

825 E. GOLF ROAD



MOATS
OFFICE PROPERTIES

ABOUT US

For over 32 years, **Moats Office Properties** has owned and operated office buildings in Chicago's Northwest suburbs.

We are a family owned and operated business and strive for the best in customer satisfaction.

825 E. GOLF ROAD AT-A-GLANCE

2-Story Building - 32,320 SF

Lot Size: 2 Acres

Parking: ~4.18/1K SF

Class B Professional/Medical

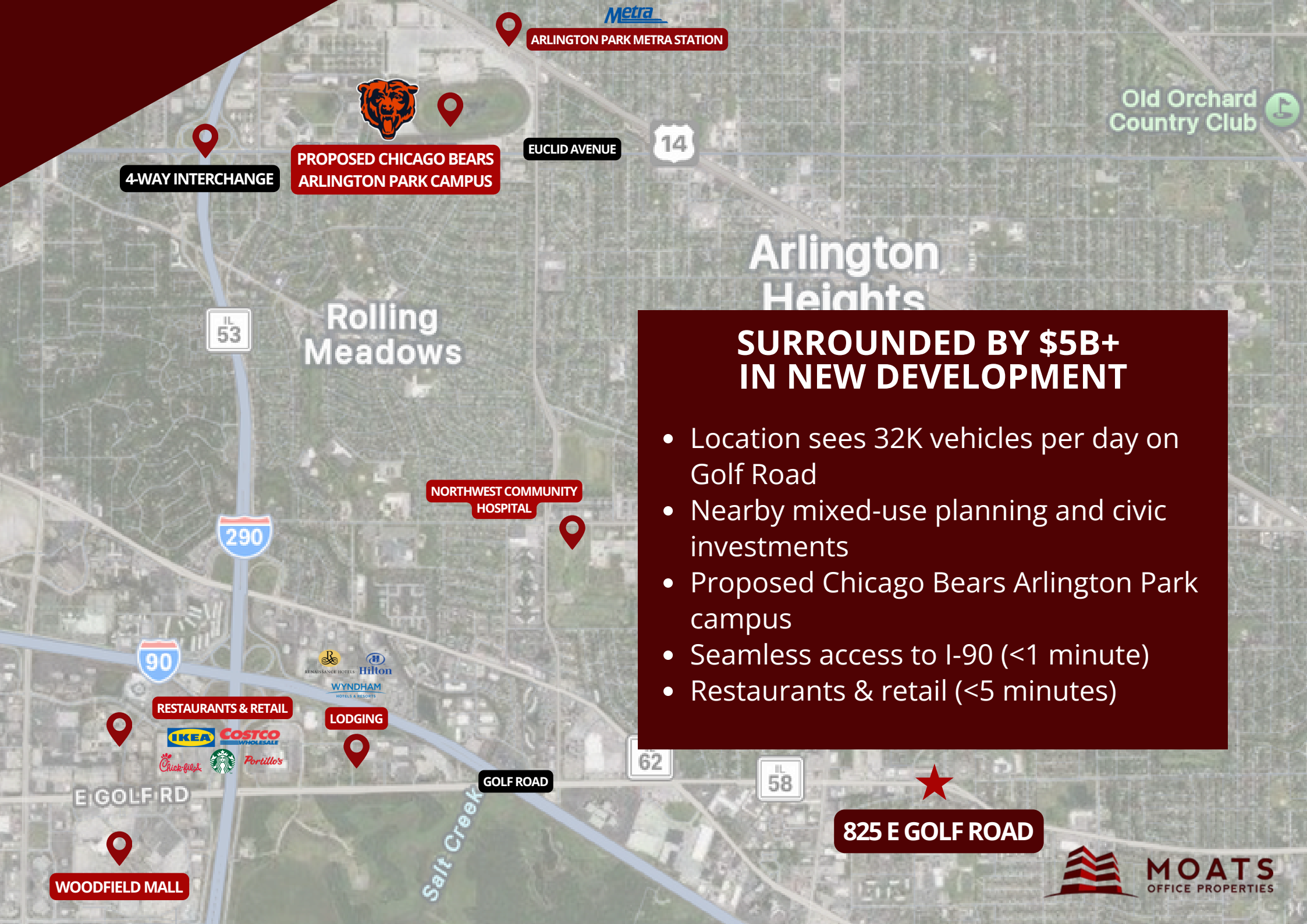
Building Signage Available

Monument Signage Available

Year Built/Renovated: 1983/2025



MOATS
OFFICE PROPERTIES



Metra
ARLINGTON PARK METRA STATION

Old Orchard
Country Club

4-WAY INTERCHANGE

PROPOSED CHICAGO BEARS
ARLINGTON PARK CAMPUS

EUCLID AVENUE

14

Arlington
Heights

Rolling
Meadows

IL
53

290

90

NORTHWEST COMMUNITY
HOSPITAL

RESTAURANTS & RETAIL



LODGING



GOLF ROAD

62

IL
58

825 E GOLF ROAD

WOODFIELD MALL



MOATS
OFFICE PROPERTIES

SURROUNDED BY \$5B+ IN NEW DEVELOPMENT

- Location sees 32K vehicles per day on Golf Road
- Nearby mixed-use planning and civic investments
- Proposed Chicago Bears Arlington Park campus
- Seamless access to I-90 (<1 minute)
- Restaurants & retail (<5 minutes)

