

# ArlingtonMed



# ELEVATING YOUR EXPERIENCE

## Patient Focused Medical Office Space.

Arlington Med, a cutting-edge, 150,000-square-foot iconic building, located in a brand new mixed-use community in Arlington Heights, Illinois, is set to redefine medical office space. Phase I of this expansive development is currently under construction and will deliver 301 residential units with 26,000 SF of retail early Q2 2025. Future phases plan for additional residential, retail, and hospitality options. Positioned along the bustling I-90 Jane Addams Tollway, Arlington Med's strategic location provides access to a broad patient population while benefiting from its proximity to downtown Chicago and O'Hare International Airport. Arlington Med's prominence and siting provides significant branding opportunities with exposure to over 150,000 vehicles daily. This completely renovated facility offers a unique blend of thoughtful design, exceptional visibility, supreme convenience, state-of-the-art infrastructure, and unparalleled patient comfort.





# DESIGN

Re-imagined by world-class architecture firm bKL, Arlington Med is thoughtfully designed to provide a calming and comfortable environment for both patients and staff. Here's a glimpse of what you can expect:

## NEW ATTACHED PARKING GARAGE

Adjacent, covered parking structure with direct access and approximately 751 spots, ensuring ample, safe, and convenient parking.

## GREEN SPACE

At the building's entrance a serene landscaped space with a soaring metallic architectural structure welcomes patients and staff.

## ATRIUM LOBBY

Featuring floor-to-ceiling windows, skylights and comfortable seating, creating a bright, airy, and open space with abundant natural light.

## PRIVATE TERRACED BALCONIES

Outdoor spaces with panoramic views on every floor.



## COMFORT

- Fully renovated Class-A medical facility
- Expansive three-story, sunlit atrium lobby with comfortable seating
- Approximately 8,000 SF of tenant amenities featuring Grab 'n' Go food options, a visitors lounge, a private tenant lounge, and more
- Heated porte-cochere entranceway for easy access in any weather

## CONVENIENCE

- Above market parking ratio with direct access to building
- Ground floor covered and open-air staff parking flanking the main building entrance
- Dedicated rideshare pickup and drop-off area, along with professional valet service
- Nearby PACE stop for additional transit options
- Located at the southeast corner of Arlington Heights Road and Algonquin Road with ease of access to the I-90 tollway
- Proximity to downtown Arlington Heights, the Metra Station, and just a **10-minute drive** from O'Hare International Airport

# VISIBILITY

A key feature of Arlington Med is its visibility to current and future patients. Designed to capture attention, the facility offers excellent exposure and branding opportunities in a growing community.

- Prominently situated along the I-90 tollway with visibility to 150,000+ vehicles daily
- Prime building signage opportunities
- Exposure to patient population at the surrounding residential developments
- Striking and unique architecture



