

Ketone Partners to Renovate Downtown Arlington Heights Office Building

September 27, 2021 | Media Release

Arlington Heights-based Ketone Partners has closed on the acquisition of the former AT&T call center property located at 44 South Vail Avenue in Arlington Heights, Illinois. Redevelopment planning for the approximately 36,000 square foot building is underway and includes exterior façade improvements, interior renovations and replacement of the building mechanical systems. Construction of the improvements is planned for the fall of 2021 with an estimated completion prior to year-end.

The building, named The Exchange at 44 Vail, is located in the heart of downtown and just two blocks from the Metra Train Station. The property also sits adjacent to the Vail Avenue Public Parking Garage and is within walking distance of thirty-eight restaurants and beverage establishments. “We envision this space as a perfect place for people to work, exchange ideas, and conduct business,” said Joel Mackintosh, Senior Development Associate at Ketone Partners. “And at the conclusion of the workday, it’s so easy to hop on the train or walk over to one of the many restaurants to have dinner with friends or colleagues.”

Upon completion of the renovations, The Exchange at 44 Vail will offer workspace solutions ranging from individual desks and offices to office suites between 1,000 – 18,000 square feet. In addition to leased space, individual desk space and meeting rooms will also be available to rent by the hour or day. The building will feature secured entrances, a virtual receptionist, bike storage, locker rooms and mail services. Three companies have already committed to relocating to The Exchange and will commence operations in January, 2022.

“As COVID-19 forced the country to rethink the way we work and live, businesses began seeking out customizable workspaces that maximize efficiency and promote flexibility,” said Jennifer Wagner, Vice President of Development at Ketone Partners. “We intend to utilize the renovated facility with a combination of co-working offices, office suites and studio space. Our vision for this mixed-use project includes bringing daytime population to downtown Arlington Heights and providing a comfortable and safe work environment with walkable access to all the amenities in the downtown area.”

To find out about space available or for more information, visit 44-vail.com.

About Ketone Partners Ketone Partners, LLC is a full-service real estate development, management and advisory company with national experience in the acquisition, development and management of commercial & agricultural properties. Using its individual, professional and proven real estate development experience, Ketone maximizes the financial returns of projects by actively managing the real estate planning, permitting, bidding, financing and construction process. For more information, visit www.ketonepartners.com.