



1445 BUSCH PARKWAY

The Corporate Grove
Buffalo Grove, Illinois

Unit: 9,480 Sq. Ft.

TERMS:

Base Rent: \$6.95 Net
 Escalation: 3% Per Year
 Real Estate Taxes: \$1.82 (2017 Est.)
 CAM & Insurance: \$1.13 (2017 Est.)

HIGHLIGHTS:

- Abundant parking
- Office space can be expanded to suit
- Outstanding lease opportunity
- Lower Lake County taxes
- Quality finishes throughout
- Includes T-8 High Efficiency Lighting

BUILDING DATA:

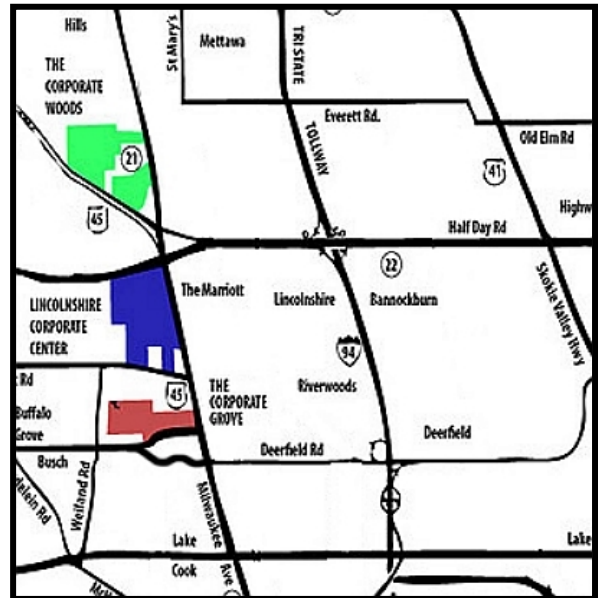
Ceiling Height: 17'
 Sprinkler System: Yes
 Parking: Abundant

SHIPPING:

Truck Docks: 4 (Interior)
 Drive-in Door: 1 (Private)

POSSESSION:

11/01/17



Exclusive Leasing and Management Agents

VAN VLISSINGEN AND CO.

One Overlook Point
 Lincolnshire Corporate Center
 Lincolnshire, Illinois 60069

847.634.2300

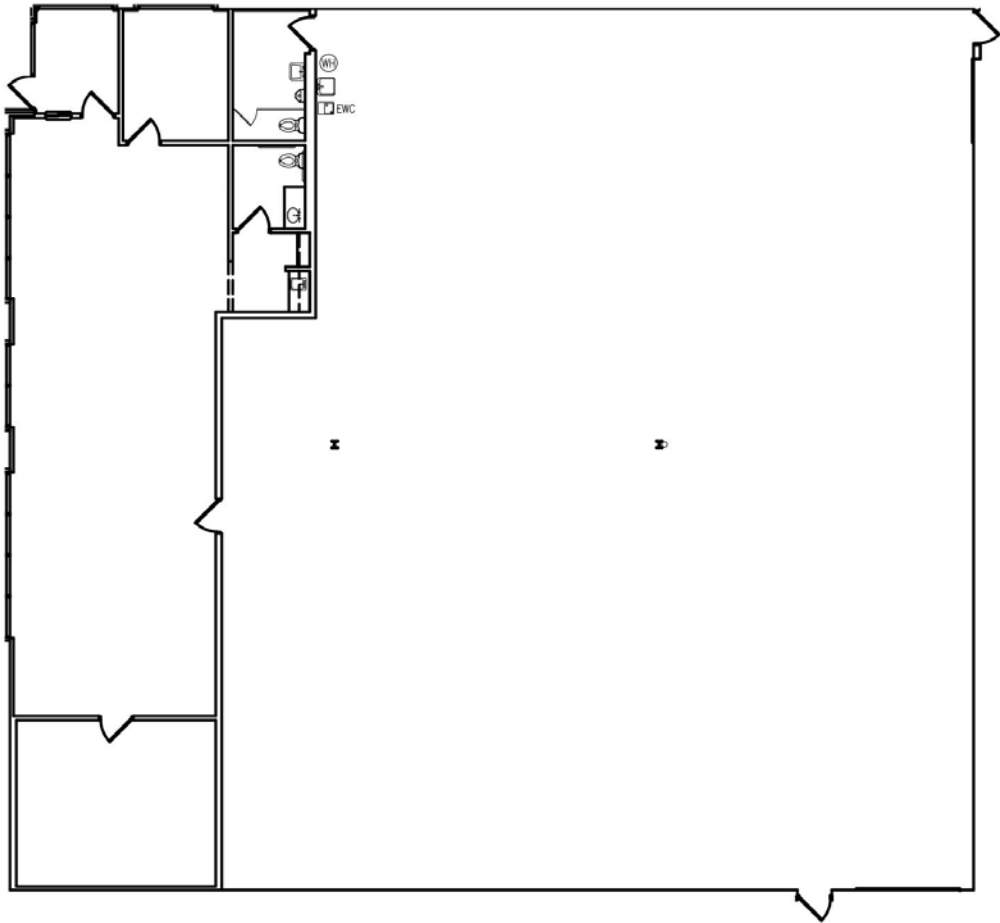
Chuck Lamphere, President
crl@vvco.com

Nick Panarese, Vice President
ndp@vvco.com

Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawn without notice. Members of this firm have an ownership interest in this property. © Copyright 2011 All Rights Reserved

1445 BUSCH PARKWAY

The Corporate Grove
Buffalo Grove, Illinois



Exclusive Leasing and Management Agents



VAN VLISSINGEN AND CO.

One Overlook Point
Lincolnshire Corporate Center
Lincolnshire, Illinois 60069

847.634.2300

Chuck Lamphere, President
crl@vvco.com

Nick Panarese, Vice President
ndp@vvco.com

Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawn without notice. Members of this firm have an ownership interest in this property. © Copyright 2011 All Rights Reserved