



44

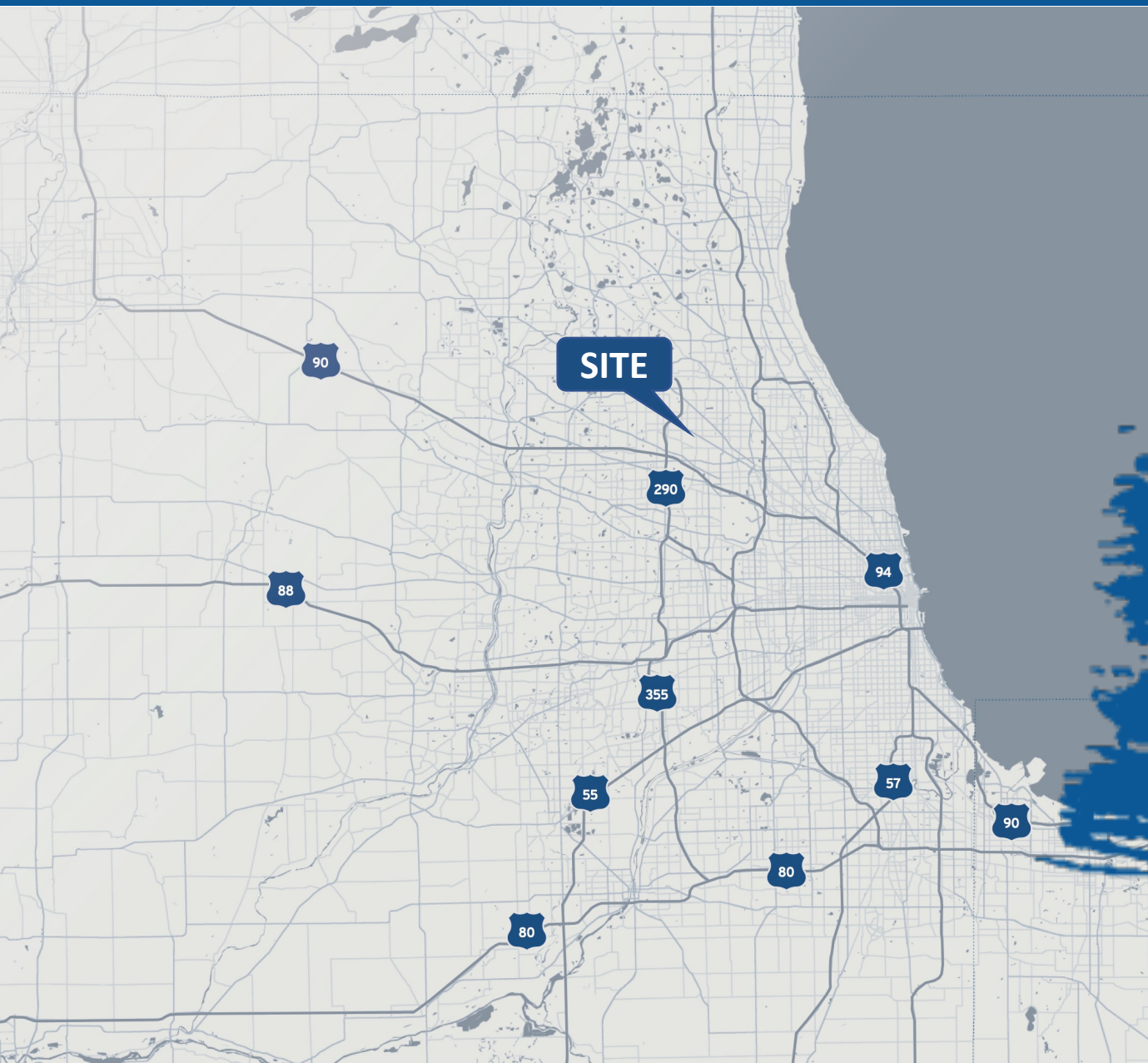
South Vail

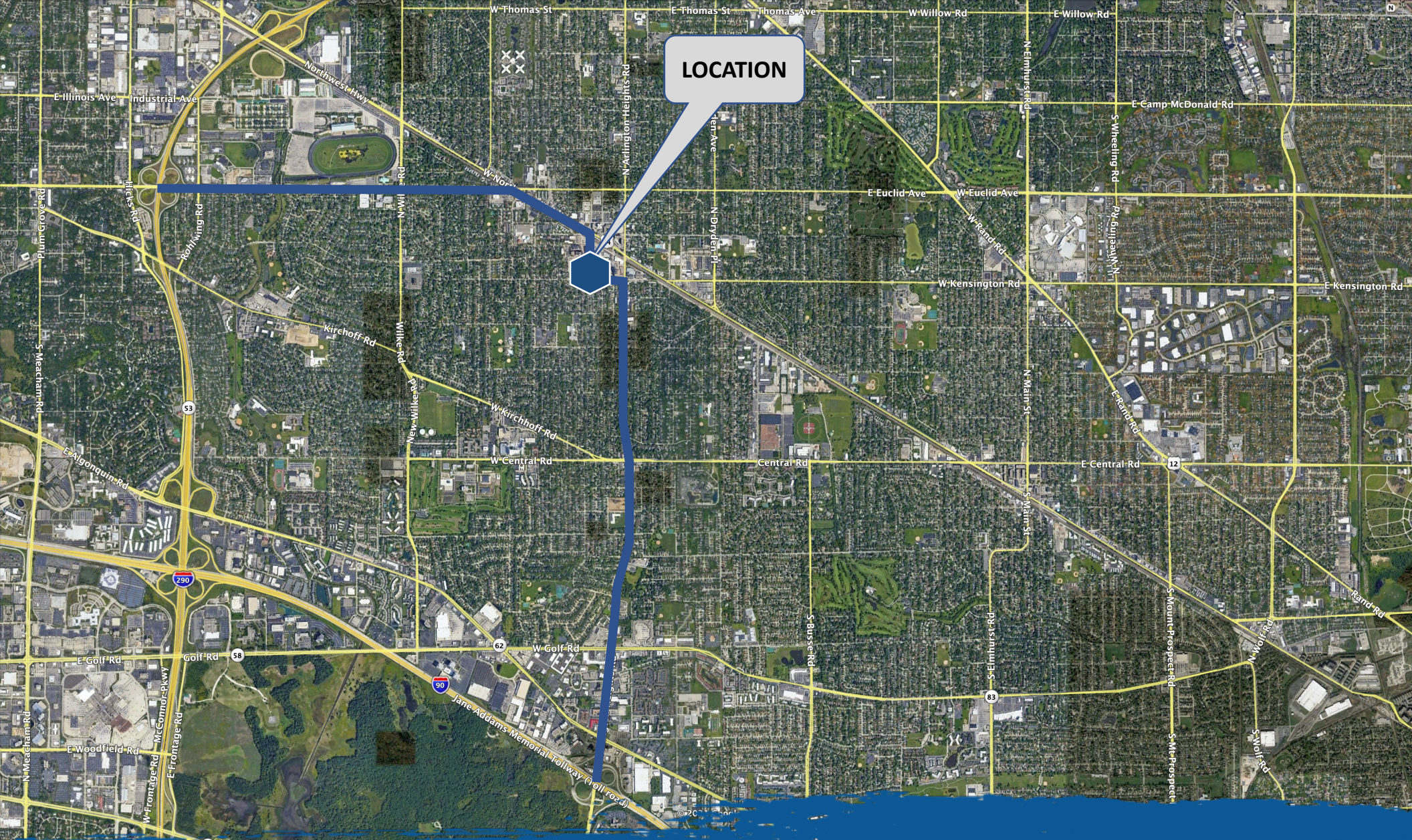
57,856 Gross Square Feet
19,222 SF Floorplates
Renovations Planned (2021)



Regional Map

44 South Vail Avenue
Arlington Heights, IL 60005





LOCATION

Highway Access

7 Minutes / 3 Miles to I-90
6 Minutes / 2.7 Miles to Highway 53





LOCATION

Location Aerial

44 South Vail Avenue
Arlington Heights, IL 60005






RESTAURANTS

A – Hey Nonny
B – Armand's
C – Mago Grill & Cantina
D – Arlington Ale House
E – Ttowa Korean Bistro
F – Shakou
G – Peggy Kinnane's Irish Restaurant & Pub
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
* Dunkin Donuts (.4 miles)
* Francesca's Tavola (.4 miles)
* Big Ange's Eatery (.9 miles)

