



FOR LEASE

**102 S. Arlington Hts Rd
Arlington Heights IL 60005**

LOCATION: Southwest Corner of Arlington Hts Rd and Sigwalt
– Adjacent to Downtown District
Corner Unit faces Sigwalt and Arlington Heights Rd

UNIT SIZE: 2300 approximate square feet – may divide

BUILDING SIZE: 4288 Square Feet

RENT: \$14.00 Modified Gross

BLDG TYPE: Commercial/Retail
Masonry Single-Story

YEAR BUILT: approx 1962

ZONED: B-2

PARKING: Approx 6, plus two municipal lots

HEAT/AIR: Gas forced air

AMENITIES: Off street parking
Downtown area
High traffic corner - 25,700 VPD
New Municipal Building kitty corner
Municipal Parking

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Information contained in this flyer is subject to change and revision.

102-104 S. Arlington Heights Road

Preview of the Property

Masonry one-story retail/commercial building in the heart of Arlington Heights IL. High profile location. New occupant will share building with Photos By Robert. Available unit corners Sigwalt and Arlington Heights Roads with entrances and window line on both streets.

Location of the Property:

High profile, stoplight, corner location adjacent to the southeast corner of Arlington Heights Downtown Center and kitty corner from the new Arlington Heights Municipal Center. Full access from Sigwalt Street to private parking. Right on the edge of the official Downtown as well as fantastic traffic exposure on Arlington Heights Road. Surface municipal parking across the street and municipal garage parking at the Municipal Center. IDOT reports 25,700 vehicles per day on Arlington Heights Road south of Northwest Highway.



Photos of the building and surroundings:



New Arlington Heights Municipal Center kitty corner



Sigwalt Street looking west



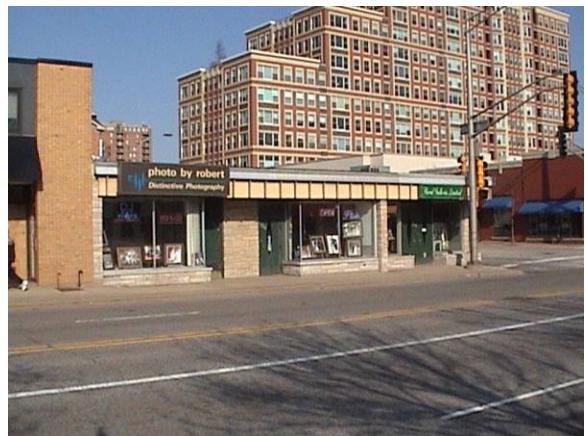
Northwest corner of Sigwalt and Arlington Hts Rd



