



# ArlingtonMed

1 5 5 E . A L G O N Q U I N R O A D  
A R L I N G T O N H E I G H T S , I L



## FREEDOM & FLEXIBILITY TO CUSTOMIZE UP TO 150,000 SF

Adaptive Re-use to Class A Medical Office Building Standard  
with Visibility from Over 150K Vehicles Per Day





# ArlingtonMed

155 E. ALGONQUIN ROAD  
ARLINGTON HEIGHTS, IL

**Arlington Med presents a unique opportunity to locate your medical practice** in a fully renovated building (delivery Q4 24) that is an integral part of a future potential mixed-use, master-planned community. Phase I of this community, roughly 300 apartment units and 25,000 SF of retail, is currently in the pre-development phase with demolition occurring this Fall. Placed prominently alongside I-90 (the Jane Addams Tollway), the distinctively designed building offers strong branding exposure with visibility from over 150,000 vehicles per day. Readily accessible to Chicago's west/northwest suburbs and the wider Chicago metropolitan region, Arlington Med is conveniently positioned for tenants and patrons alike.

## Branding:

- Prominent signage opportunities on the building façade with exceptional visibility from I-90 (150,000+ daily vehicles).

## Complete Renovation:

- Full interior renovation consisting of a thoughtfully curated modern design aesthetic.
- Carefully implemented refresh of the building exterior breathing new life to its unique & distinctive architectural elements.
- All new MEP to Class A MOB standards.

## Amenities & Features:

- New parking structure providing ample covered parking with direct building access.
- Dedicated covered drop-off and pick-up areas immediately accessible to the building lobby.
- Building food service adjacent to lounge for tenant and patron use.

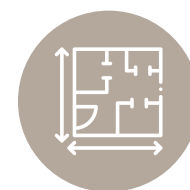
## Distinct Architectural Design:

- Widely recognized for its iconic architectural style.
- Multiple outdoor terraced spaces on every floor.
- Expansive three-story, sunlit atrium lobby with open seating options.

## Unparalleled Access:

- Located on the southeast corner of Arlington Heights Road and Algonquin Road and situated immediately off Exit 70 at the Arlington Heights Road and I-90 Interchange, the property is at the gateway to Arlington Heights.
- Bordering Northern DuPage County and within proximity to downtown Arlington Heights and the Metra Station.
- 10-minute drive from O'Hare International Airport.

*Detailed specifications are in development and will be provided to interested parties upon completion.*



