



**FOR SALE: 4,688 SF CLASS A SINGLE STORY OFFICE
BUILDING IN ARLINGTON HEIGHTS, IL**



4,688 SF OFFICE BUILDING

1237 S ARLINGTON HEIGHTS RD | ARLINGTON HEIGHTS, IL

Prepared by:



Randy Olczyk
President/Principal
Direct: 847.246.9611
randy@chicagolandcommercial.com



LEASING

SALES

TENANT ADVISORY

MANAGEMENT

■ SUBJECT PROPERTY HIGHLIGHTS

- Free Standing Class A Single Story Building Built in 2000
- 138' of Frontage on Arlington Heights Road with Tenant Signage
- Easy Access to Downtown Arlington Heights Train, Restaurants, Shopping, etc and Route 90/53
- Excellent Window Line with Operable Windows
- High-End Construction and Interior Finishes
- SBA Financing Available - 10% down and blended rates around 4.5%
- Ideal space for Law Firm, Accountant, Medical, Marketing or Sales Company
- Double door enclosed dock with leveler



LEASING

SALES

TENANT ADVISORY

MANAGEMENT

■ DESCRIPTION

UNINCORPORATED COOK
COUNTY PROPERTY:

1237 S Arlington Heights Rd
Arlington Heights, IL 60004

BUILDING TYPE:

Office Building

YEAR BUILT:

2000

SIZE:

4,688 SF

LOT SIZE:

0.36 Acres

ZONING:

B-2

PARKING:

16 Spaces

POWER:

220 Amps, 277/480 Volts, 3 Phase

2011 REAL ESTATE TAXES:

\$34,840 (\$7.34 PSF)
Property has 2 Pin #'s

OPERATING EXPENSES:

\$5,860 (\$1.25 PSF)

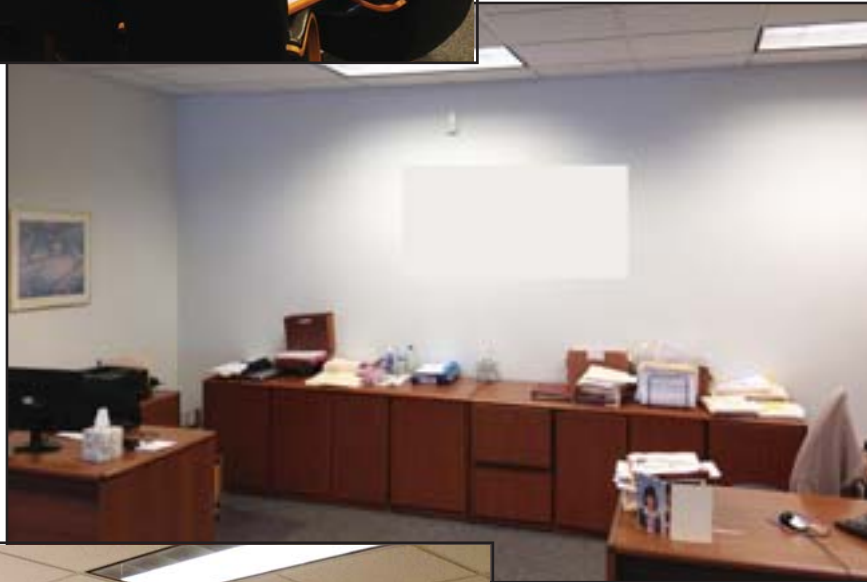
Sales Price:

\$715,000 (\$152 PSF)

