

# MEDICAL - DENTAL - OFFICE SUITE AVAILABLE FOR LEASE

1538-1590 N Arlington Hts. Road, Arlington Hts., IL



- Strong Demographics
- 19,000 VPD on Arlington Hts. Road
- Located near Downtown Arlington Hts.
- Easy Access to Metra Station / I-90
- Anchor Tenant - Northwest Eye Physician
- Fully Built-out Medical / Office Suites
- Medical Parking Ratio
- Large Monument Sign
- Minutes from Dining, Retail, Schools

**\*\* Exclusive of Real Estate Taxes, CAM & Insurance ( approximately \$9.31 psf.)**

## AVAILABILITY

SUITE A or B	3,500 SF / 2,988 SF	\$8.00 NNN **	Medical / Dental / Office
--------------	---------------------	---------------	---------------------------

Ron Roberti - Sr. Broker  
847-651-0656  
Ron@resourcecommercial.net

Mark Brodson – Designated Managing Broker  
773-251-3666  
Mark@resourcecommercial.net



# Exterior



Ron Roberti - Sr. Broker  
847-651-0656  
Ron@resourcecommercial.net

Mark Brodson – Designated Managing Broker  
773-251-3666  
Mark@resourcecommercial.net



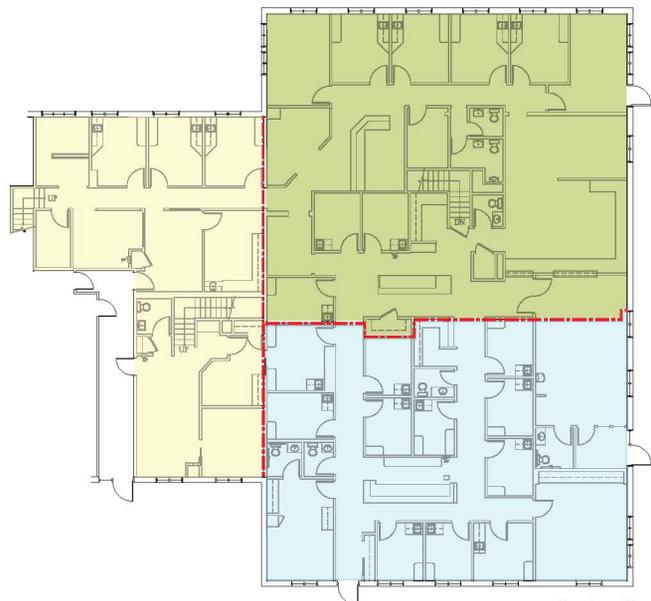
# Suite 1538

1538 - 1590 N. Arlington Heights Rd.  
Arlington Heights, Illinois 60004



Location Plan:

Option A  
3,500 Sq Ft.



