



KETONE

PARTNERS

44 South Vail

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



44VAIL

90

290

88

94

355

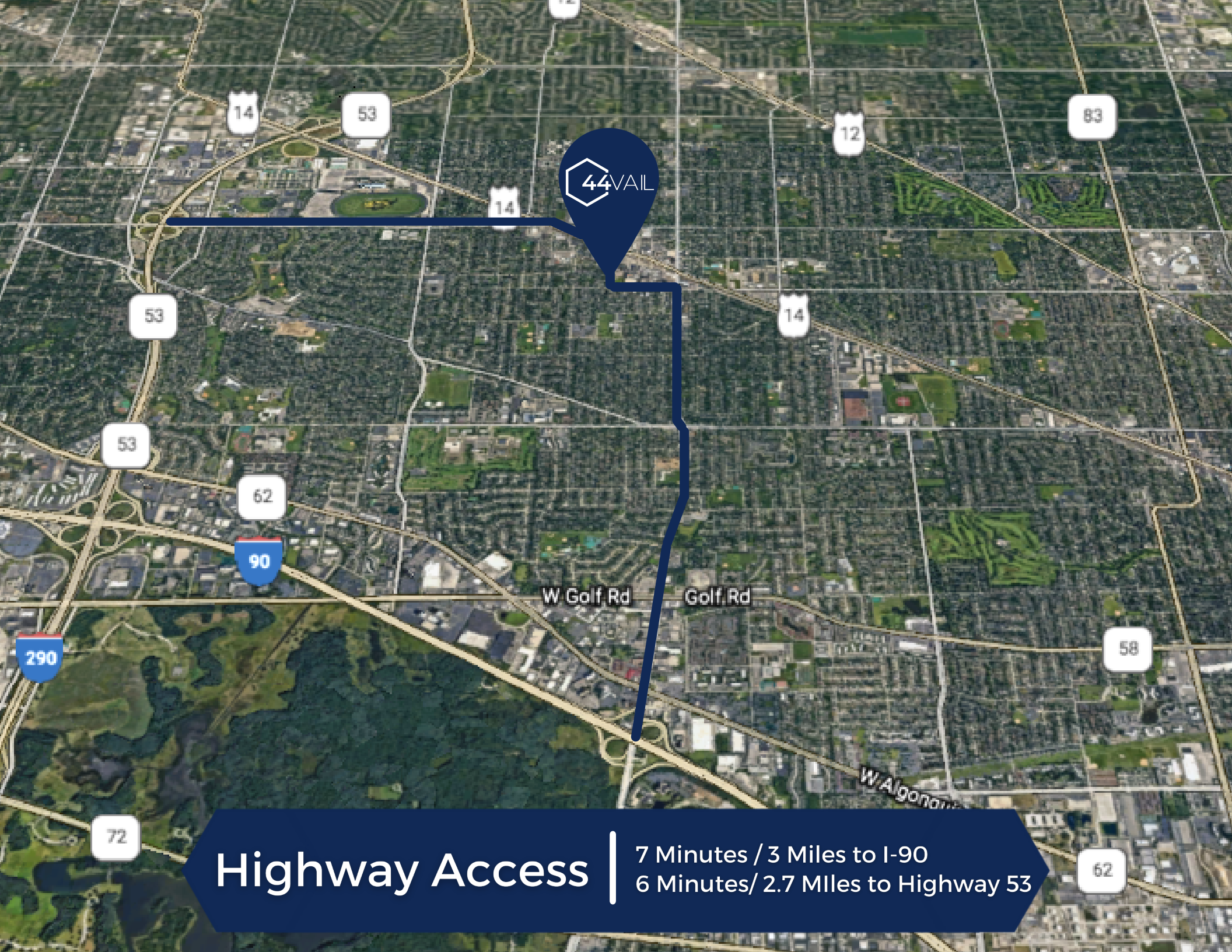
55

57

90

80

Regional Map | 44 South Vail Avenue
Arlington Heights, IL 60005



44 VAIL

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 – Dunton House Restaurant
- 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
- * 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)
 -  Municipal Garage

*not shown on map

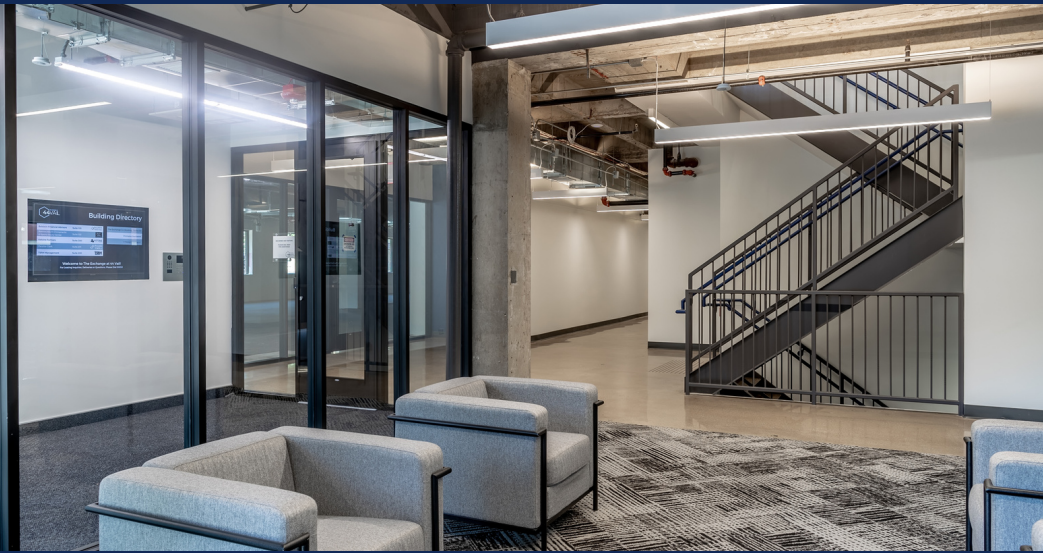
Restaurants & Services

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



KYLE SCHUHMACHER

kschuhmacher@ketonepartners.com



JENNIFER WAGNER

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Drew Bulson

Dbulson@ketonepartners.com

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