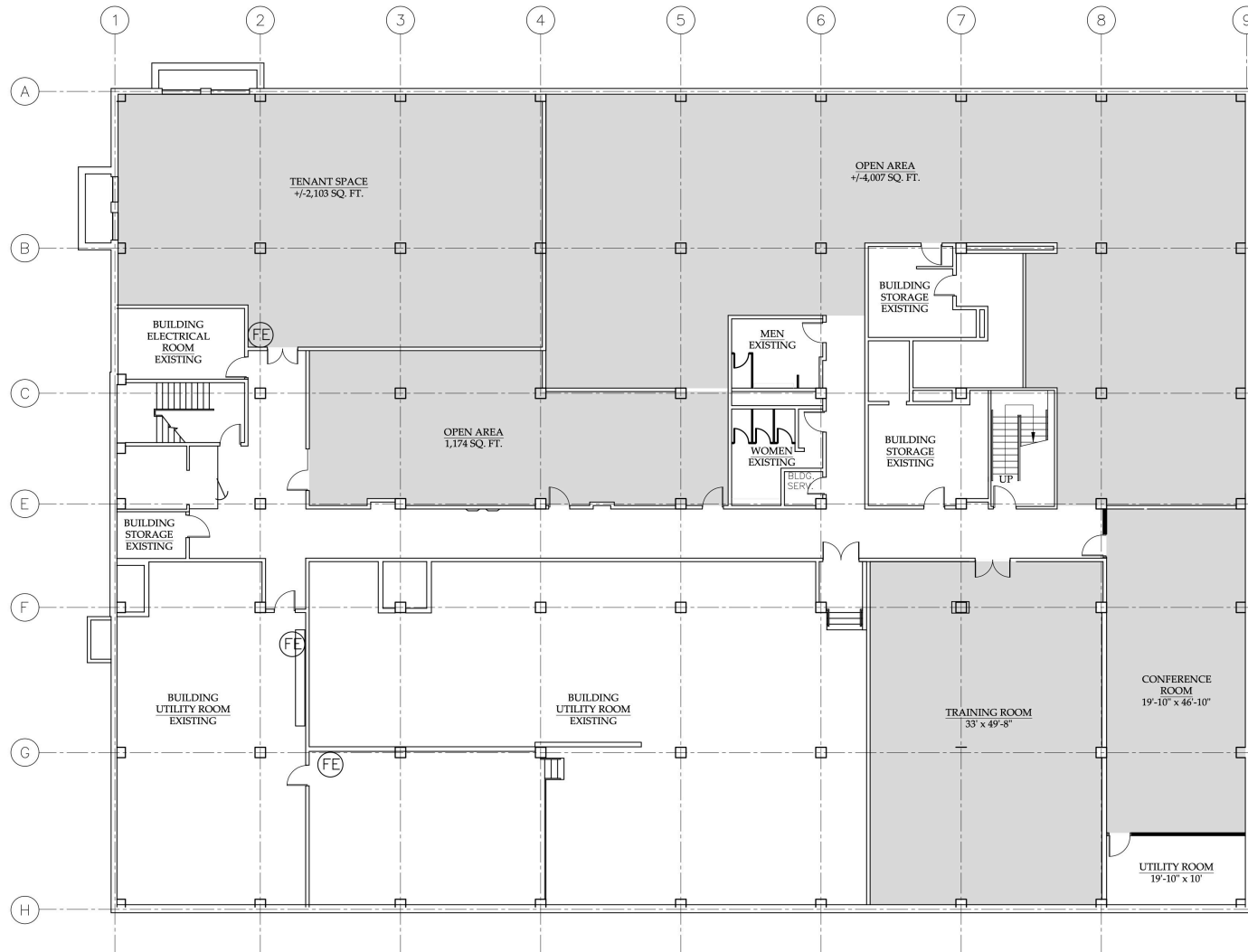
SERVICES

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
* Marianos (.7 miles)
 Municipal Garage

