



KETONE

PARTNERS

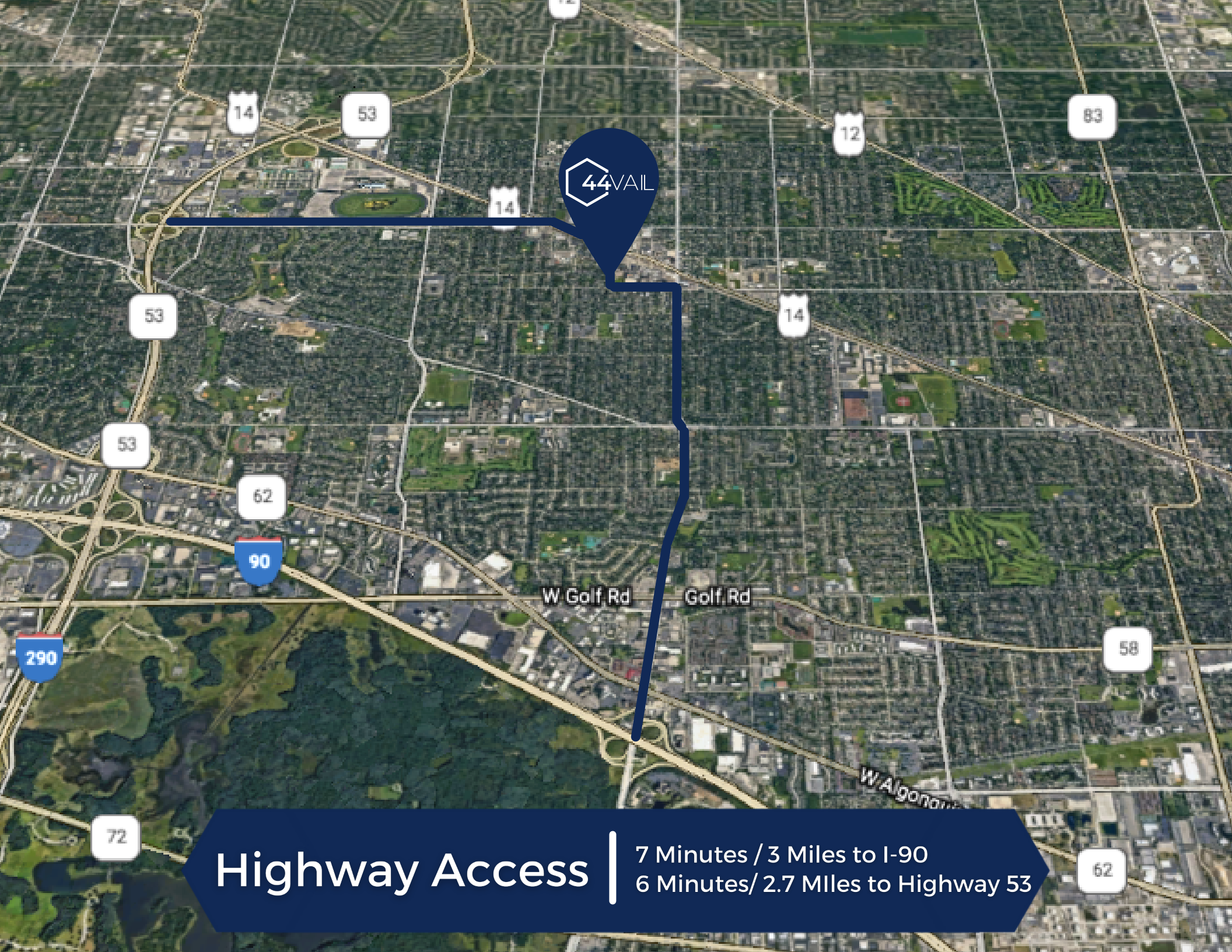
44 South Vail

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



Regional Map

44 South Vail Avenue
Arlington Heights, IL 60005



44VAIL

Highway Access

7 Minutes / 3 Miles to I-90

6 Minutes / 2.7 Miles to Highway 53

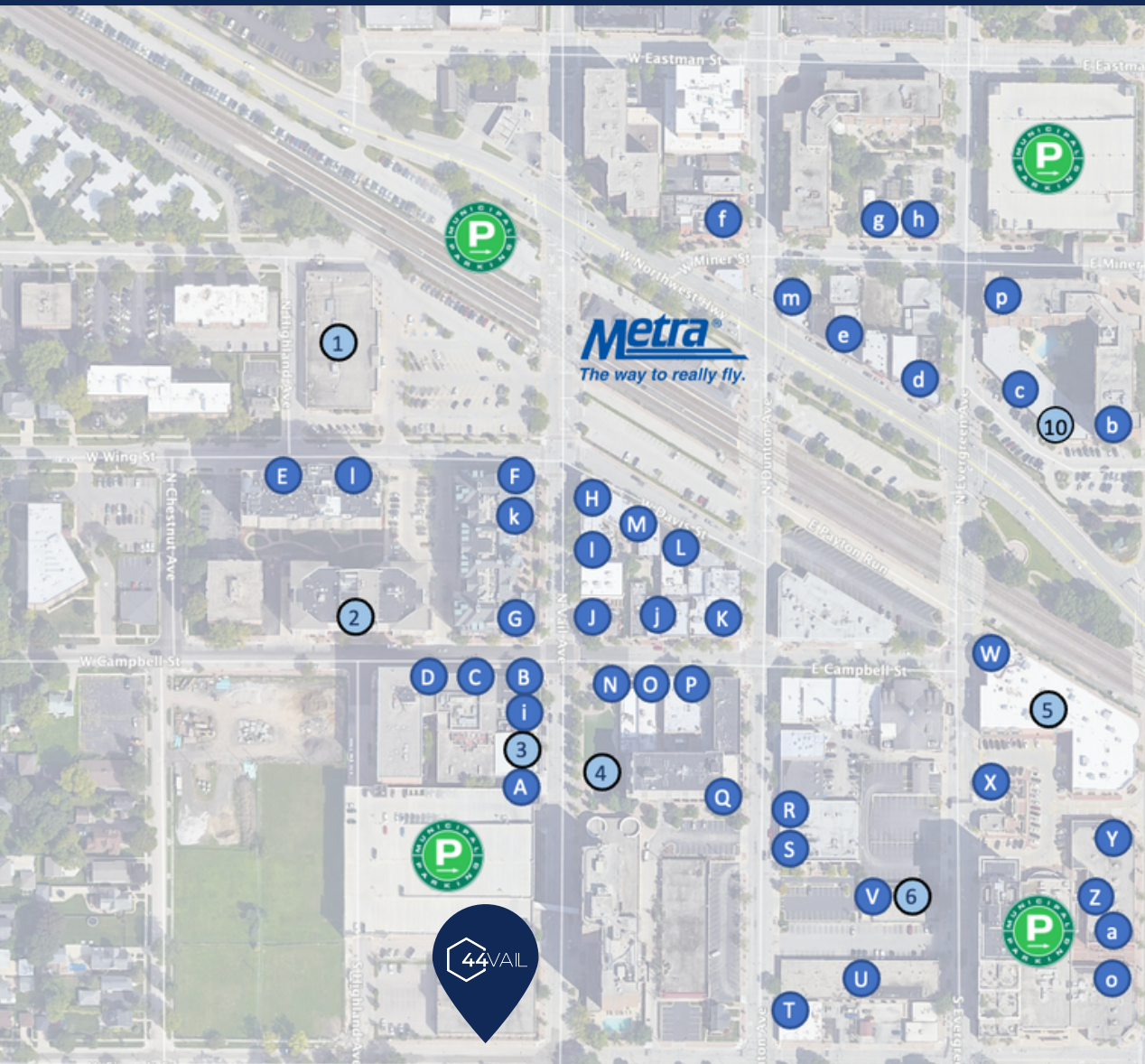


Metra[®]
The way to really fly.

44VAIL

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 – Dunton House Restaurant
 M – The Bakester
 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



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



KYLE SCHUHMACHER

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