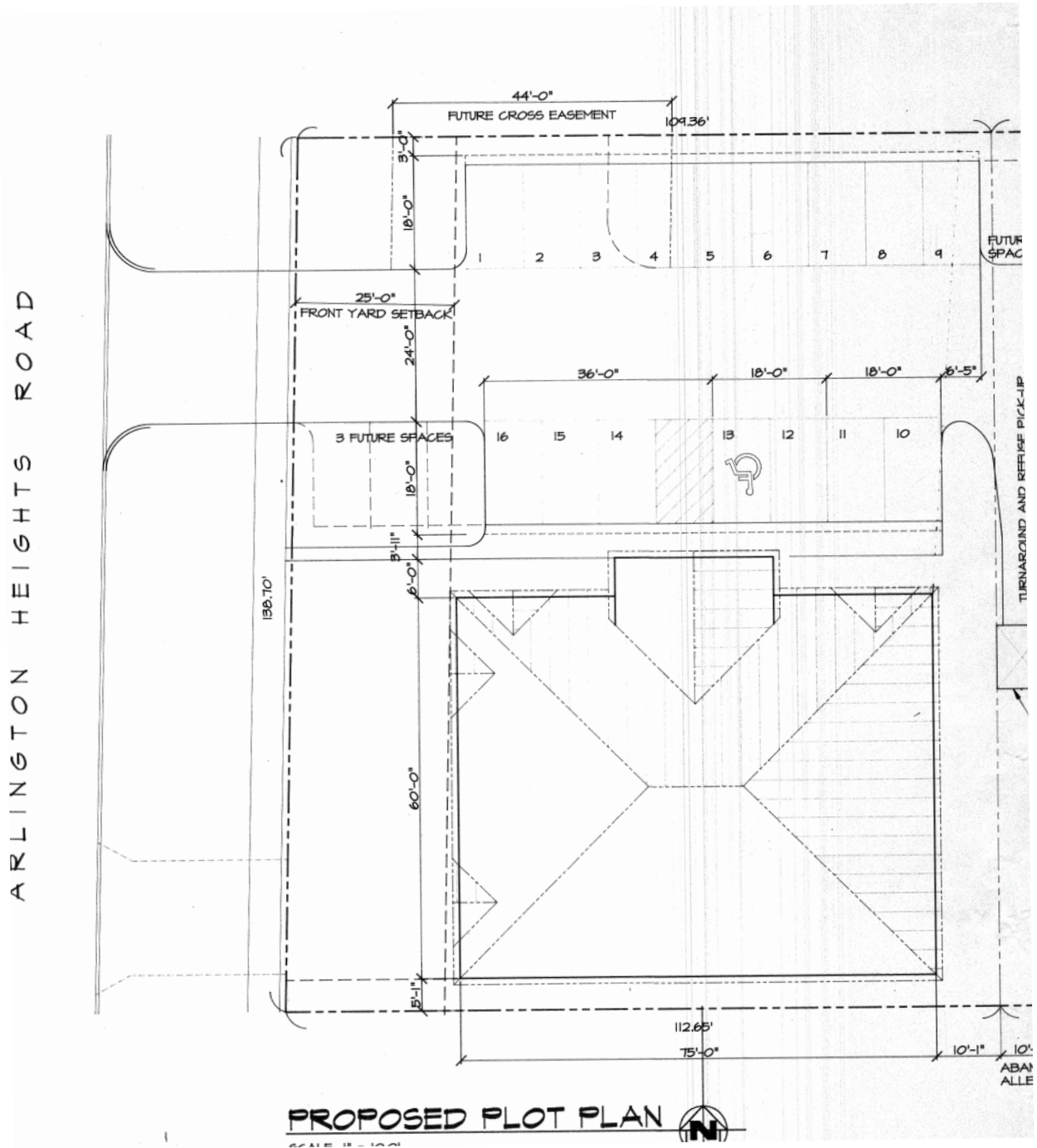
■ PHOTOGRAPHS



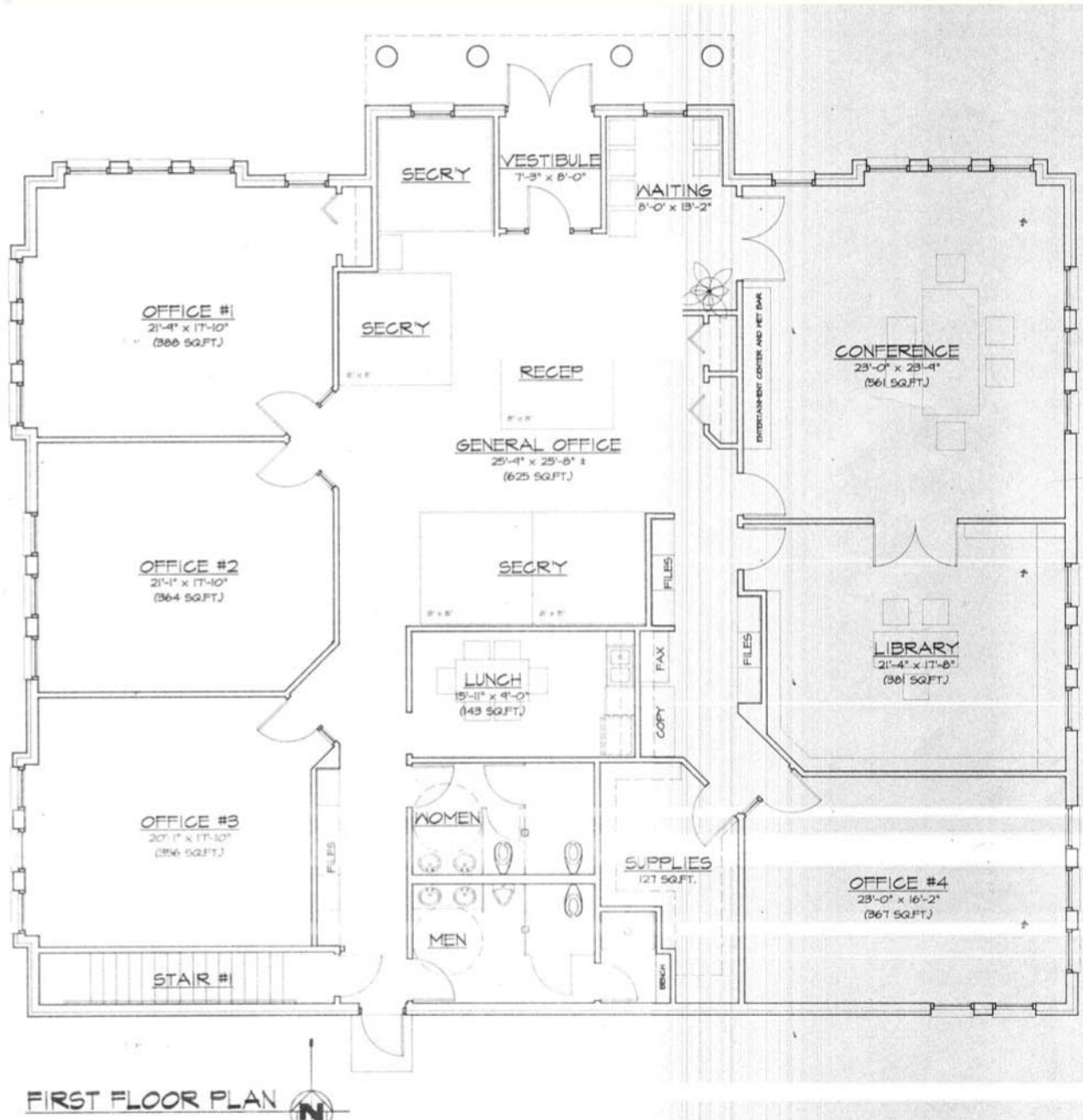
■ INTERIOR PHOTOGRAPHS



■ SITE PLAN



■ FLOOR PLAN





LEASING
.....

SALES
.....

TENANT ADVISORY
.....

MANAGEMENT
.....

■ OFFERING SUMMARY

BUILDING SQUARE FEET:	4,688 SF
TYPE:	I Story Office Building
CURRENT OCCUPANCY:	Vacant

