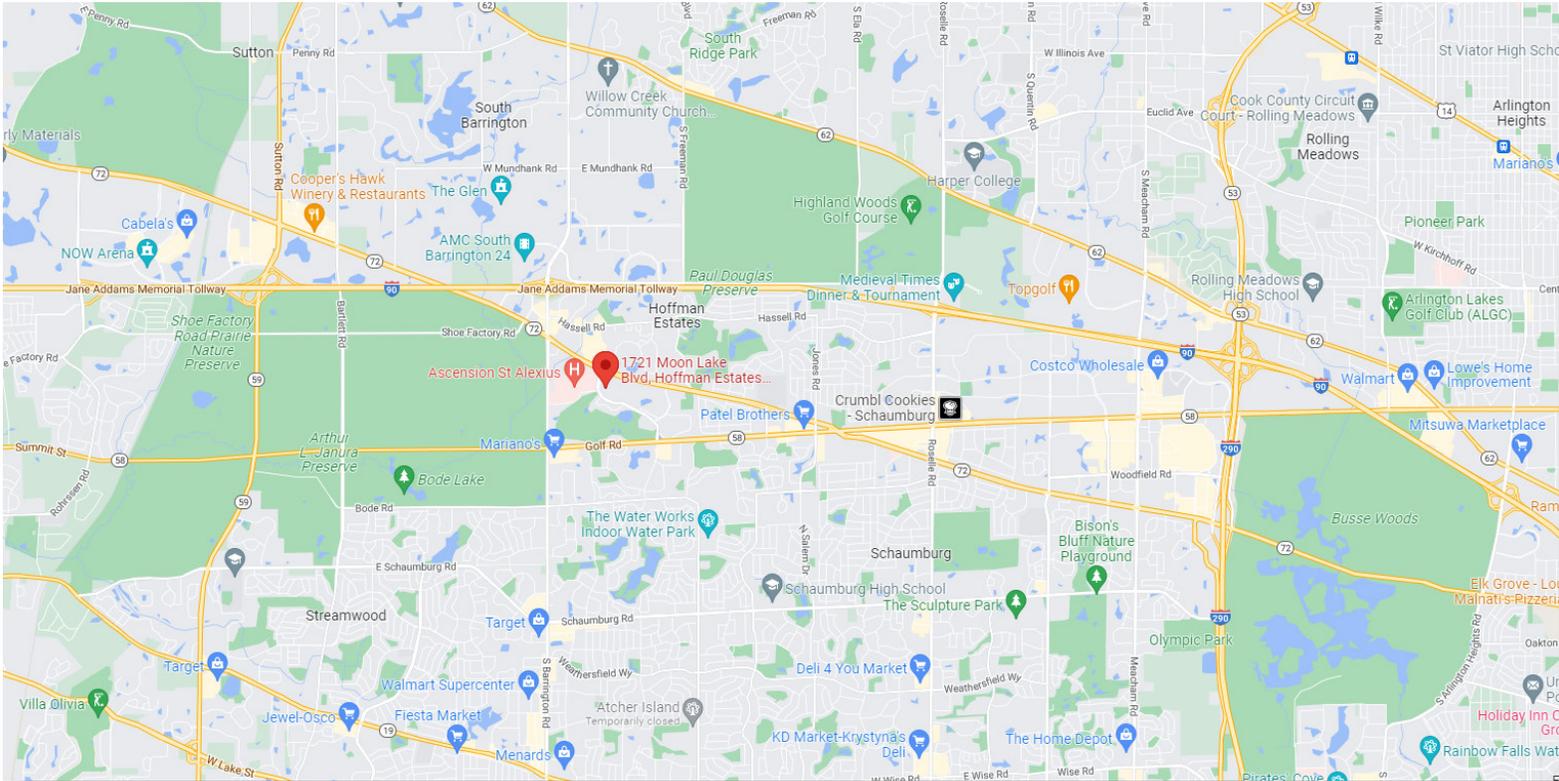
Poplar Creek Office 1721 Moon Lake Blvd Available Spaces.xls Available spaces 12-3-25



