



2200 MILLBROOK DRIVE

BUFFALO GROVE, IL

NOW OFFERED AT \$5,750,000 (\$60.40 PSF)

95,210 SF (DIVISIBLE) | FOR SALE OR LEASE
HEADQUARTER OFFICE/LAB/WAREHOUSE



PROPERTY HIGHLIGHTS

Building Size:	95,210 SF (divisible to 55,805 SF/ expandable to 121,578 SF)	Parking:	263 Cars
First Floor:	55,805 SF	Year Built:	2004
Second Floor:	39,405 SF	Power:	(1) 1600 amp service at 277/480 volts (1) 1200 amp service at 277/480 volts
Site Area:	6.93 Acres	Lease Rate:	\$8.25 PSF Net
Clear Height:	30'	Sale Price:	\$5,750,000 (\$60.40 PSF)
Loading:	3 Exterior Docks 1 Drive-in Door	Real Estate Taxes:	\$1.66/SF (2022)

For more information,
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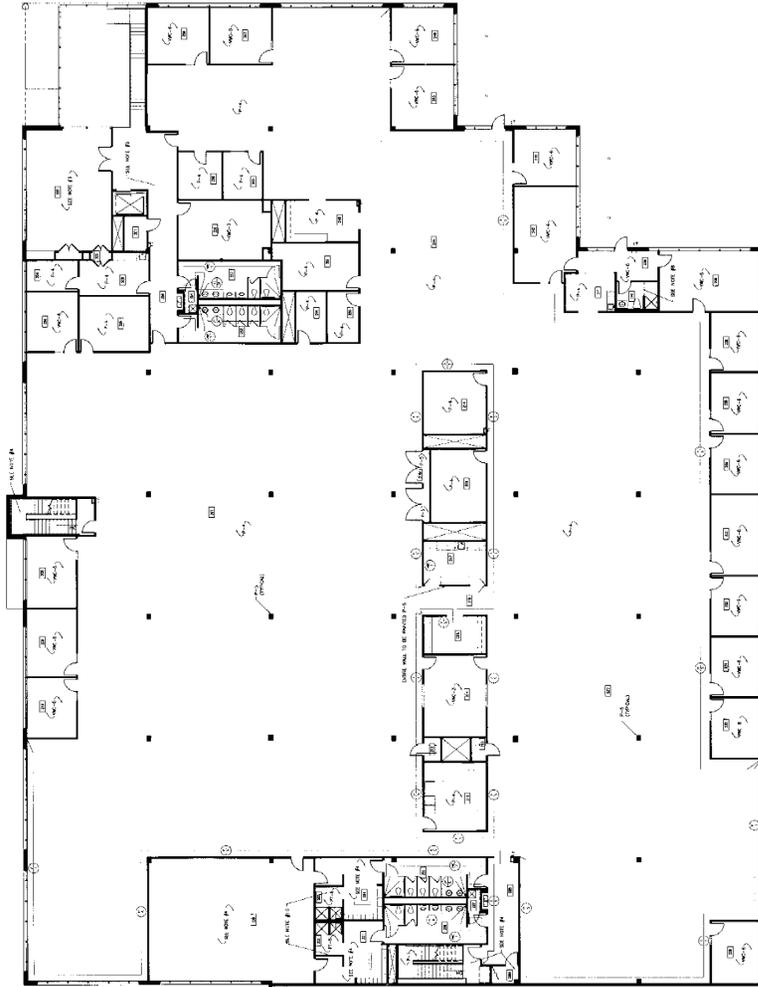
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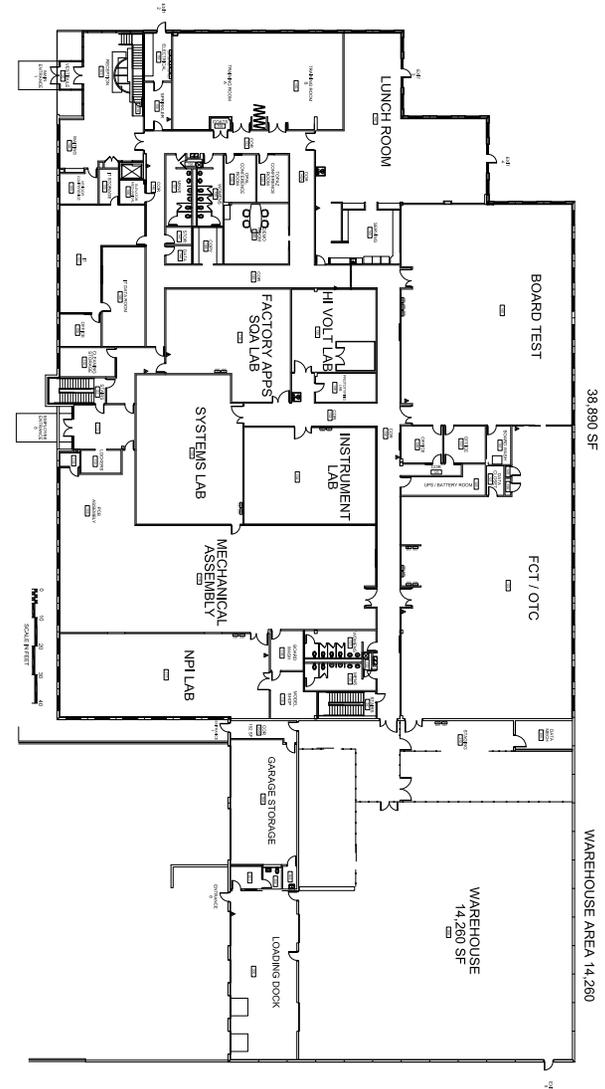
FLOOR PLANS

