



## 490 EAST ROUTE 22

Lake Zurich, Illinois

**Unit: 5,559 Sq. Ft.**

### TERMS:

Base Rent:	\$9.95 Net
Escalation:	3% Per Year
Real Estate Taxes:	\$1.76 (2026 Est.)
CAM & Insurance:	\$1.44 (2026 Est.)

### HIGHLIGHTS:

Rare opportunity to lease a fully built-out movement and training facility ideal for Pilates, Yoga, Barre, Martial Arts, Jiu-Jitsu, Personal Training, Physical Therapy, Wellness, Dance, Cheerleading, Gymnastics Instruction, and other fitness-related uses. Existing improvements can significantly reduce startup costs and accelerate occupancy.

### BUILDING DATA:

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

### SHIPPING:

Truck Docks:	1 Exterior (Private)
Drive-in Door:	0

**POSSESSION:** Immediate

**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](mailto:crl@vvco.com)

**Gordon Lamphere, VP**

[gcl@vvco.com](mailto:gcl@vvco.com)

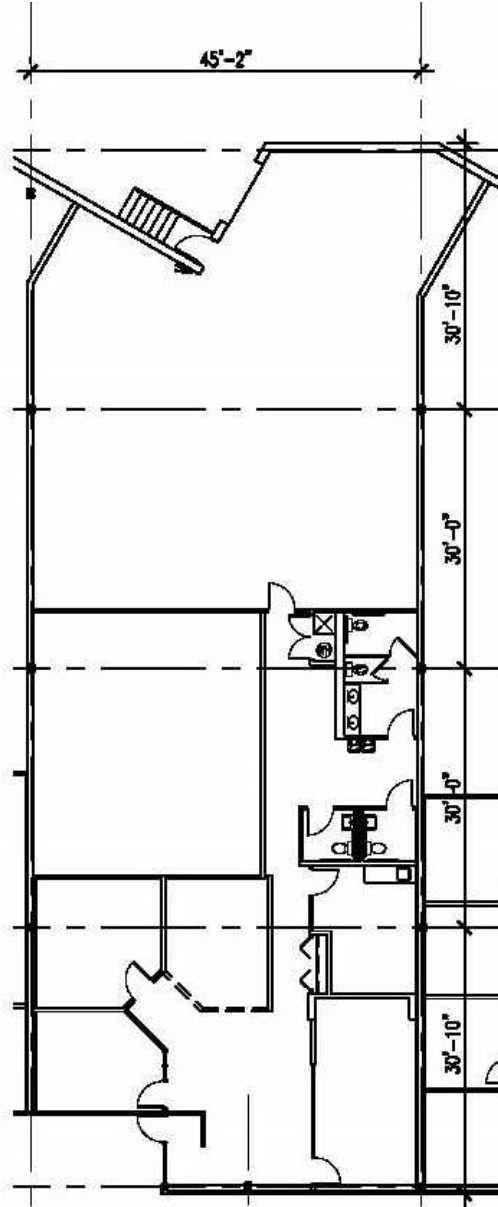
**Nick Panarese, Executive VP, SIOR**

[ndp@vvco.com](mailto:ndp@vvco.com)

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