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AREA MAPS

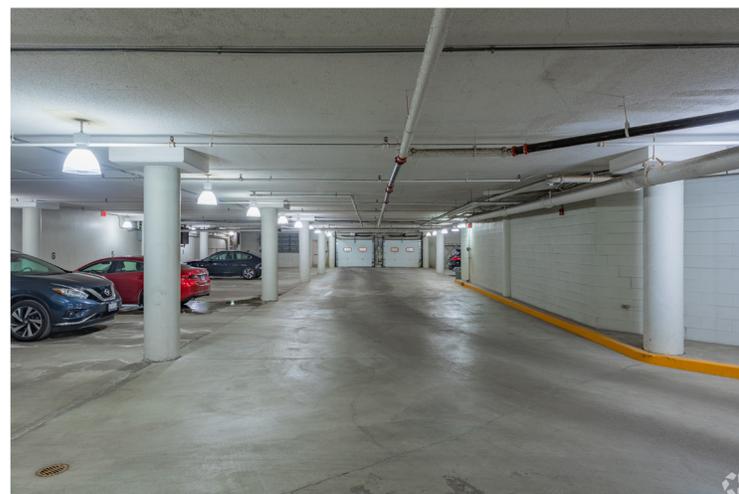




OFFICE SPACE OR MEDICAL SPACE FOR LEASE

POPLAR CREEK OFFICE PLAZA 1721 MOON LAKE BLVD HOFFMAN ESTATES, IL

BUILDING PHOTOGRAPHS

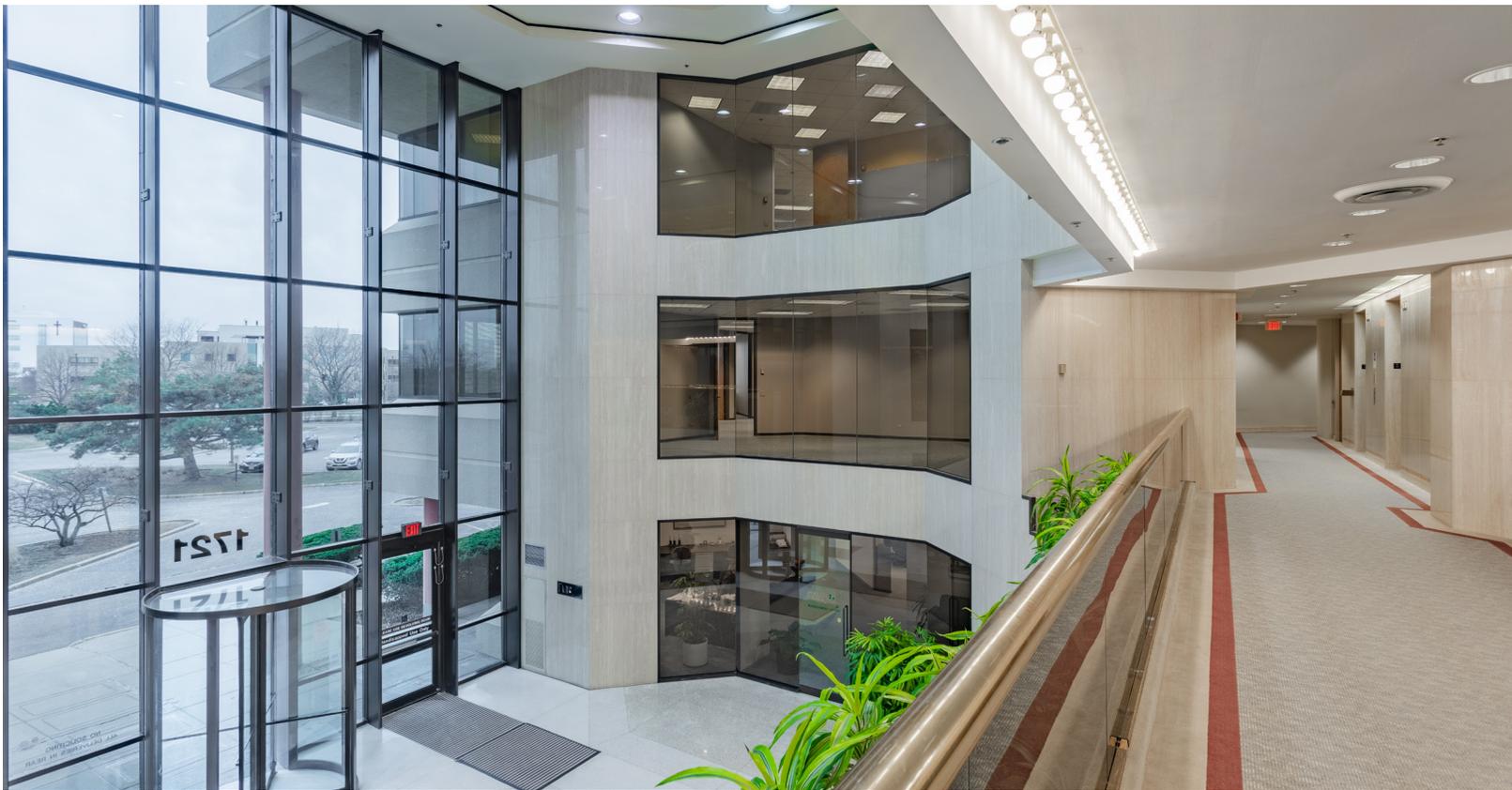




OFFICE SPACE OR MEDICAL SPACE FOR LEASE

POPLAR CREEK OFFICE PLAZA 1721 MOON LAKE BLVD HOFFMAN ESTATES, IL

BUILDING PHOTOS