E. GOLF ROAD

S. GOEBBERT ROAD



825

MONUMENT SIGNAGE AVAILABLE

MAIN ENTRANCE

W. GOLF ROAD



MOATS
OFFICE PROPERTIES

BUILDING SUMMARY

Value Drivers

- **Multi-million dollar medical build out in place**
- **Strategically positioned near numerous hospitals and health centers**, including Northwest Community Hospital and Alexian Brothers Medical Center
- **Prime frontage along Golf Road** with highly visible signage opportunities and excellent exposure to over 35,000 daily drivers
- **Conveniently located** less than 1 mile from the high-traffic four-way interchange at Arlington Heights Road and Interstate 90
- **Boutique two-story layout** with deep roof overhangs ideal for ease of access and privacy
- **Multiple entrances** and clear address visibility
- **Building renovated in 2025** with desirable finishes
- **Well-maintained landscaping** and updated curb appeal
- **Flexible floor plan** allows for multi-tenant



2025 RENOVATION HIGHLIGHTS

Exterior

- Refreshed parking lot paving
- Updated landscaping
- Updated exterior lighting, paint (doors, trim) & signage

Interior - Lobby

- Updated custom chandelier/lighting (~20K)
- Updated herringbone flooring, carpeting
- Updated interior paint (walls, doors, trim), signage

Interior - First Floor - East & West Wing Hallways

- Updated LED lighting
- Updated carpeting
- Updated interior paint (walls, doors, trim)

Interior - Second Floor, Suite 2000

- Updated LED lighting
- Updated herringbone flooring, carpeting in Reception
- Updated interior paint (walls, doors, trim) in Reception
- Updated marble countertops in Reception

SITE SURVEY



MURRY AND MOODY, LTD.

Land Surveyors
Whole Professional Land Surveying Firm Corporation License No. 184-002847
811 S. Main Street, Suite 101
Palatine, Illinois 60067
www.murryandmoody.com info@murryandmoody.com Phone: (847) 358-5565

ALTA/NPS LAND TITLE SURVEY

PARCEL 1: LOT 1 IN THE MANSIONS OFFICE AND COMMERCIAL CENTER REDEVELOPMENT, BEING A REDEVELOPMENT OF LOTS 27 AND 28 IN THE MANSIONS, BEING A SUBDIVISION OF PARTS OF LOTS 5, 6, 9 AND 10 IN MEER BROTHERS SUBDIVISION IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF VACATED SEEGER'S ROAD, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1985, AS DOCUMENT 264-0346, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1, FOR PARKING AND VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER, UPON AND ACROSS THAT PORTION OF BLACKTOP DRIVEWAY AND PARKING AREA AND THE FRAME GARAGE ENCLICURE, ALONG WITH ACCESS TO THE SIGN LOCATED ON LOT 2 ADJACENT SUBDIVISION, CREATED BY EASEMENT AND MAINTENANCE AGREEMENT RECORDED AS DOCUMENT 264-0346.

AREA = 87,221.4 S.F. / 2.00 ACRES

VACATED
SEEGERS ROAD

LOT
6

THE MANSIONS
REC. 05/15/1978
DOC. NO. 24446546

LEGEND AND NOTES

Measurements shown shall be to the center of line and decimal parts thereof. Angles shall be shown in degrees, minutes and seconds.
N 0° 0' 0" E 100.00' 0" 0" indicates bearing, distance and direction.
N 0° 0' 0" E 100.00' 0" 0" indicates bearing, distance and direction.
N 0° 0' 0" E 100.00' 0" 0" indicates bearing, distance and direction.
Bearing shown herein, if any, per local or recorded data, unless shown otherwise.
Compare your plot to the original survey and report any differences immediately.
Check legal description with deed or title policy and report any differences immediately. Building lines and easements, if any, shown herein are as shown on the recorded subdivision plat or as indicated.

Order Number: 18-1280
Survey Made For: Meier Office Properties, Inc.

Surveyor's Notes

- Improvements shown to the best of our ability due to more close at time of survey.
- Due to poor legibility of documentation, some easements are shown by note.
- Refer to all pertinent documents for easement particulars.
- "Frame Garage" described in Parcel 2 description was not observed on Lot 2.
- Utilities shown herein per observed evidence and Village of Arlington Heights records.
- Building Set Back Lines per Zoning Ordinance for G-1 Office Transitional District.

STATE OF ILLINOIS

COUNTY OF COOK, ILL.

