



450 EAST ROUTE 22

Lake Zurich, Illinois

Unit: 4,650 Sq. Ft.

Office: 1,905 Sq. Ft.

TERMS:

Base Rent: \$6.95 Net

Escalation: 3% Per Year

Real Estate Taxes: \$1.45 (2017 Est.)

CAM & Insurance: \$1.15 (2017 Est.)

Possession: Immediate

HIGHLIGHTS:

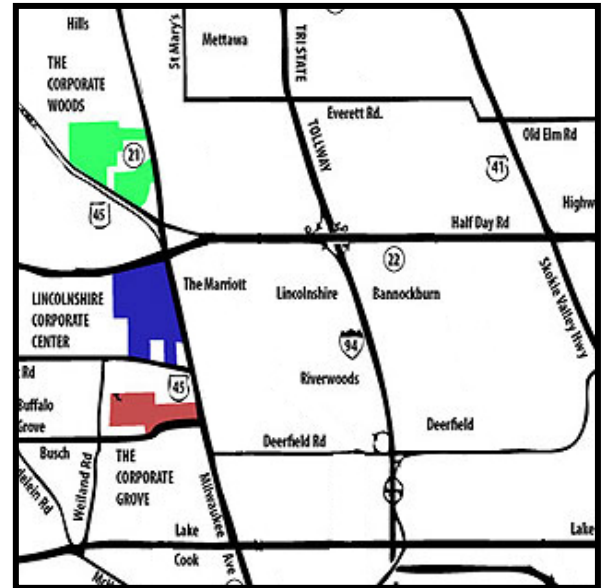
- Lower Lake County Taxes
- Quality Construction Throughout
- Prime location at corner of Route 22 and Oakwood

BUILDING DATA:

Ceiling Height: 16'
Sprinkler System: Yes
Power: 200 Amps
Parking: 169 Off Street for Building

SHIPPING:

Truck Docks: 0
Drive-in Door: 2 (Private)



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

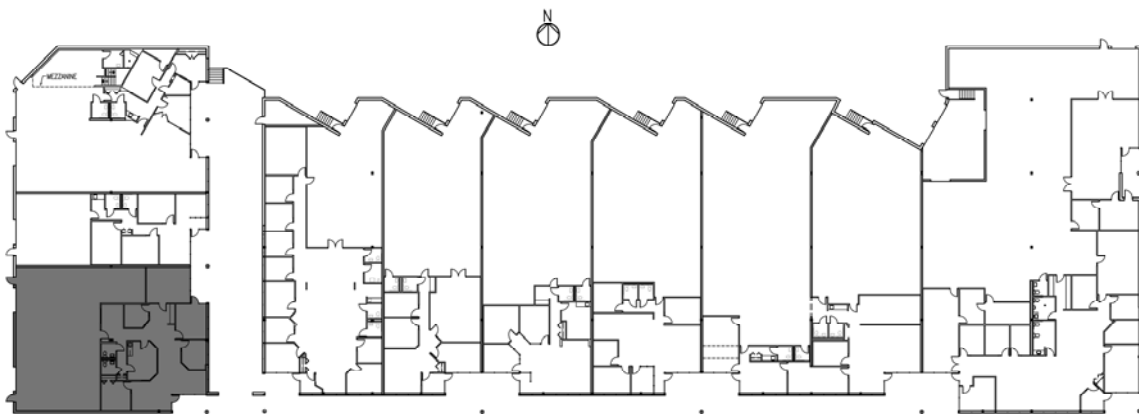
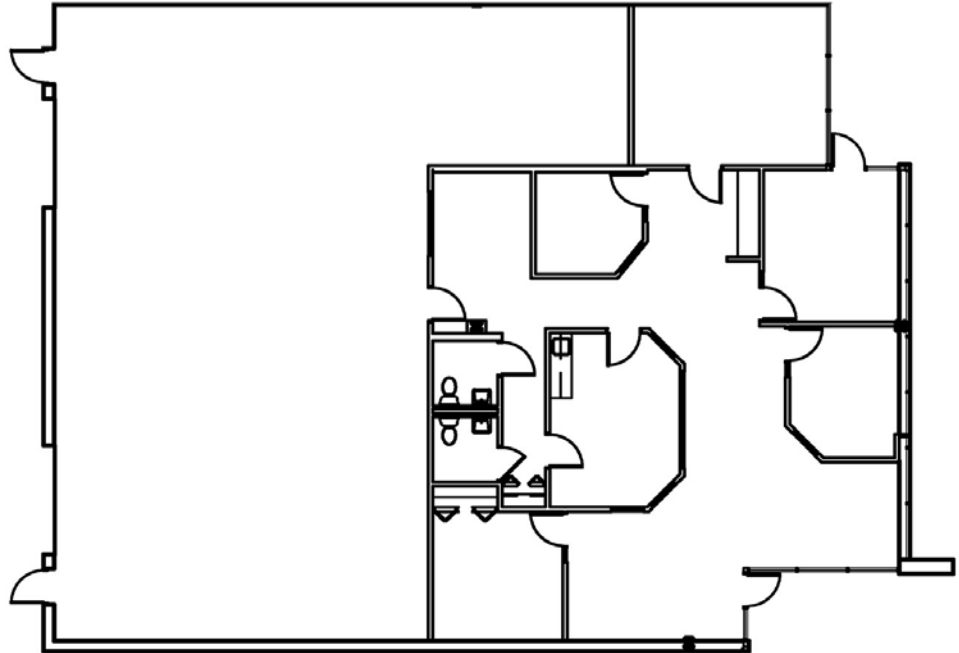
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