



KETONE
PARTNERS

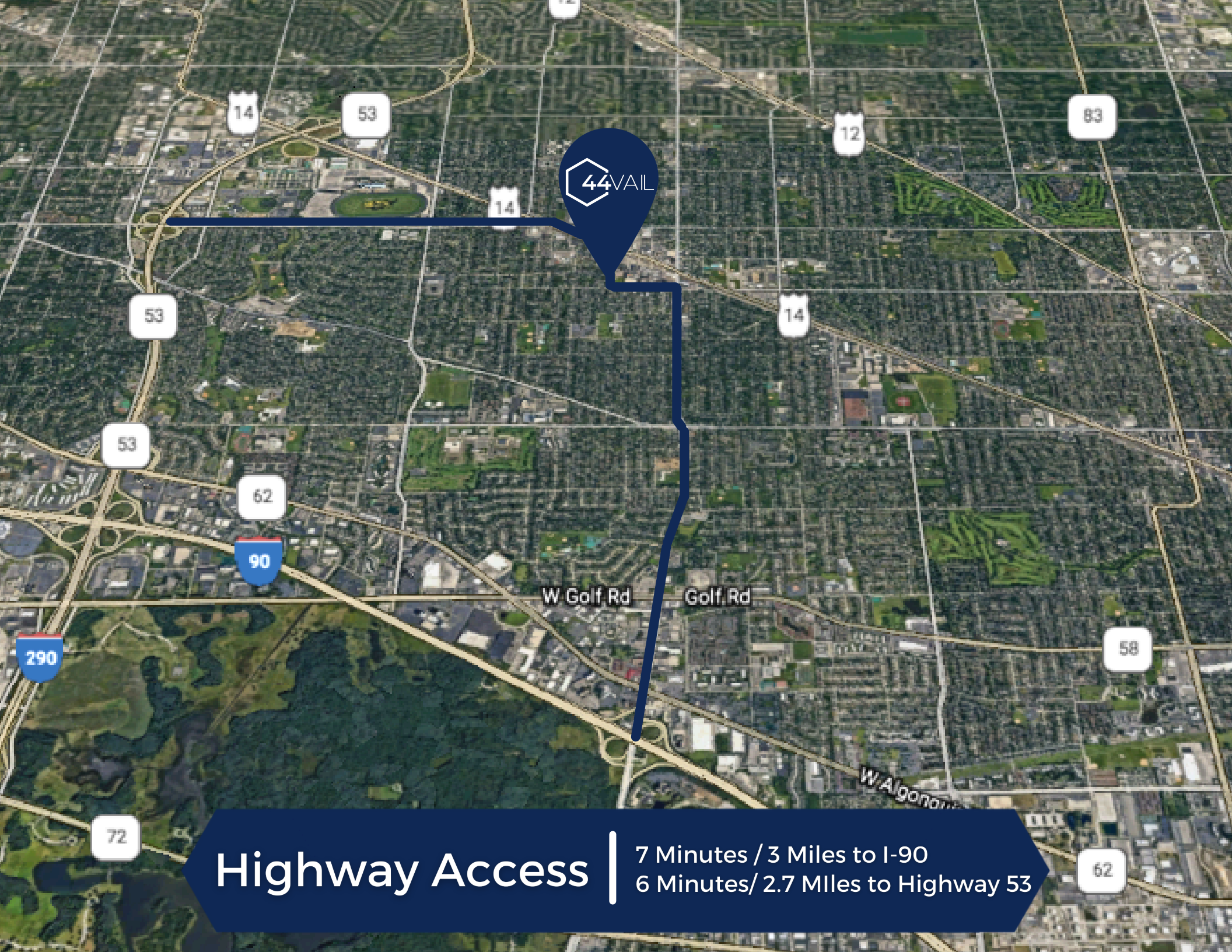
44 South Vail

FULLY LEASED!