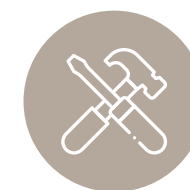
### FLEXIBLE SPACE

22,000 RSF – 36,000 RSF  
floor plates



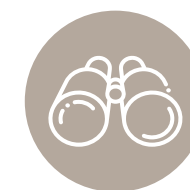
### SIGNAGE

Building and  
monument signage



### CUSTOMIZATION

Participate in future  
look and feel



### VISIBILITY

150,000+  
vehicles per day





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155 E. ALGONQUIN ROAD  
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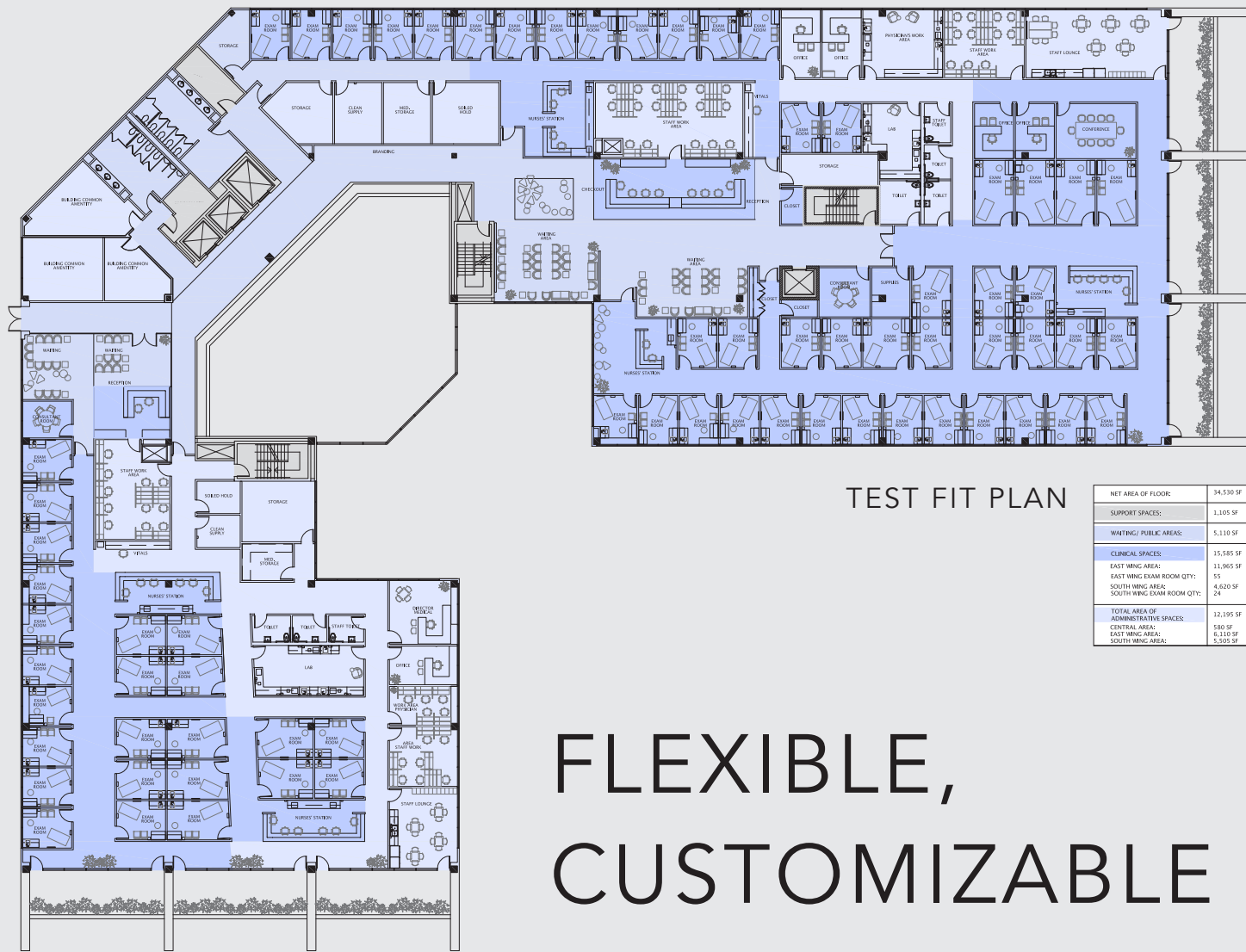
# RENDERINGS





# ArlingtonMed

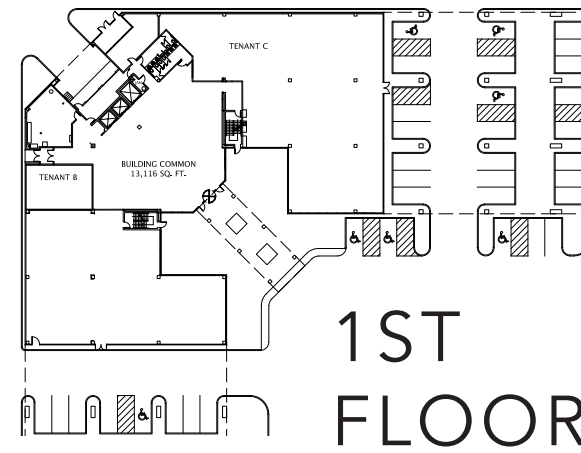
155 E. ALGONQUIN ROAD  
ARLINGTON HEIGHTS, IL



