



# KETONE

PARTNERS

44 South Vail

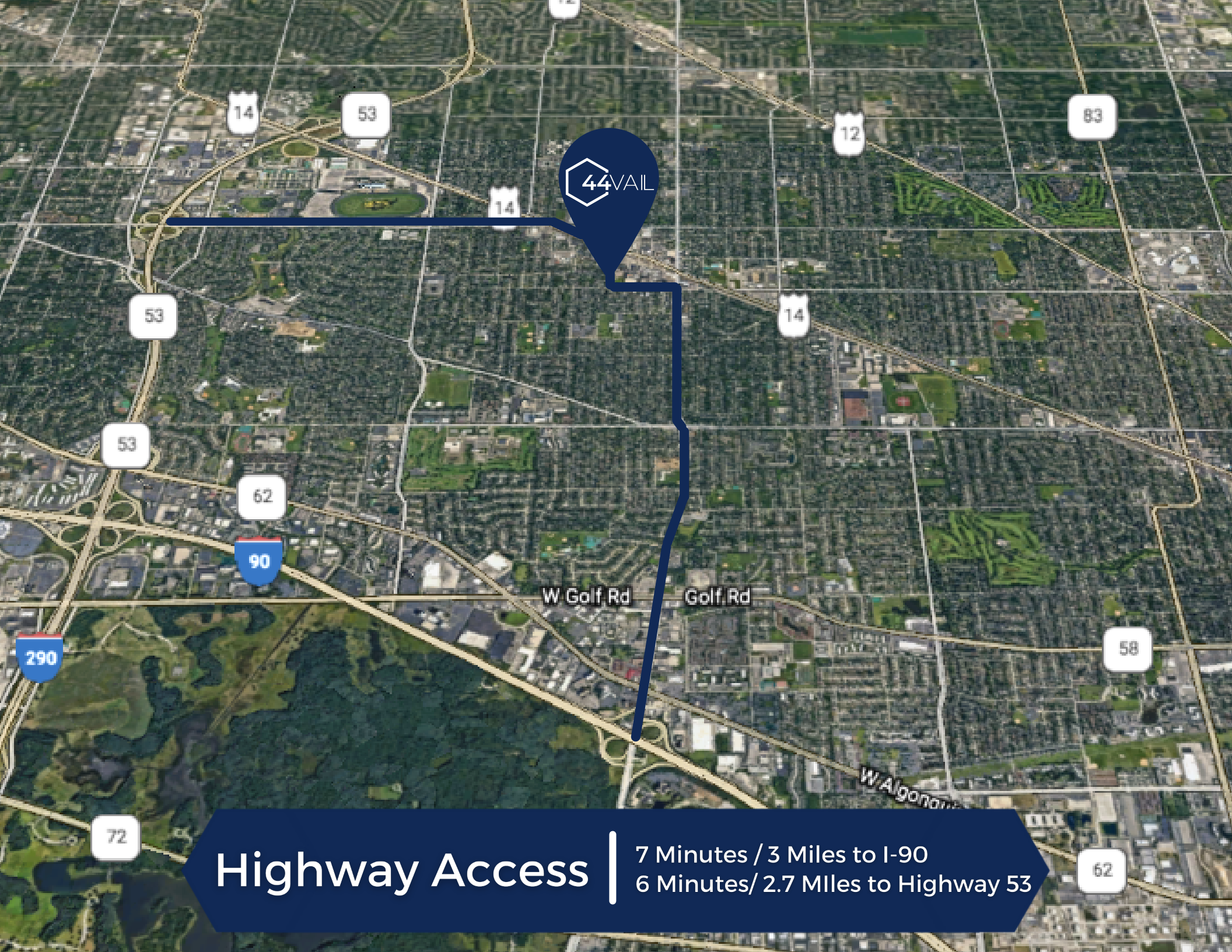
38,972 Gross Square Feet  
19,222 SF Floorplate  
Now Available