Regional Map

44 South Vail Avenue
Arlington Heights, IL 60005



Highway Access

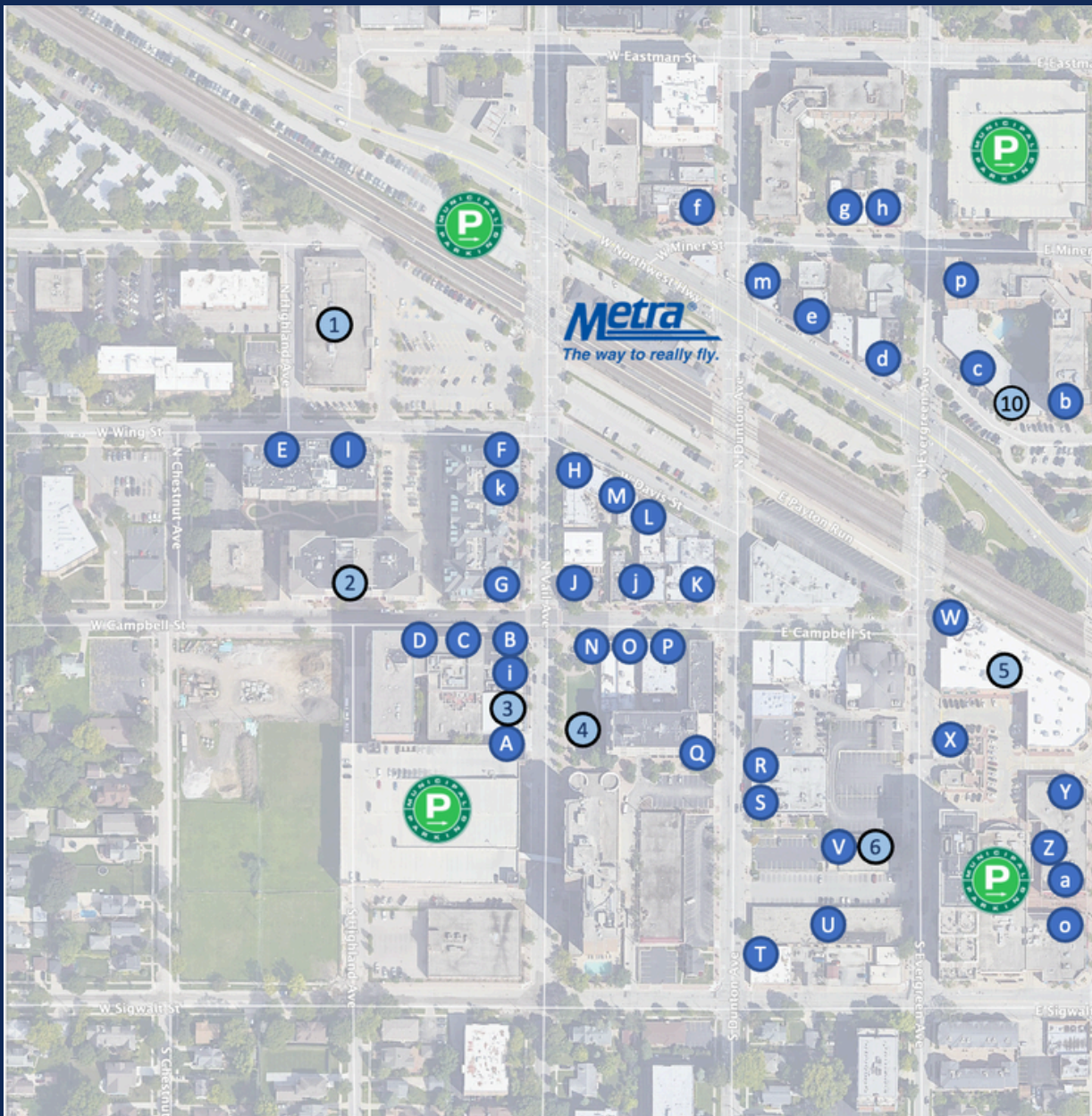
7 Minutes / 3 Miles to I-90

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
 J – Cortland's Garage
 K – Beer on the Wall
 L – Bird's Nest
 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

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
 2 – Barre Code
 3 – Metropolis Ballroom
 4 – Harmony Park
 5 – Pulse Yoga
 6 – Personal Training
 7 – Village Hall

8 – Police Station
 9 – Fire Station
 10 – UPS Store
 * Library (.5 miles)
 * USPS (1 mile)
 * Marianos (.7 miles)
 P Municipal Garage