TEST FIT PLAN

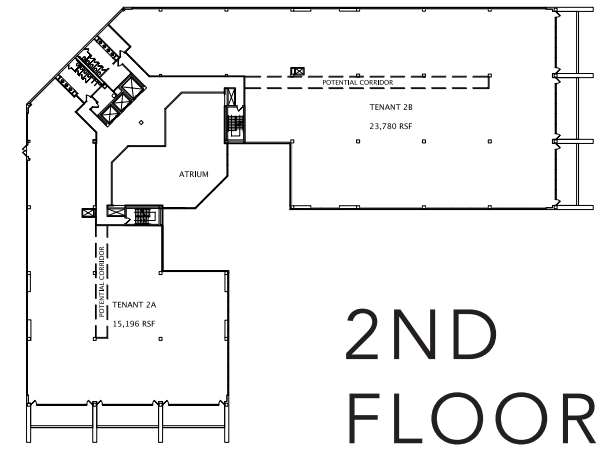
NET AREA OF FLOOR:	54,530 SF
SUPPORT SPACES:	1,105 SF
WAITING/ PUBLIC AREAS:	5,110 SF
CLINICAL SPACES:	15,585 SF
EAST WING AREA:	11,965 SF
EAST WING EXAM ROOM QTY:	55
SOUTH WING AREA:	4,620 SF
SOUTH WING EXAM ROOM QTY:	24
TOTAL AREA OF ADMINISTRATIVE SPACES:	12,195 SF
CENTRAL AREA:	180 SF
EAST WING AREA:	5,110 SF
SOUTH WING AREA:	5,905 SF