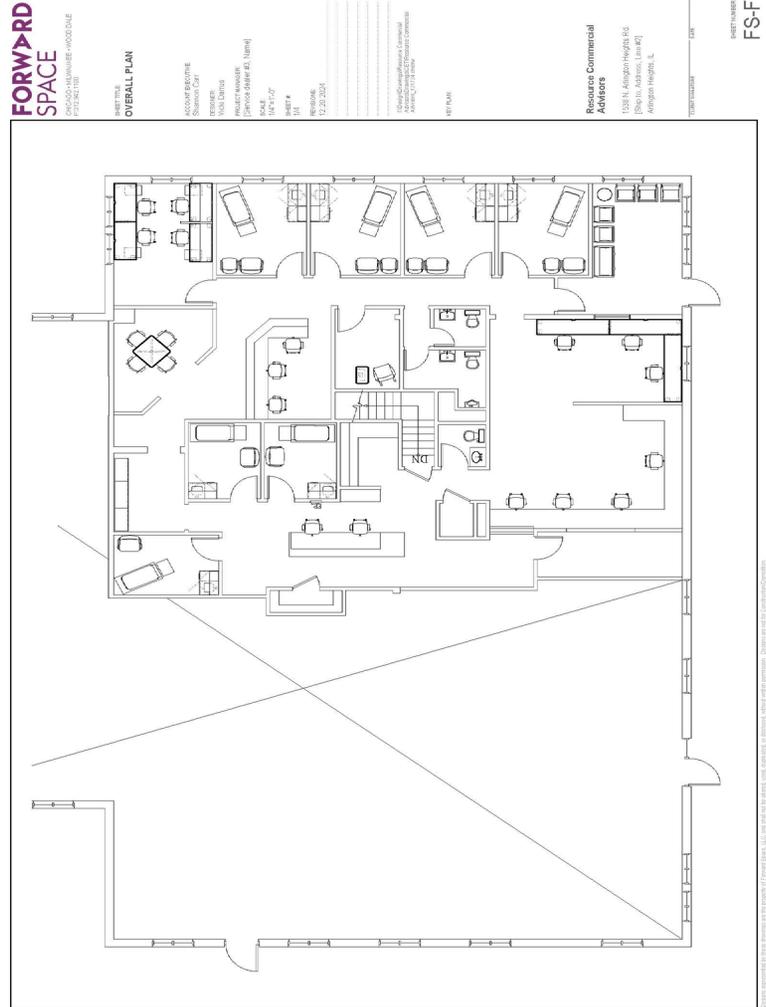
Option B  
2,988 Sq Ft.

Demised Area:

Floor Plan  
(First)



InviroSpace, Inc. + 21040 North 18th Street + Berwyn, Illinois 60010



**FORWARD SPACE**  
CHICAGO-HANNAH-WOODDALE  
OFFICE 100

**OVERALL PLAN**

ASSOCIATE PROJECT MANAGER  
Sharon C. O'Neil

DESIGNER  
TODD LITVIN  
(Service Manager #1, Name)

SCALE  
1/8" = 1'-0"

SHEET #  
1538

DATE  
12.20.2018

PROJECT #  
1538

PROJECT NAME  
1538 N. Arlington Heights Rd.  
(Shops, Address, Line #)  
Arlington Heights, IL