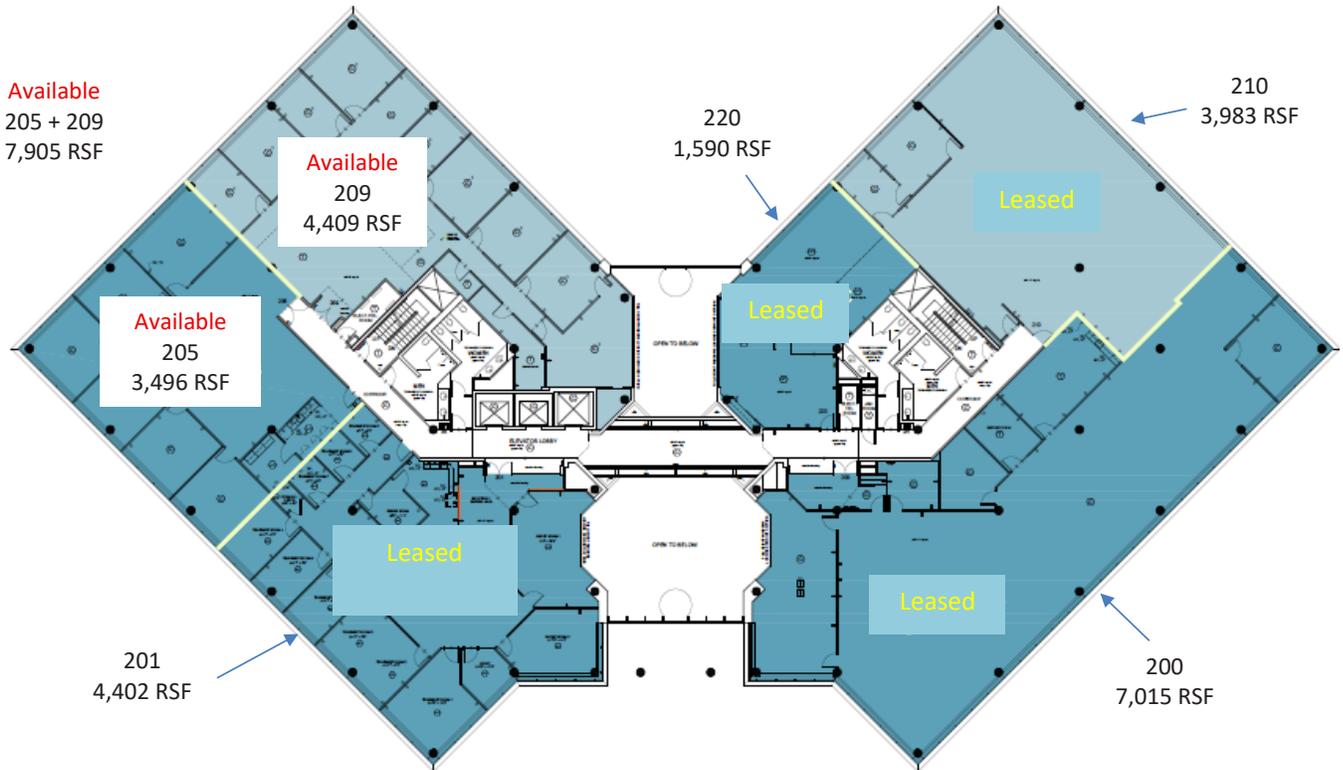
OFFICE SPACE OR MEDICAL SPACE FOR LEASE

POPLAR CREEK OFFICE PLAZA 1721 MOON LAKE BLVD HOFFMAN ESTATES, IL

SECOND FLOOR PLAN



CHICAGOLAND COMMERCIAL REAL ESTATE, INC.



1721 Moon Lake Blvd
Hoffman Estates, IL
Second Floor

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Scan the QR code or click [here](#) for a 3-D Virtual Tour of
Suite 209!