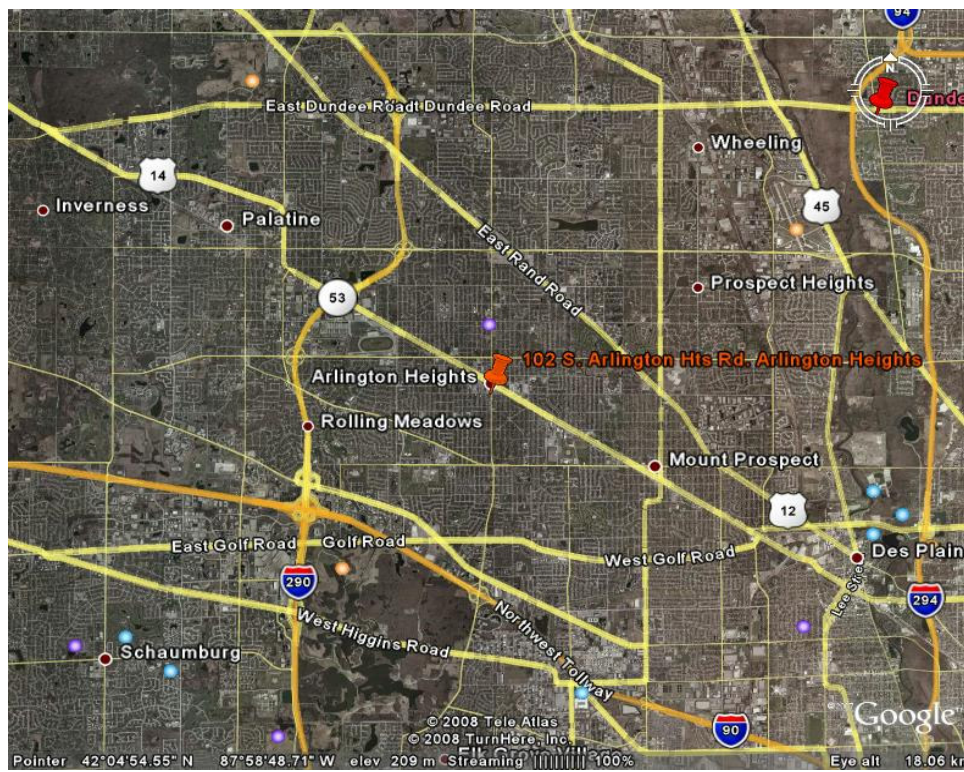
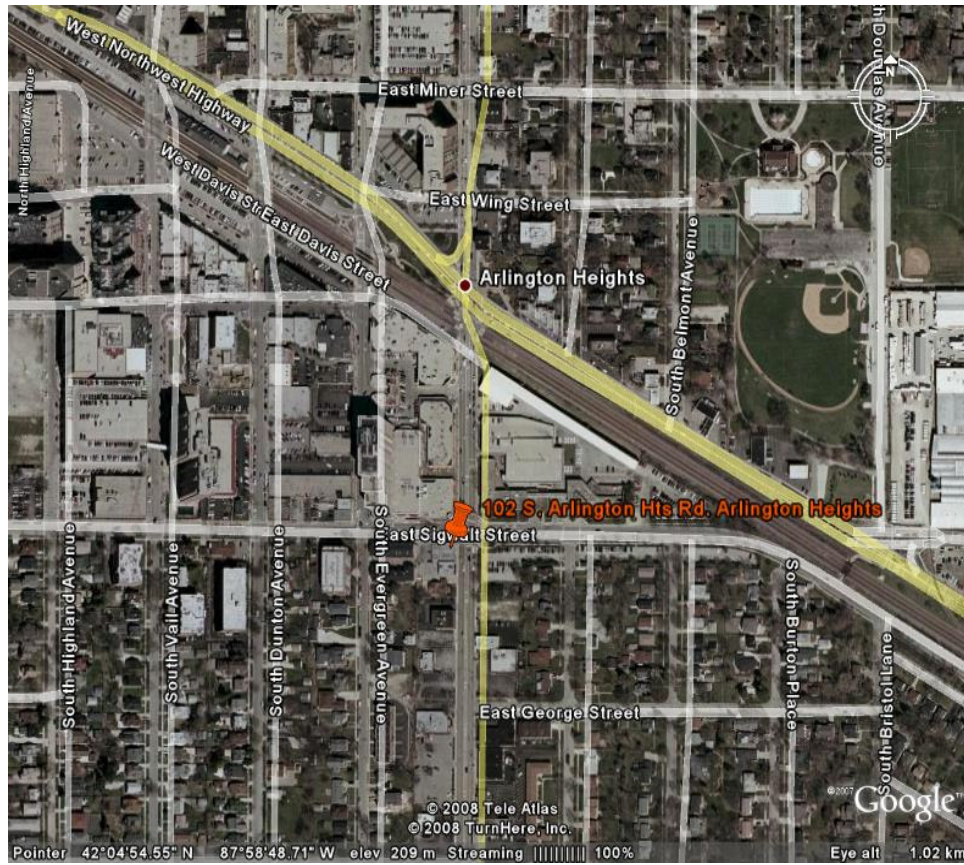
Buildings to the south of the subject building



North on Arlington Hts Rd to Arlington Towne Center



102-104 S. Arlington Heights Road



For further information please contact

102-104 S. Arlington Heights Road

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