## Regional Map

44 South Vail Avenue  
Arlington Heights, IL 60005





44VAIL

W Golf Rd

Golf Rd

W Algonquin

## Highway Access

7 Minutes / 3 Miles to I-90

6 Minutes / 2.7 Miles to Highway 53

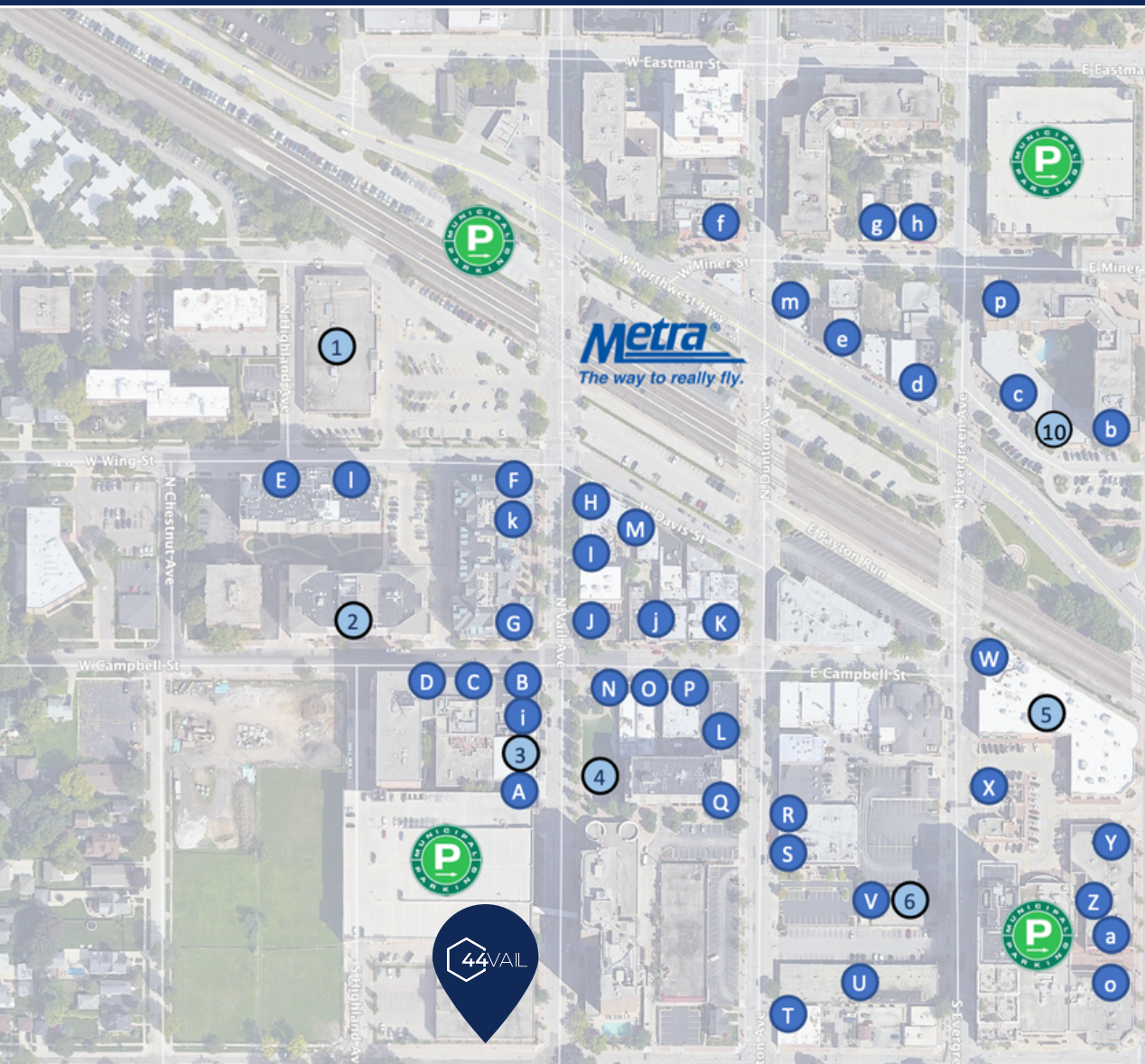




Location Aerial

44 South Vail Avenue  
Arlington Heights, IL 60005





A – Hey Nonny  
 B – Armand's  
 C – Mago Grill & Cantina  
 D – Arlington Ale House  
 E – Ttowa Korean Bistro  
 F – Shakou  
 G – Peggy Kinnane's  
 H – La Tasca Tapas  
 I – Bangkok Café  
 J – Cortland's Garage  
 K – Beer on the Wall  
 L – Chuck's Famous Pizza  
 M – The Bakerster  
 N – Carlos & Carlos  
 O – Salsa 17  
 P – Scratchboard Kitchen  
 Q – CoCo & Blu  
 R – Jimmy John's  
 S – Sweet T's Bakery  
 T – Porky's BBQ  
 U – Pure Juice Café  
 V – Fausto's Italian Kitchen  
 W – Passero  
 X – Starbucks

Y – AltThai  
 Z – Wildfish  
 a – Noodles & Company  
 b – Gumrai Thai  
 c – Egg Harbor Café  
 d – Around Café  
 e – Eddie's Restaurant  
 f – Javier's Sabor  
 g – Bistro Chen  
 h – Uptown Café  
 i – Big Shot Piano Lounge  
 j – Kilwins  
 k – Berry Yo Frozen Yogurt  
 l – Tuscan Market & Wine Shop  
 m – The Village Grill  
 o – Mochinut  
 p – Ohana Poke Bowl  
 \* Dunkin' (.4 miles)  
 \* Francesca's Tavola (.4 miles)  
 \* Subway (.5 miles)  
 \* Big Ange's Eatery (.9 miles)  
 \* Hong Kong Restaurant (1.1 miles)