*not shown on map

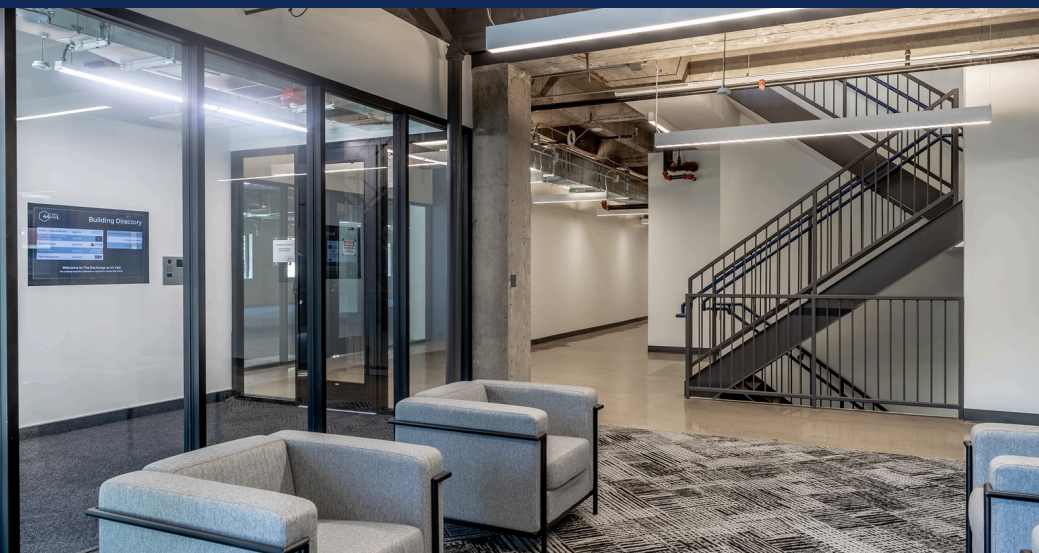
Restaurants & Services

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 Arlington Heights, IL 60005



