

The Exchange at 44 Vail Thriving Despite Challenging Real Estate Market

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Ketone Partners LLC (Ketone), owner of The Exchange at 44 Vail (The Exchange), recently celebrated the one-year anniversary of the re-development of a vintage office building into a state-of-the-art business center in downtown Arlington Heights. The project recently reached 70% occupancy and the building continues to attract high-caliber businesses that appreciate the cutting-edge environment, amenities, location and dedicated on-site management team that foster innovation, collaboration and productivity.

“We have been pleasantly surprised at the overwhelming response to The Exchange,” said Drew Bulson, Senior Development Manager at Ketone. “Our vision was to create a modern and flexible workplace that would meet the evolving needs of post-pandemic business models, allowing them to offer employees an attractive and dynamic on-site work environment. We continuously hear from our tenants that they actually enjoy coming to work, which is a testament to the quality of the facility and the appeal of being a part of this thriving community.”

While the Chicago real estate market has been facing significant downturns in office occupancy rates, the strategic location in downtown Arlington Heights has been a key factor in the interest and success of The Exchange. With its proximity to the Metra train and Interstate I-90 and Highway 53, vibrant retail and dining establishments, and a bustling entertainment community, the building offers a prime business address for those seeking a healthy work-life balance. The area’s strong economic growth and supportive business environment also play a pivotal role in attracting new tenants.

Among the notable companies who call The Exchange home is Peralte-Clark LLC, a leading civil engineering firm. “We were the first business to open an office at The Exchange and we have found that the work environment complements and supports our company’s growth, efficiency and culture,” said Jean-Alix Peralte, co-founder of Peralte-Clark. “Being surrounded by like-minded businesses and having access to all the building amenities in a central location with dozens of meal options has also allowed us to hire top talent and further fuel our innovation efforts.”

The Exchange currently has office and retail space available on the first floor of the building and has customizable floor plans and options for businesses seeking 1,000-8,000 SF. With its track record of success and its commitment to providing a supportive and engaging work environment, the building remains an ideal destination for companies looking to establish a foothold in this flourishing community. For more information or to schedule a tour of The Exchange at 44 Vail, 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 manages the real estate planning, permitting, bidding, financing and construction process.

For more information, visit ketonepartners.com.

About Peralte-Clark Peralte-Clark provides unparalleled civil engineering services through full partnership with clients in project execution from pursuit to delivery. With over 50 years of ownership experience, a design capacity of almost \$6M, and IDOT prequalification in thirteen categories, Peralte-Clark has expertise in Phase I and Phase II design engineering, Phase III construction inspection, traffic and safety studies, maintenance of traffic, traffic signal design, geometric design, drainage and hydraulic studies and public involvement. For more information, visit Peralte-Clark.com.