2200 MILLBROOK DRIVE
BUFFALO GROVE, IL

SECOND FLOOR



FIRST FLOOR



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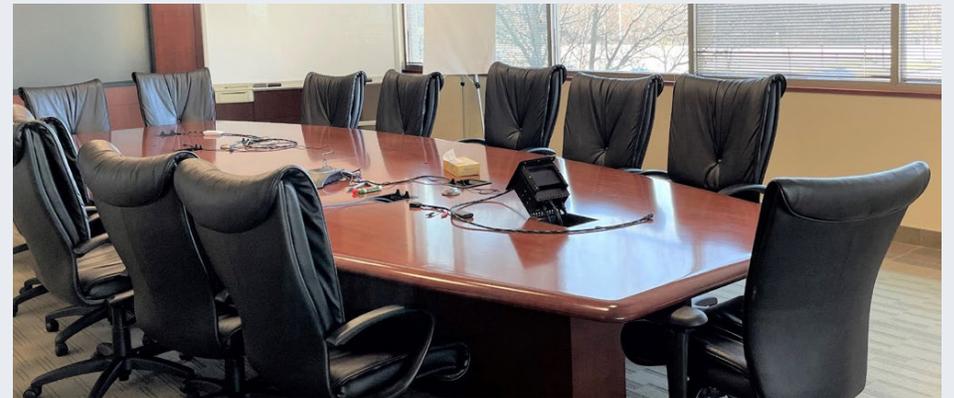
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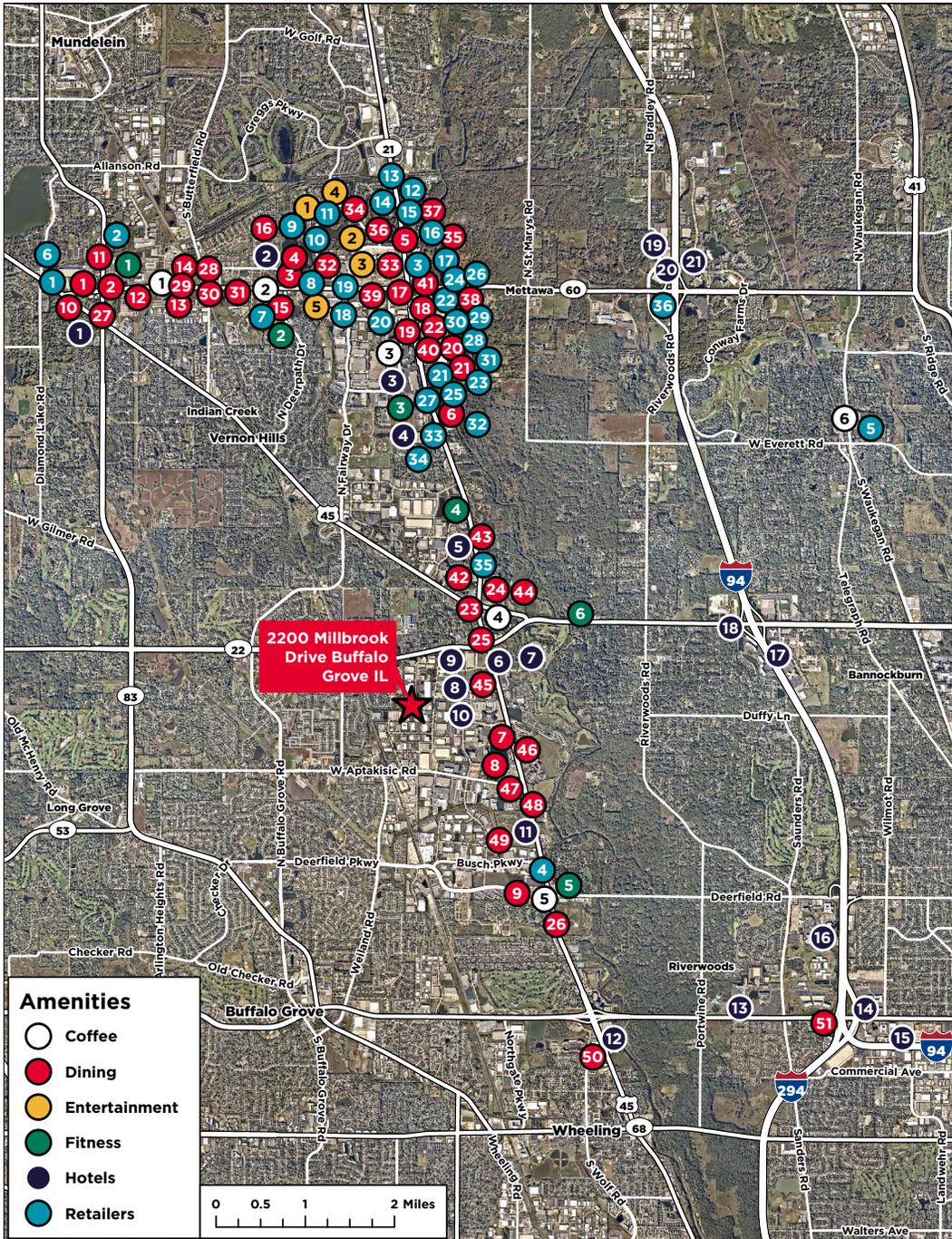
PROPERTY PHOTOS

