



## 625 BARCLAY BOULEVARD

Lincolnshire Corporate Center  
Lincolnshire, Illinois

**Building:** 46,907 Sq. Ft.  
**Office:** 20,000 Sq. Ft.  
**Office/Tech/  
 R&D Space:** 21,000 Sq. Ft.  
**Site (net of pond):** 132,360 Sq. Ft.

### TERMS:

**Base Rent:** \$9.95 Triple Net  
**Escalation:** 3% Per Year  
**RE Taxes:** \$0.94 (2013 payable 2014)

### HIGHLIGHTS:

- Ideal Facility for Technology / R & D Air-condition Manufacturing Company
- Abundant Parking
- Lower Lake County Taxes
- Office and Manufacturing Space Can be Modified to Suit
- Offices and Patio Overlook Scenic Pond
- Located in Prestigious Lincolnshire Corporate Center Offering Restaurants, Hotels, Shopping, Daycare, Walking Paths, Access to Public Transit

### BUILDING DATA:

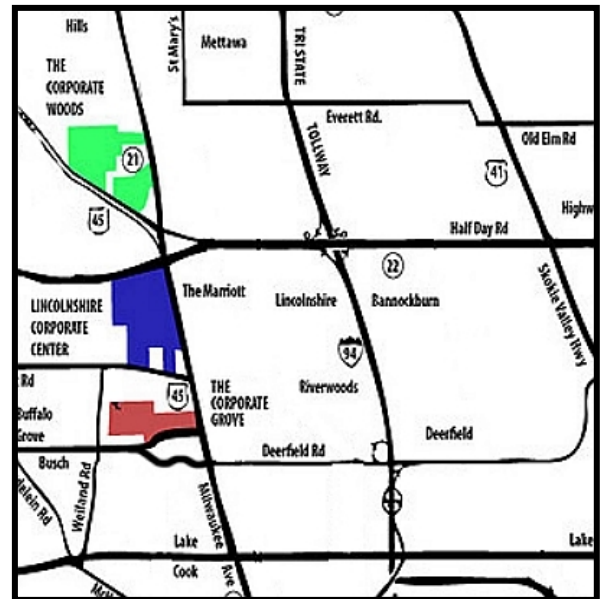
**Ceiling Height:** 18' Clear  
**HVAC:** Air-conditioned Office & Mfg. Area  
**Power:** 800 Amps, 277/440 Volt Service  
**Parking:** 199 Cars

### SHIPPING:

**Docks:** 4 Interior Truck Docks  
**Grade Level Doors:** Can Be Added

### POSSESSION:

Immediate



### Exclusive Leasing and Management Agents



## VAN VLISSINGEN AND CO.

One Overlook Point  
Lincolnshire Corporate Center  
Lincolnshire, Illinois 60069

**847.634.2300**

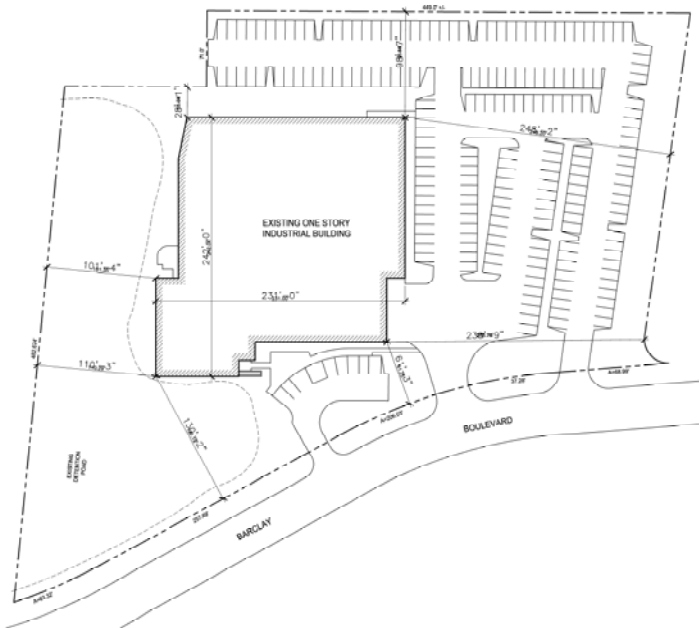
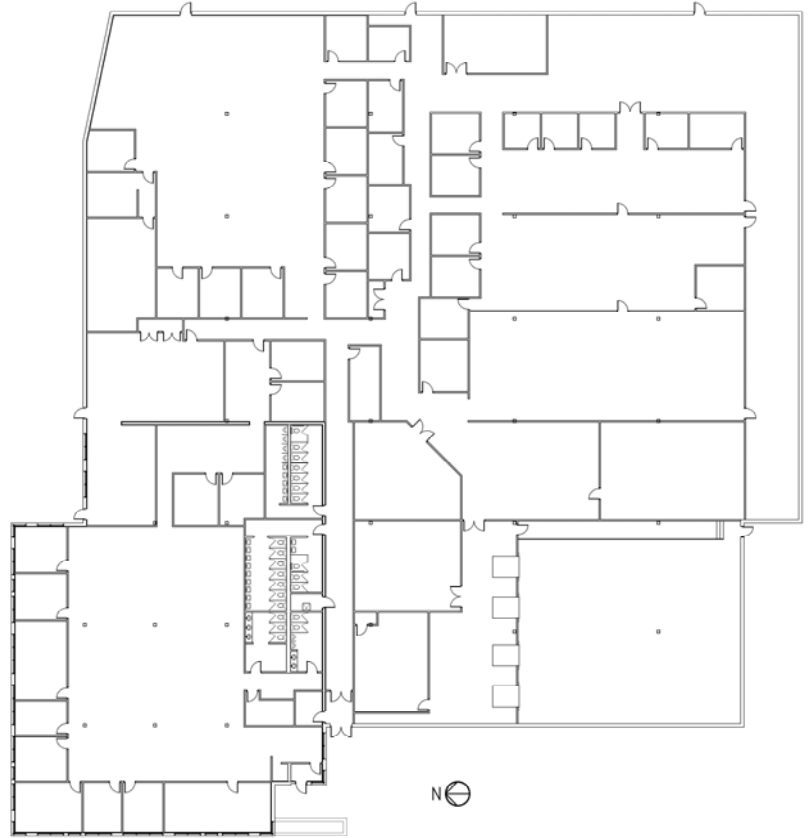
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