



## THIS IS WHAT OPPORTUNITY LOOKS LIKE

The Arlington 425 development in Arlington Heights, Illinois doesn't just represent a stunning achievement in design and function, it also presents an outstanding opportunity for retail success.

Spread across three uniquely designed buildings tied architecturally to the immediate surroundings, Arlington 425 will introduce 361 new residential units into an already thriving downtown area. This property will provide the link between the beautiful mid-rise residences of downtown Arlington Heights which feature 95% occupancy, and the most sought-after homes in the sprawling established neighborhoods of this great community.

One of the first, and finest, transformative communities in the Chicago suburbs, Arlington Heights consists of over 75,000 residents with an annual average household income of \$103,988 where the average home value exceeds \$340,000.

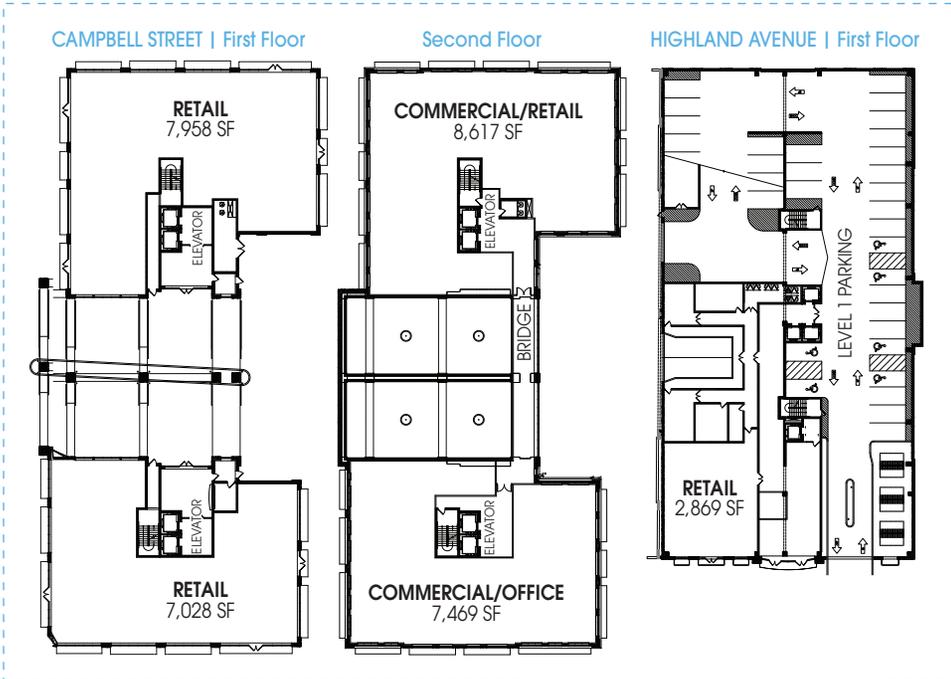
The Arlington 425 development is located in a highly dense residential and shopping area which features apartments, condominiums and single-family homes, providing you with a stable and robust target market. Over 1,000 residences are within .2 miles of Arlington 425, with nearly 7,000 within a mile in this highly walkable community. For those who prefer to drive, Arlington 425 will offer an on-site 6-story parking garage as well as additional parking in an adjacent municipal structure.



DOWNTOWN  
ARLINGTON HEIGHTS  
ILLINOIS

## Availability

Our Campbell Street building will feature approximately 31,000 square feet of prime space for retail or dining ventures. An additional 2,800 square feet will be available in the first floor of the Highland Building which features the greatest number of residential units.



The preliminary plans for the space include excellent features including:

- An adjacent indoor parking garage to provide ample spaces for staff and clientele
- Elevator and cross-access at second floor level
- The potential for linkage between first and second floor space
- Exterior seating areas



## The Community

Arlington Heights has a long history of being among the most desirable locations in Illinois.

- Over 16.5 square miles
- 5 million+ square feet of robust retail space
- 5 million square feet of office space
- Nearly 40,000 jobs
- The schools are among the highest rated in the state with several winning National Blue Ribbon Awards in recent years
- Arlington Heights Memorial Library, just blocks from our location, is among the largest and most highly-regarded in Illinois
- 58 parks covering more than 450 acres
- Home to nationally recognized Northwest Community Hospital and its affiliated services and programs.

Arlington Heights hosts travelers from around the world for both work and play, welcoming guests who visit some of our major corporate headquarters or those who come each summer to visit Arlington International Race Course.

## Location

This prime location is the epi-center of shopping and dining in Arlington Heights. Campbell Street features the entrance to a performing arts center which annually welcomes more than 50,000 guests, along with several of the most popular restaurants in the suburban Chicago dining scene. Most of these venues have been in place for more than a decade bringing a great deal of stability and certainty to your commitment to retail space at Arlington 425.

## Accessibility

- Arlington 425 is 1 block from one of the busiest stations on the Metra Commuter Rail Line
- O'Hare International Airport is just a little more than 10 miles away
- Easy access to I-90, I-290 and Illinois Rt 53 expressways
- Minutes from major regional thoroughfares including Northwest Highway, Golf Road and Arlington Heights Road

## Development Team

**NORWOOD BUILDERS** | [www.norwoodbuilders.com](http://www.norwoodbuilders.com)

**TINAGLIA ARCHITECTS** | [www.tinaglia.com](http://www.tinaglia.com)

**SPACECO** | [www.spacecoinc.com](http://www.spacecoinc.com)

**KLOA** | [www.kloainc.com](http://www.kloainc.com)

**HITCHCOCK DESIGN GROUP** | [www.hitchcockdesigngroup.com](http://www.hitchcockdesigngroup.com)



[www.arlington425.com](http://www.arlington425.com)

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