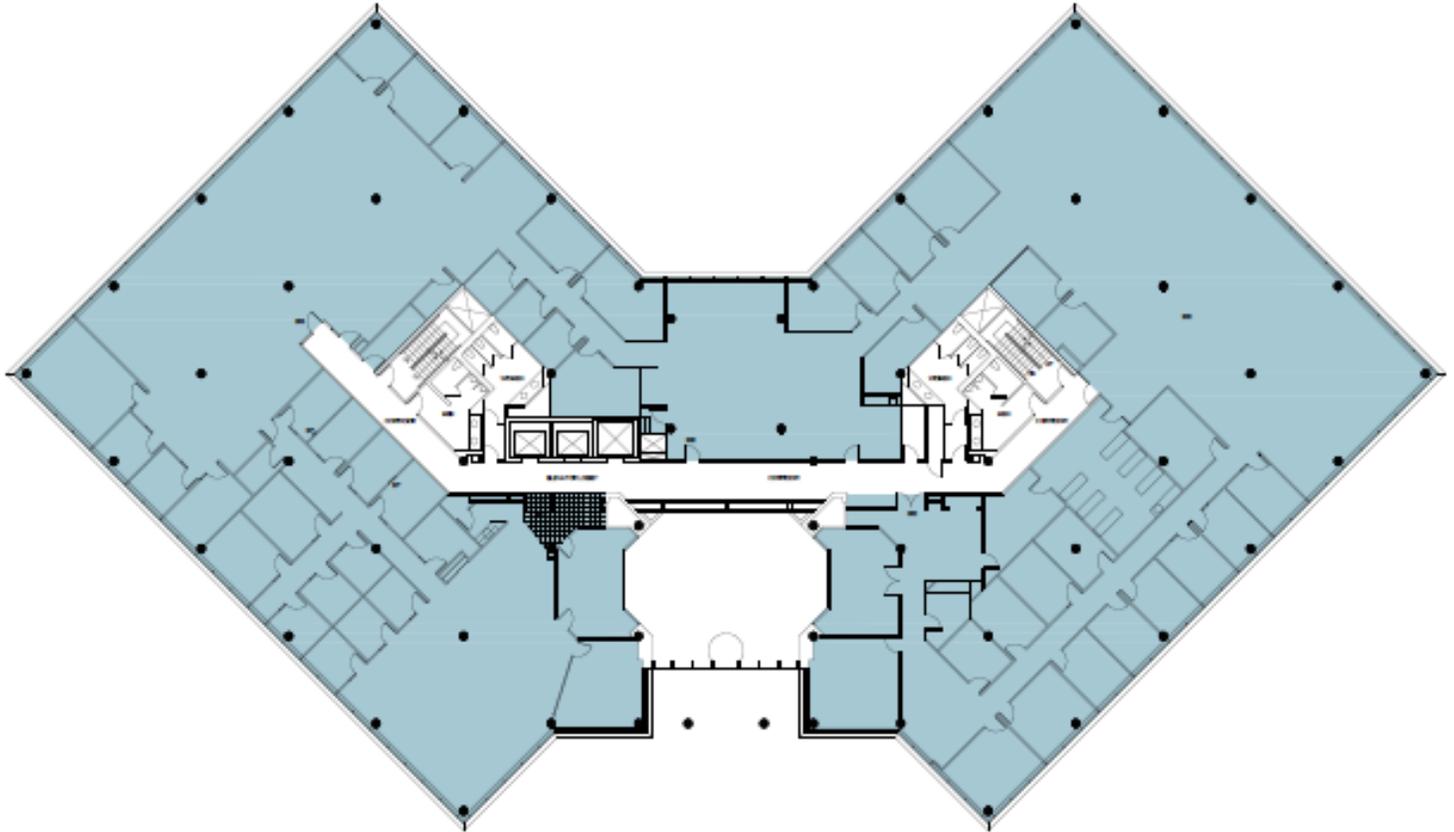




OFFICE SPACE OR MEDICAL SPACE FOR LEASE

POPLAR CREEK OFFICE PLAZA 1721 MOON LAKE BLVD HOFFMAN ESTATES, IL

THIRD FLOOR PLAN



**1721 Moon Lake Blvd
Hoffman Estates, IL
Third Floor
25,868 Rentable SF**