2200 MILLBROOK DRIVE
BUFFALO GROVE, IL



AMENITIES MAP

2200 MILLBROOK DRIVE BUFFALO GROVE, IL



● DINING

1. Panera Bread
2. Chipotle
3. McAlister's Deli
4. Panda Express
5. Cava
6. Panera Bread
7. Naf Naf Grill
8. Chipotle
9. Panera Bread
10. McDonald's
11. Burger King
12. Pita Inn
13. Culver's
14. Popeyes
15. Portillo's
16. Wendy's
17. Potbelly
18. McDonald's
19. Taco Bell
20. Chick-fil-A
21. MOD Pizza
22. Five Guys
23. Culver's
24. Taco Bell
25. McDonald's
26. Potbelly
27. Elly's Brunch
28. Osaka Sushi Restaurant
29. Hacienda Real
30. Buffalo Wild Wings
31. Sushi Kushi
32. Maggiano's Little Italy
33. BIBIBOP Asian Grill
34. Perry's Steakhouse
35. Lazy Dog Restaurant
36. Yard House
37. City Works
38. Shake Shack
39. IHOP
40. Noodles and Company
41. Olive Garden
42. Real Urban Barbecue
43. Eddie Merlot's
44. Half Day Brewing
45. Walker Bros. Original Pancake House
46. The Cheesecake Factory
47. Tomahawk BBQ Steakhouse
48. Good Sushi
49. Wildfire
50. Cooper's Hawk
51. J. Alexander's Restaurant

○ COFFEE

1. Scooter's Coffee
2. Starbucks
3. Dunkin
4. Dunkin
5. Starbucks
6. Starbucks

● ENTERTAINMENT

1. Whirlyball
2. AMC
3. Dave & Buster's
4. Bowlero
5. Ace Pickleball

● FITNESS

1. LA Fitness
2. Bears Fit
3. Planet Fitness
4. LifeTime
5. Anytime Fitness
6. LifeSport Athletic Club

● HOTELS

1. DoubleTree by Hilton
2. Holiday Inn Express
3. Hotel Indigo
4. Extended Stay America
5. Extended Stay America
6. Courtyard by Marriott
7. Lincolnshire Marriott
8. SpringHill Suites by Marriott
9. Staybridge Suites
10. Home2 Suites
11. Hampton Inn & Suites
12. Westin
13. Holiday Inn Express
14. Hyatt Regency
15. Embassy Suites
16. Courtyard by Marriott
17. La Quinta Inn & Suites
18. Homewood Suites
19. Residence Inn by Marriott
20. Hilton Garden Inn
21. The Forester Hotel

● RETAILERS

1. Garden Fresh Market
2. Jewel-Osco
3. Whole Foods
4. Woodman's Food Market
5. Sunset Foods
6. Salvation Army
7. Walgreens
8. Target
9. PGA Tour Superstore
10. Macy's
11. JC Penney
12. HomeGoods
13. J. Crew
14. Nordstrom Rack
15. Barnes & Noble
16. REI
17. Athleta
18. Bob's Discount Furniture
19. Walmart
20. Dick's Sporting Goods
21. Ulta
22. Five Below
23. Burlington
24. TJ Maxx
25. Sally Beauty
26. Discovery Clothing
27. Michaels
28. Kirkland's
29. Old Navy
30. Best Buy
31. Steinhafels
32. Home Depot
33. Sam's Club
34. Kohl's
35. Walgreens
36. Costco

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