■ USER CASH FLOW SUMMARY

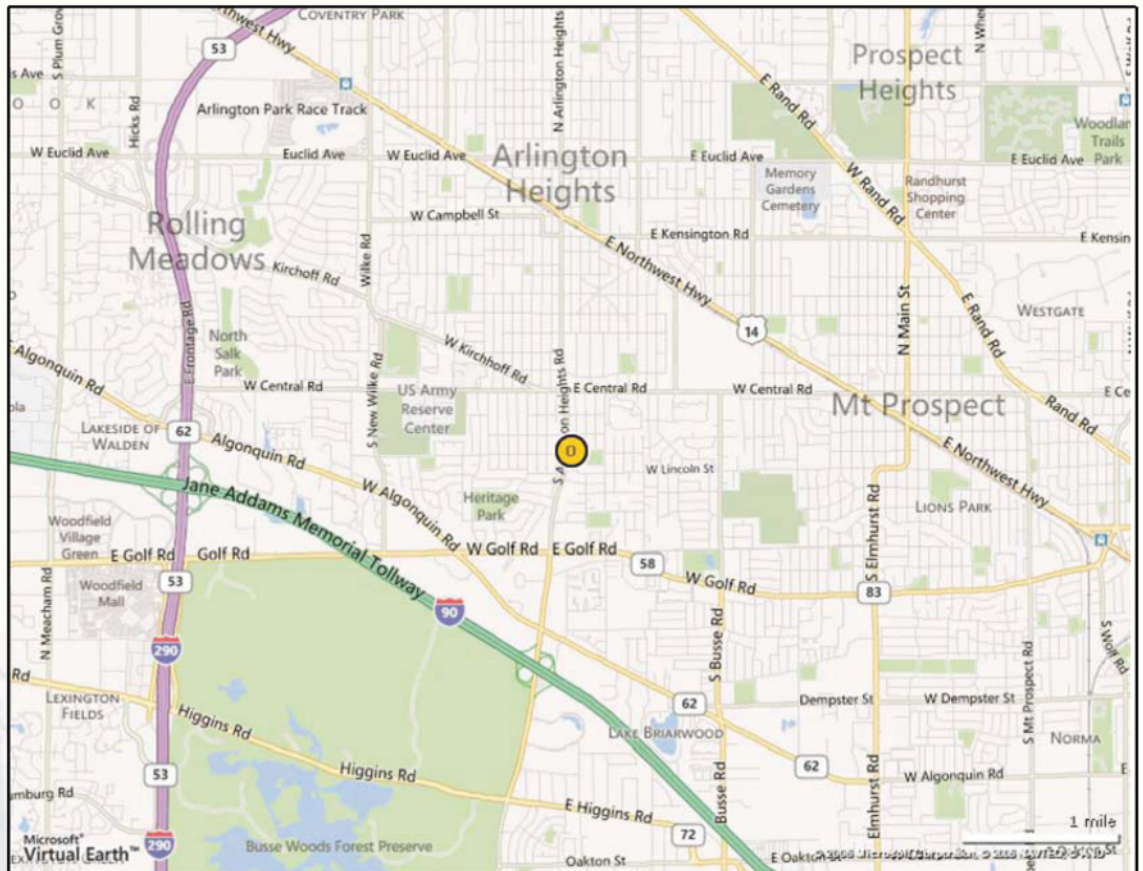
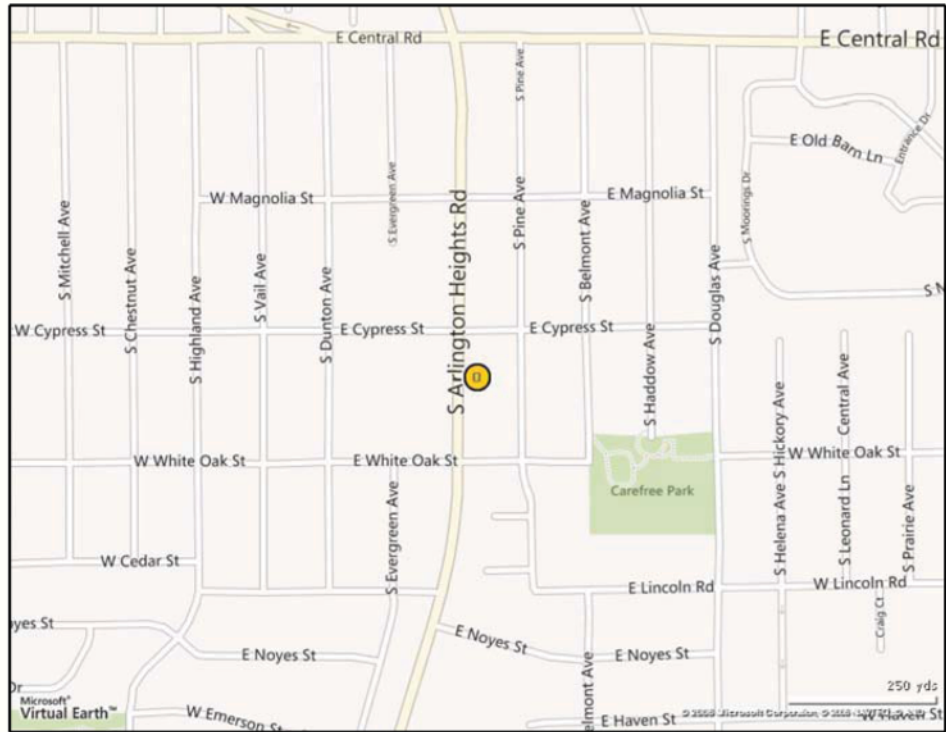
PURCHASE PRICE:	\$715,00 (\$152 PSF)
LOAN AMOUNT:	\$643,500
DOWN PAYMENT:	\$75,000
LOAN AMORTIZATION:	SBA Financing 20-year
20-YEAR BLENDED RATE:	4.5%
MONTHLY PAYMENTS:	\$4,041.10
MONTHLY TAXES & OPERATING EXPENSES:	\$3,391.67 per month

**USER EFFECTIVE COST OF
OCCUPANCY PER MONTH:**

\$19.10 PSF

***Includes Debt Service Taxes
& Operating Expenses**

■ LOCATION MAPS





An aerial photograph of a residential neighborhood in San Jose, CA. The map shows a grid of streets including S Vail Ave, S Dunlap Ave, S Evergreen Ave, S Arlington Heights Ave, S Pine Ave, S Belmont Ave, S Haddon Ave, E Cypress St, E White Oak St, and Green Ave. A yellow circle with a black 'B' is located on S Pine Ave, between E Cypress St and E White Oak St. To the right of the map, there is a scale bar indicating 100 yards and a copyright notice: "© 2007 Microsoft Corporation, © 2006 NAVTEQ, © AND, Image courtesy of USGS". The Microsoft Virtual Earth logo is in the bottom left corner.