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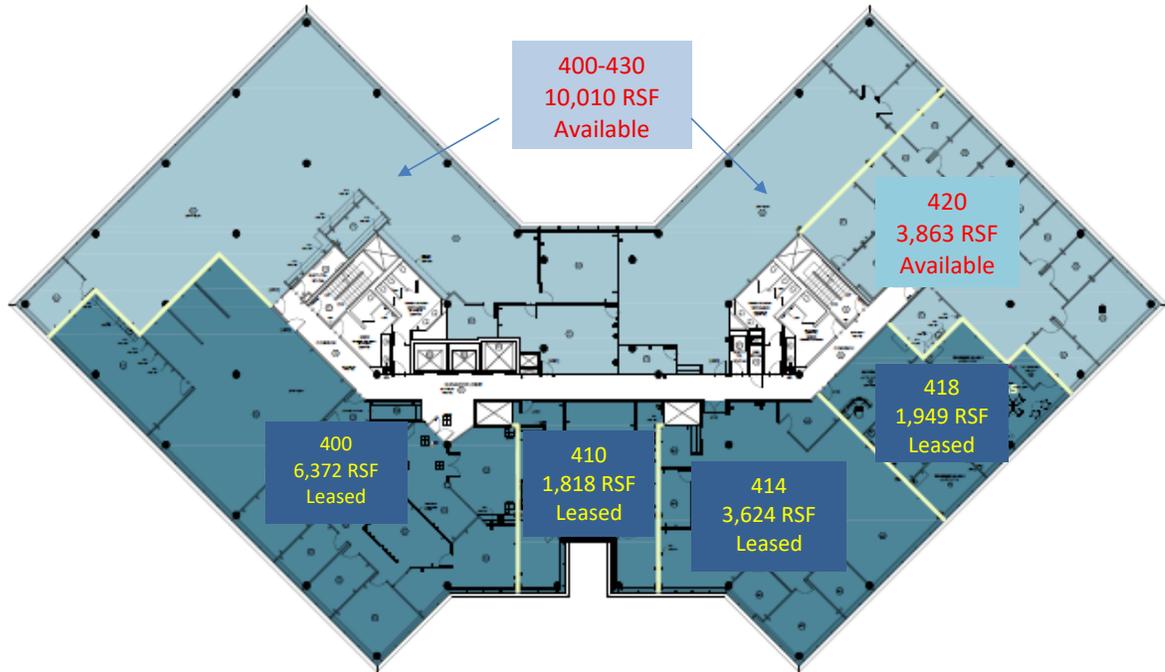
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FOURTH FLOOR PLAN



CHICAGOLAND COMMERCIAL REAL ESTATE, INC.



4TH FL TENANT PLAN
SCALE: NTS
(1/4"=1')

