

NOW LEASING / LOWER LEVEL

Suites 011 & 013

1,000 to 6,166

The Exchange at 44 Vail | 44 S Vail Ave, Arlington Heights, IL 60005

RSF AVAILABLE

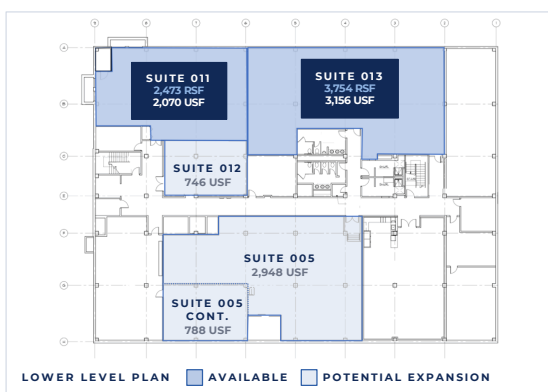
BUILDING	CLASS	PARKING	METRA UP-NW	WALK SCORE	TRANSIT SCORE	RATE
56,340 SF	B / Redeveloped	54 + Garage	2 Blocks	70	60	Upon Request

Available Space

DELIVERED NOW



SUITE	RENTABLE	USABLE	SPACE AVAILABLE	AVAILABLE	LEASE TERM	RENTAL RATE
Suite 011 LOWER LEVEL / FLEX	2,473 RSF	2,070 USF	1,000 to 2,473 RSF	Immediately	Negotiable	Upon Request
Suite 013 LOWER LEVEL / FLEX	3,754 RSF	3,156 USF	1,000 to 3,754 RSF	Immediately	Negotiable	Upon Request



SPACE FEATURES

- ◆ Open floor plan, flexible layout
- ◆ Concrete floors, high ceilings
- ◆ Bright LED lighting
- ◆ Elevator and stair access
- ◆ Rear loading and deliveries
- ◆ High-speed internet and HVAC
- ◆ Expansion options: Suites 012 and 005

IDEAL USES

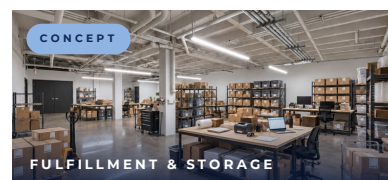
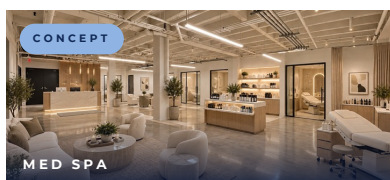
- ◆ Med spa and medical
- ◆ Pilates and fitness studios
- ◆ Packing and fulfillment
- ◆ Inventory and e-commerce
- ◆ Light production and craft
- ◆ Retail, studio, or office

THE LOCATION

- ◆ Heart of downtown Arlington Heights
- ◆ 2 blocks to the UP-NW Metra Line
- ◆ Walk to restaurants, theatre, boutiques
- ◆ 54-space private lot plus municipal garage
- ◆ On-site fitness center and The Lounge event space

Build-Out Concepts

CONCEPT RENDERINGS



Spencer Christianson

SENIOR ASSOCIATE, REAL ESTATE DEVELOPMENT
 schristianson@ketonepartners.com / (952) 564-9835