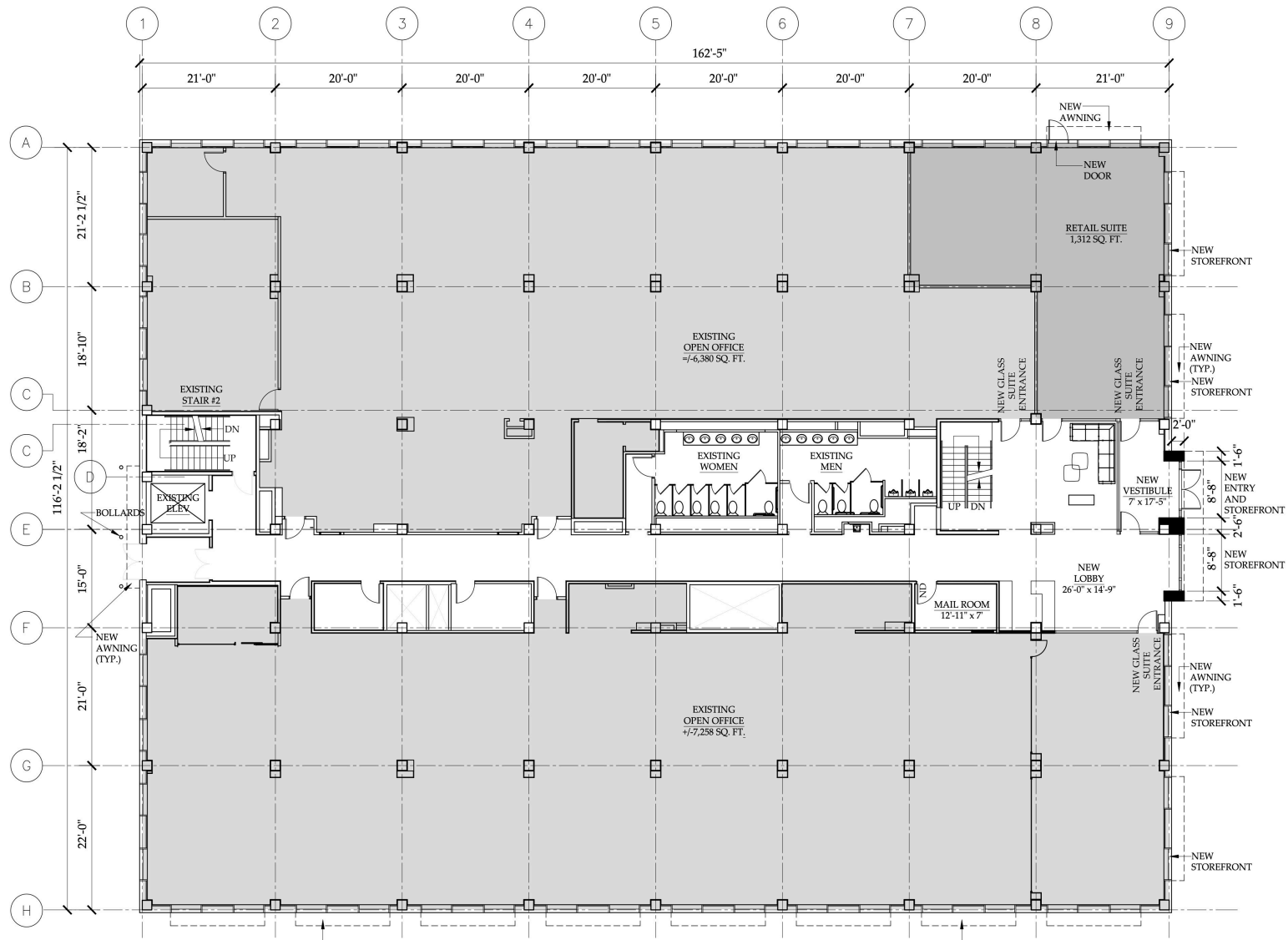
**not shown on map*

Restaurants & Services



Lower Level Floorplan

19,222 SF Floorplate
Suites From 1,338 SF



First Floor Floorplan

19,222 SF Floorplate
Suites From 1,338 SF

PENDING
LEASE
LEASED



Second Floor Floorplan

19,222 SF Floorplate
Suites From 1,338 SF



Interior Rendering



Exterior Rendering



Wheelchair Accessible



Hi-Speed Wi-Fi



Community Manager



Conference Rooms



Bike Room & Showers



Flexible Contracts



Coworking



Tenant Amenities

Location Perks

44 South Vail



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