Hoffman Estates, IL
Fourth Floor
27,853 Rentable SF

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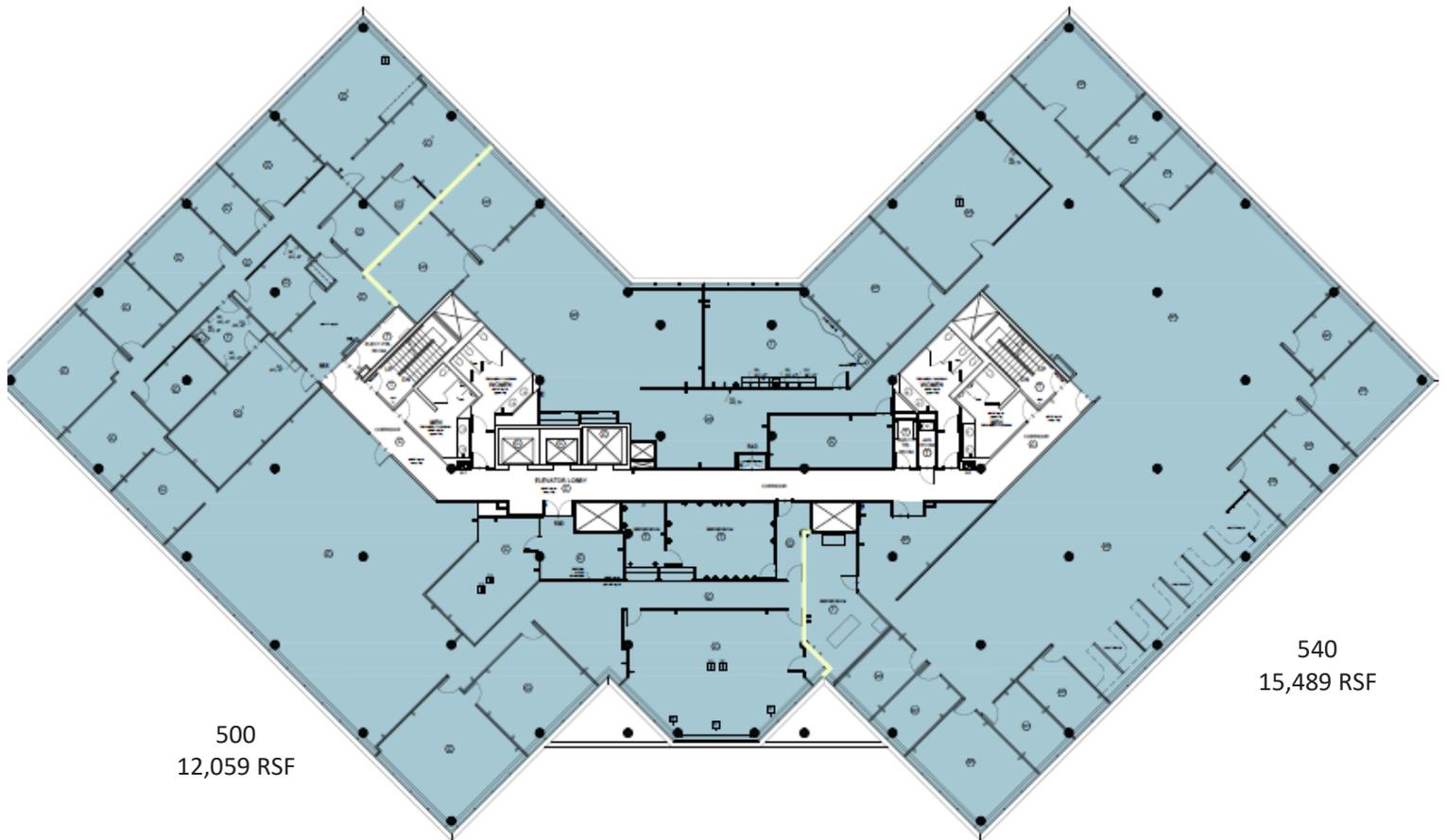




OFFICE SPACE OR MEDICAL SPACE FOR LEASE

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FIFTH FLOOR PLAN



500
12,059 RSF

540
15,489 RSF

**1721 Moon Lake Blvd
Hoffman Estates, IL
Fifth Floor
27,548 Rentable SF**

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TENANT ROSTER

Join Our Growing Office & Medical Tenant Roster Including:

- Lake County Physical Therapy
- Early Autism
- Bubbles Pediatrics
- Yama Physical Therapy
- Advance Psychiatric Management
- Lorenz Naprapathy
- Midwest Center For Women's Healthcare, LTD
- Cruises International Corp HQ
- Second Act Sleep Products
- Matrixspace
- Specialty Consulting

■ Owned & Operated By:



■ Leasing & Marketing By:



Serving Chicagoland Since 2002