To: Heritage Title Company

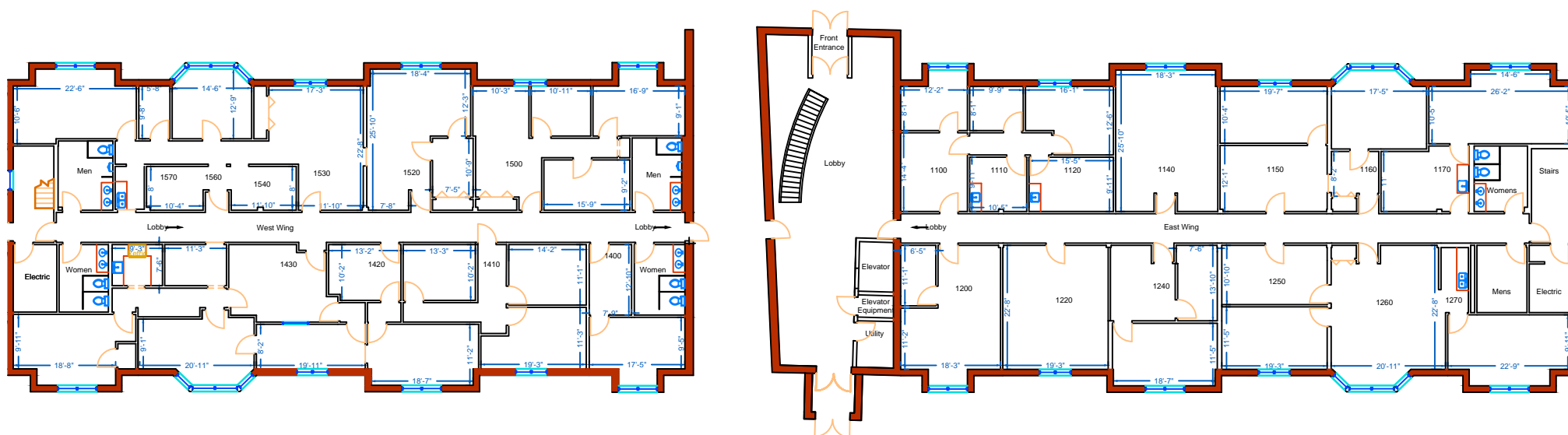
L. W. W. L.L.C.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NPS Land Title Surveys, jointly established and adopted by ALTA and NPS, and includes Items 1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 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825 E Golf Rd, Arlington Heights

825 E Golf Rd,
First Floor



PO Box 1189
Palatine, IL 60078

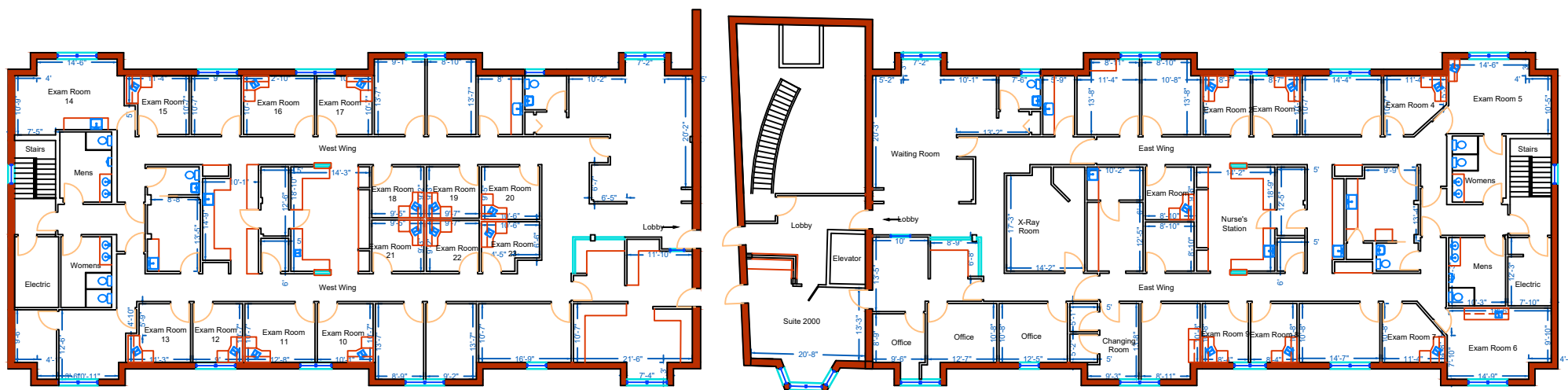
MOATS
OFFICE PROPERTIES

Office: 847-359-2121
Ryan: 847-363-9700



825 E Golf Rd, Arlington Heights

825 E Golf Rd,
Second Floor



PO Box 1189
Palatine, IL 60078

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OFFICE PROPERTIES

Office: 847-359-2121
Ryan: 847-363-9700

CONTACT

RYAN MOATS

Owner & Operator

847.363.9700

Ryan@MoatsOffice.com

www.MoatsOffice.com

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