TEST FIT PLAN

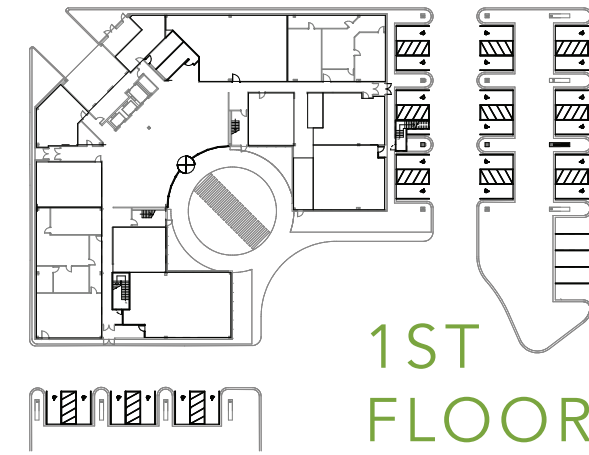
COLOR KEY

- TENANT 1
- TENANT 2

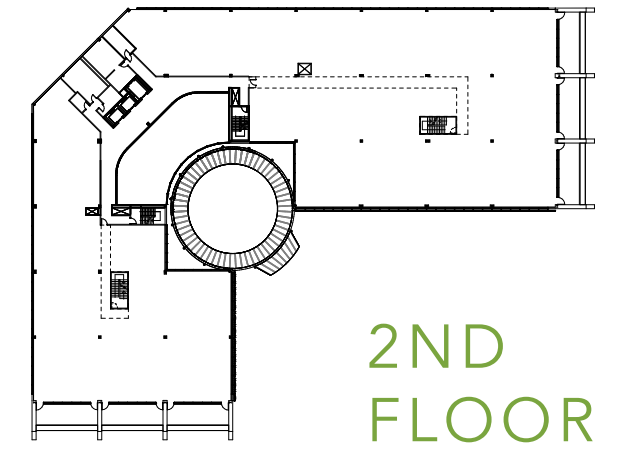


MULTIPLE  
FULL-FLOOR AND  
MULTI-TENANT  
OPPORTUNITIES

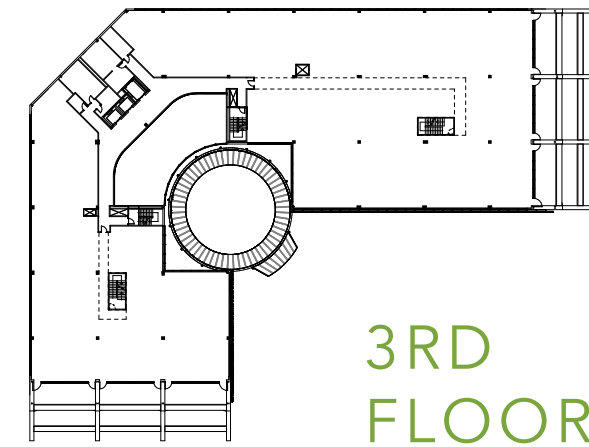
150,000 SF



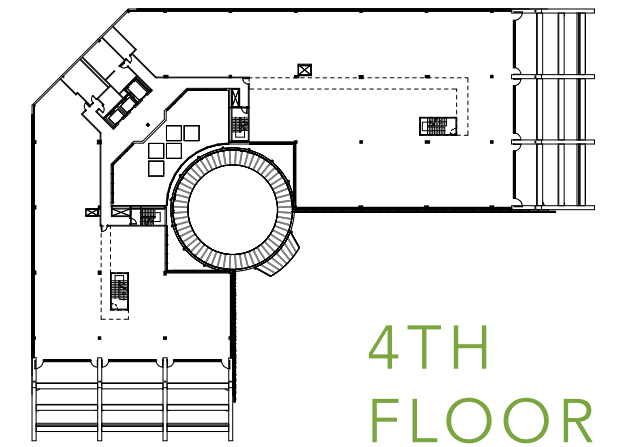
1ST  
FLOOR  
22,868 SF



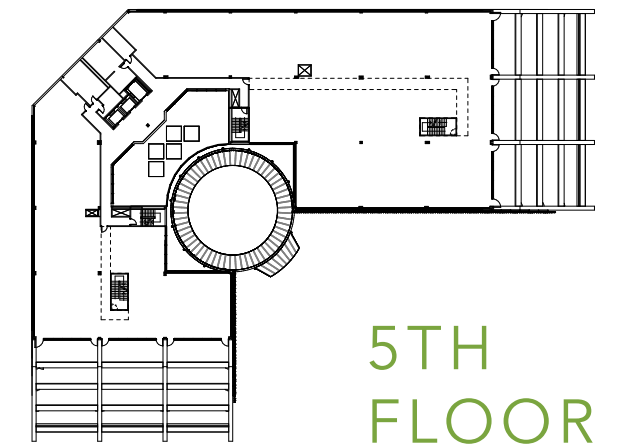
2ND  
FLOOR  
34,865 SF



3RD  
FLOOR  
32,356 SF



4TH  
FLOOR  
29,814 SF



5TH  
FLOOR  
27,306 SF

ARLINGTON MED  
**A NEW  
STANDARD**

With its modern, patient-focused design, state-of-the-art infrastructure, and convenient location, Arlington Med is creating a new standard in medical office space.





## SITE PLAN

Arlington Med is part of a future 18-acre mixed-use, master-planned community containing up to 600 residential apartment units providing a built in patient population.



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