#### SERVICES

- |                         |                       |
|-------------------------|-----------------------|
| 1 – Jewel Osco          | 8 – Police Station    |
| 2 – Barre Code          | 9 – Fire Station      |
| 3 – Metropolis Ballroom | 10 – UPS Store        |
| 4 – Harmony Park        | * Library (.5 miles)  |
| 5 – Pulse Yoga          | * USPS (1 mile)       |
| 6 – Personal Training   | * Marianos (.7 miles) |
| 7 – Village Hall        | Municipal Garage      |

\*not shown on map

# Restaurants & Services

44 South Vail Avenue  
Arlington Heights, IL 60005





## Exterior Images

44 South Vail Avenue  
Arlington Heights, IL 60005





Interior  
Images

44 South Vail Avenue  
Arlington Heights, IL 60005

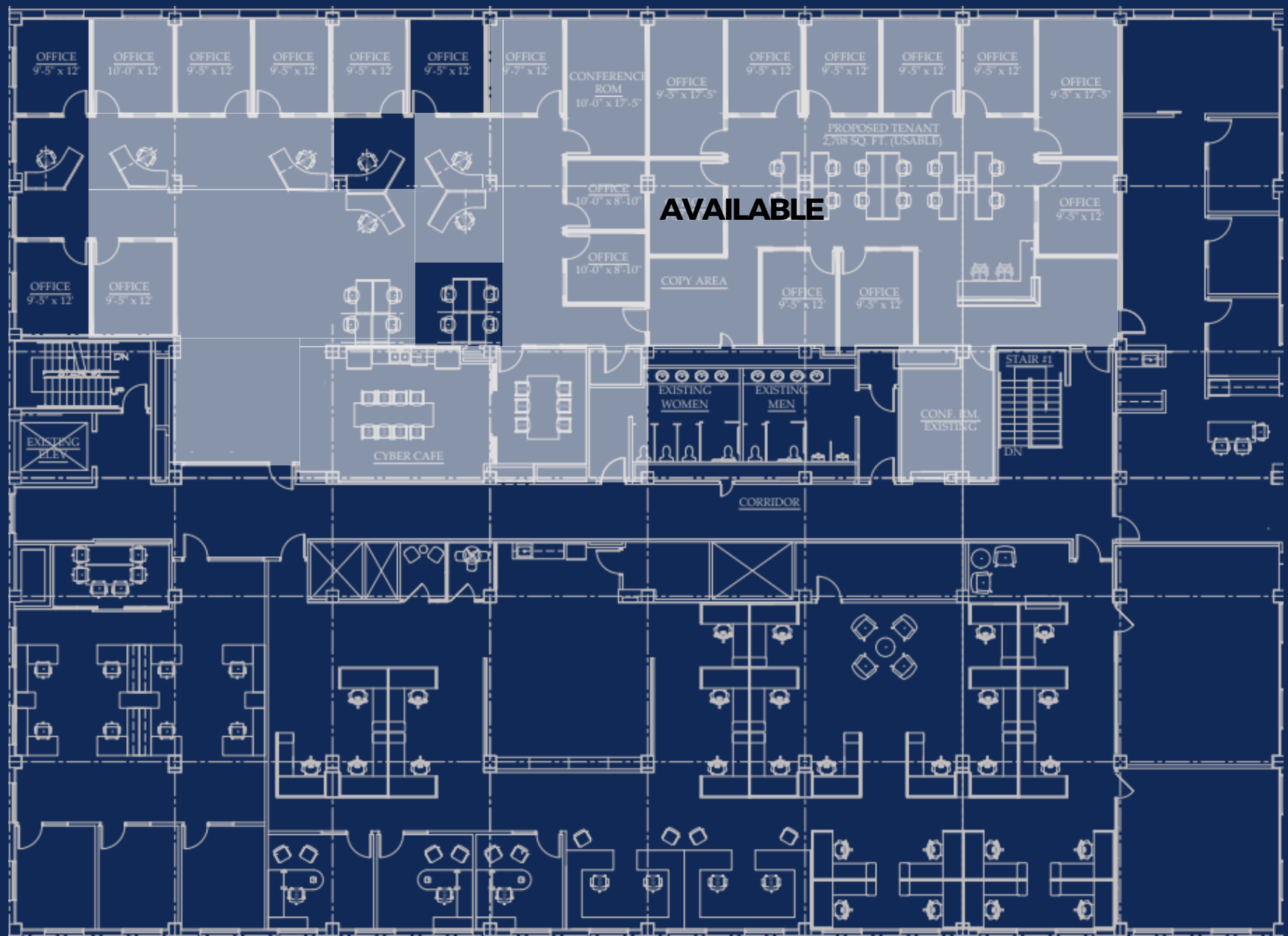




**First Floor**

Available Suites Ranging  
from 1,000-15,000 SF





**Second Floor**

Available Suites Ranging  
from 1,000-15,000 SF





Wheelchair Accessible



Short-term Contracts



Free High Speed Wifi



Conference Rooms



Bike Storage



Secured Access



Co-Working



Tenant Amenities



Showers



Day Lockers

Location Perks





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**For More Information,  
Please Contact Our Team**