PROJECT LOCATION  
1538 N. Arlington Heights Rd.  
Arlington Heights, IL

PROJECT NUMBER  
FS-F

Ron Roberti - Sr. Broker  
847-651-0656  
Ron@resourcecommercial.net

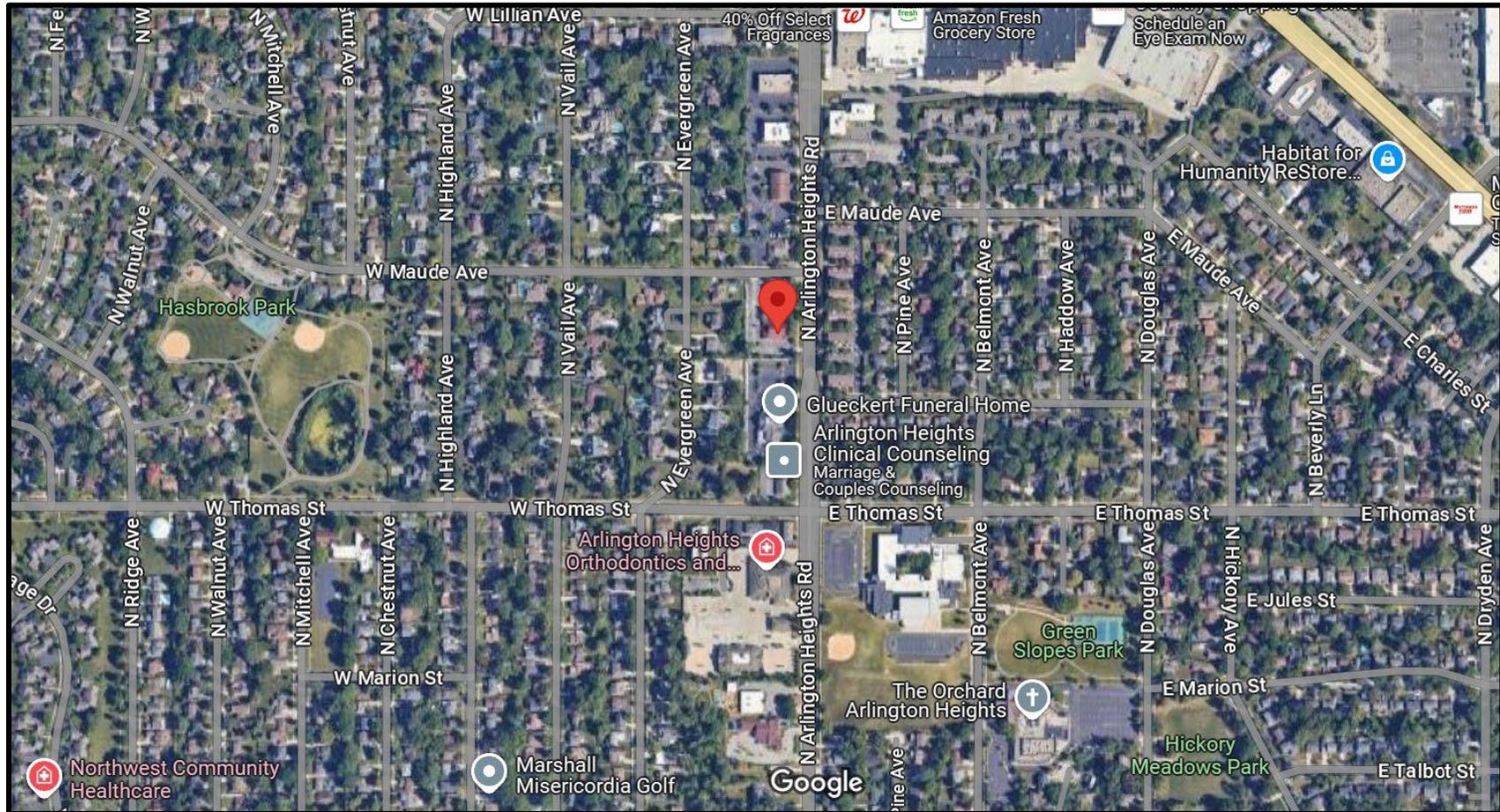
Mark Brodson – Designated Managing Broker  
773-251-3666  
Mark@resourcecommercial.net



## DESCRIPTION

The medical office building located at 1538-1590 N Arlington Heights Road, Arlington Heights, IL, is a single-story building offering 3,500 or 2,988 square feet of fully built-out medical/office space available for lease. The space is ideal for a variety of medical and dental practices, as well as general office use. The building's anchor tenant is Northwest Eye Physicians, adding a strong medical presence to the location. This property provides a great opportunity for healthcare professionals or office tenants looking for a well-established and accessible space in the area. Close to Metra, Dining, Entertainment, Shopping and Hotels.

# COMMUNITY



Ron Roberti - Sr. Broker  
847-651-0656  
Ron@resourcecommercial.net

Mark Brodson – Designated Managing Broker  
773-251-3666  
Mark@resourcecommercial.net



## DISCLAIMER

1538 – 1590 N Arlington Hts. Road, Arlington Hts, IL,

The information contained in the memorandum has been obtained from sources we believe to be reliable; however, Resource Commercial Advisors, or any of their officers, employees, or agents, has not verified, and will not verify any of the information contained herein and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. This memorandum does not purport to be all-inclusive or to contain all the information which prospective lessee or purchaser may desire. References to square footage or age are approximate. No legal liability is assumed or shall be implied with respect thereto. The owner expressly reserves the right at its sole discretion to reject any or all proposals or expressions of interest in the property and to terminate discussions with any party at any time with or without notice.

Agency Disclosure

Ron Roberti (“Licensee”) and Mark Brodson (“Licensee”) of Resource Commercial Advisors are acting solely on behalf of the Owner or Lessor of the real estate and any information given to the Licensees by the Purchaser/Lessee may be disclosed to the Owner/Lessor.