FLEXIBLE,  
CUSTOMIZABLE  
**FULL-FLOOR OPPORTUNITIES**



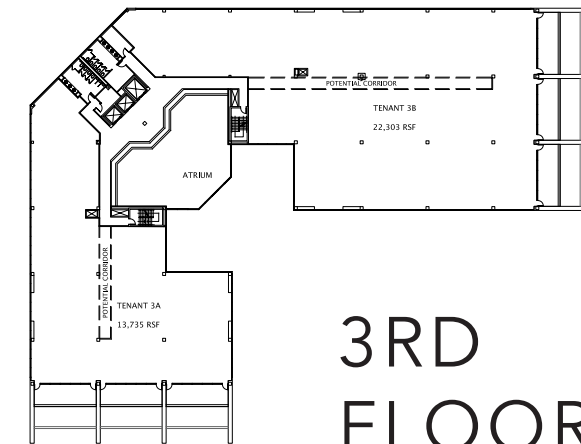
1ST  
FLOOR

10,000 SF — 23,000 SF



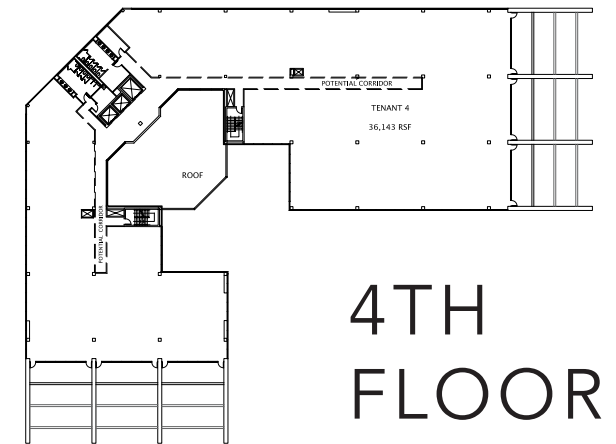
2ND  
FLOOR

30,000 SF — 37,000 SF



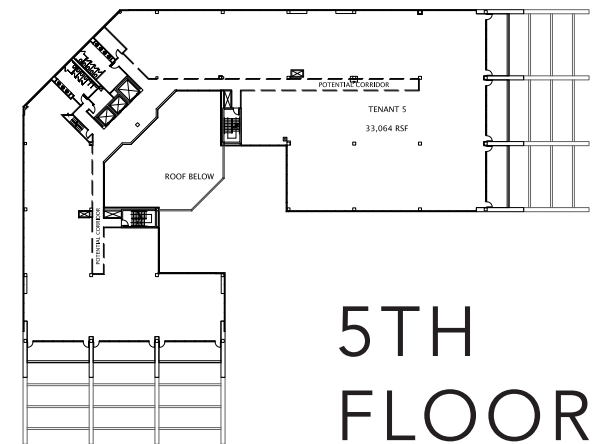
3RD  
FLOOR

28,000 SF — 36,000 SF



4TH  
FLOOR

25,000 SF — 29,000 SF



5TH  
FLOOR

23,000 SF — 27,000 SF





**ArlingtonMed**

155 E. ALGONQUIN ROAD  
ARLINGTON HEIGHTS, IL

STRATEGICALLY SITUATED AT

# “The Gateway to ARLINGTON HEIGHTS”

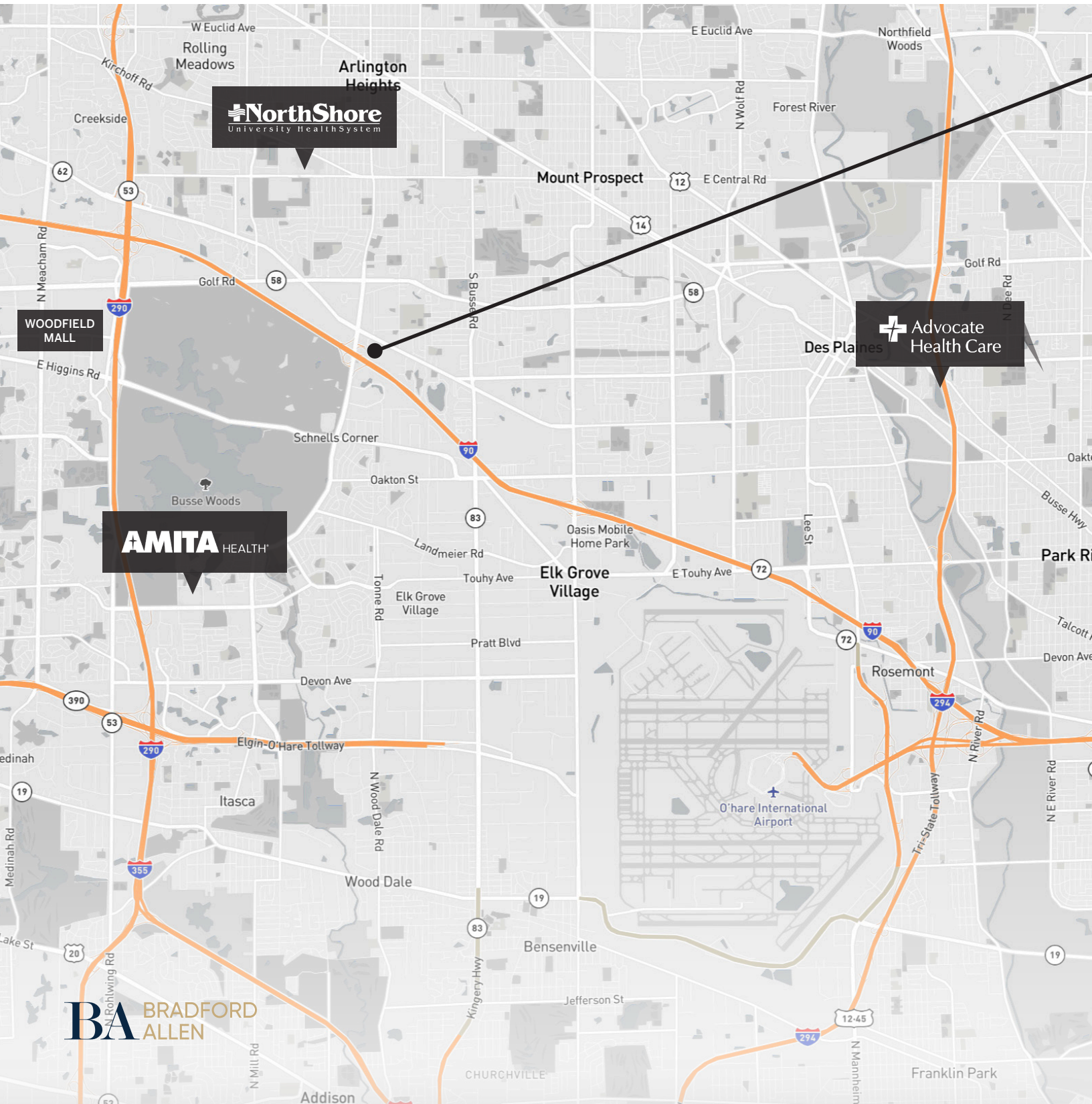
featuring highway visibility with direct entry points, convenient accessibility, and executive elevator & building entrance opportunity.

**BA** BRADFORD  
ALLEN



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155 E. ALGONQUIN ROAD  
ARLINGTON HEIGHTS, IL



**PHASE 1**  
8-story  
299 apartments  
481 spaces  
27,500 SF retail  
84 spaces

**PHASE 2**  
8 to 10-story  
300 apartments  
475 spaces  
15,000 SF retail  
50 spaces

**TBD**  
8-story  
200 key hotel  
250 spaces  
and/or  
300 apartments  
475 spaces  
5,000 SF retail  
25 spaces

**Site Plan**  
Arlington Med is part of a future 18-acre mixed-use, master-planned community containing up to 600 residential apartment units.