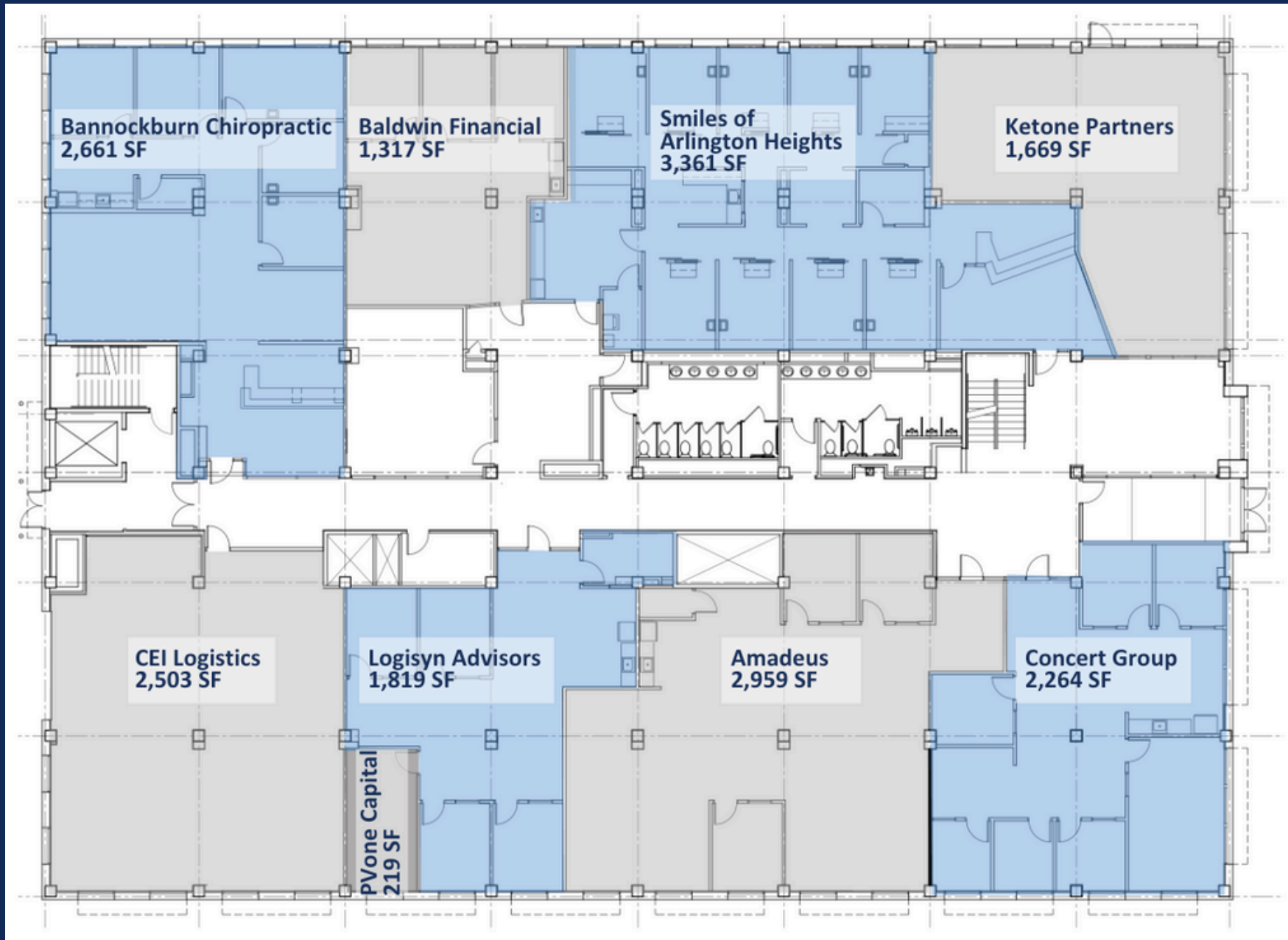
Exterior Images

44 South Vail Avenue
Arlington Heights, IL 60005



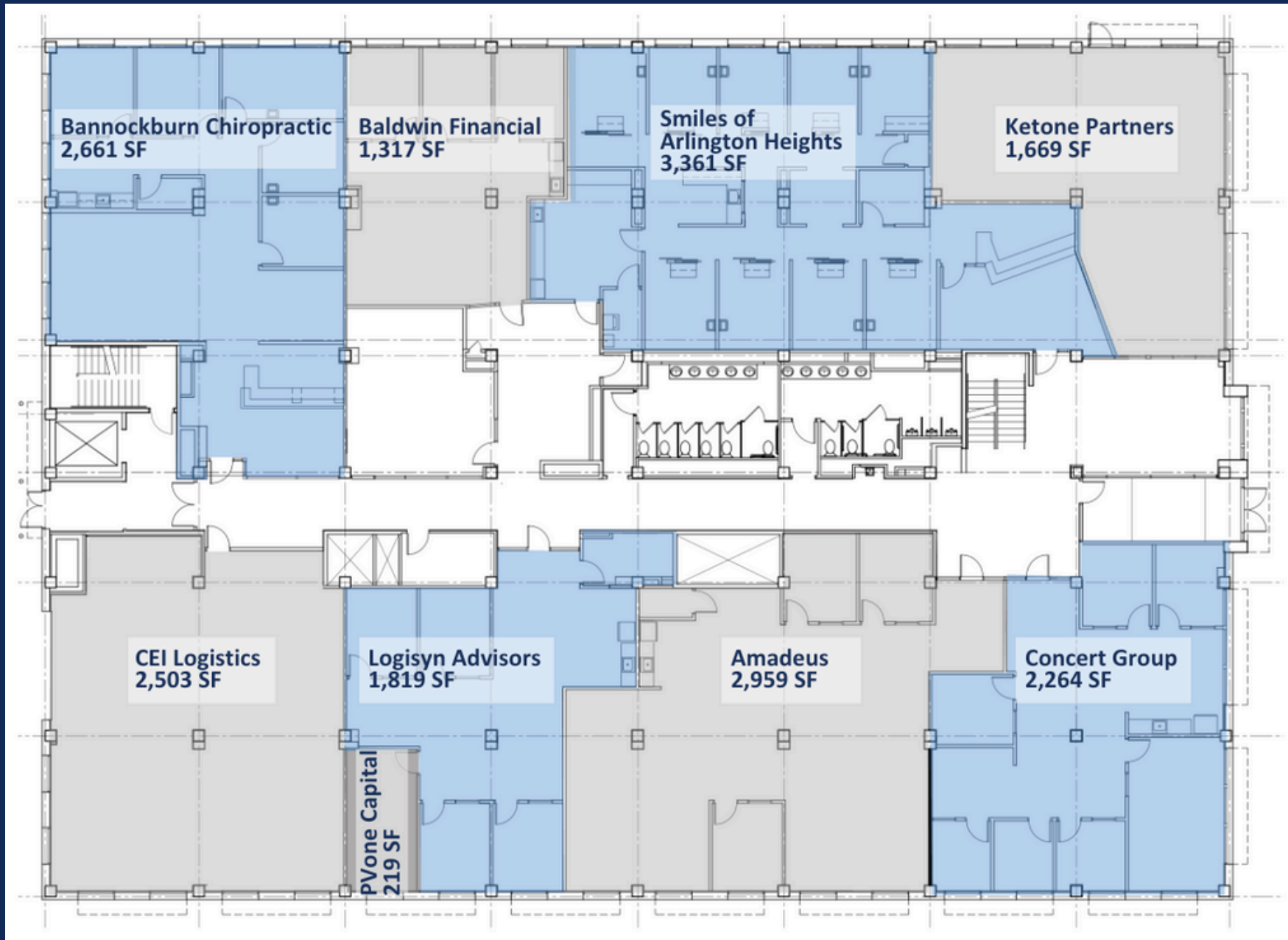
Interior
Images

44 South Vail Avenue
Arlington Heights, IL 60005



First Floor

Fully Leased!



Second Floor

Fully Leased!



Wheelchair Accessible



Short-term Contracts



Free High Speed Wifi



Conference Rooms



Bike Storage



Secured Access



Mother's Room



Tenant Amenities



Showers



Day Lockers

Location Perks



KYLE SCHUHMACHER

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