Accessory parking for medical office

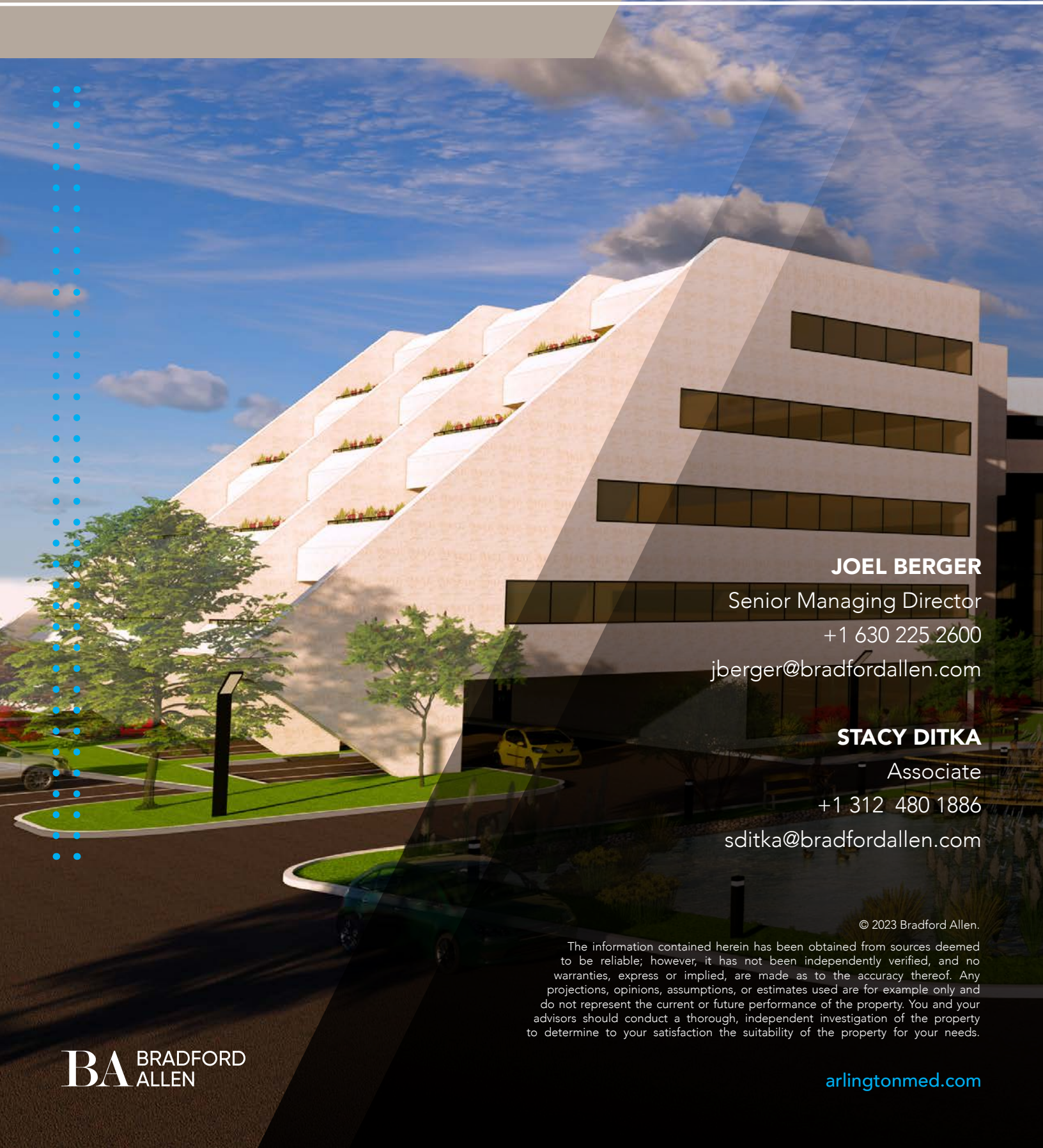
**PHASE 1**  
5-story medical office  
153,200 SF renovation





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