



## FREE STANDING AVAILABLE MEDICAL BUILDING

**701 WOODLANDS PARKWAY**

**30,900 RENTABLE SQ. FT.**

**The Corporate Woods**

**Vernon Hills, Illinois**

**SITE: 166,835 SQ. FT.**

### HIGHLIGHTS:

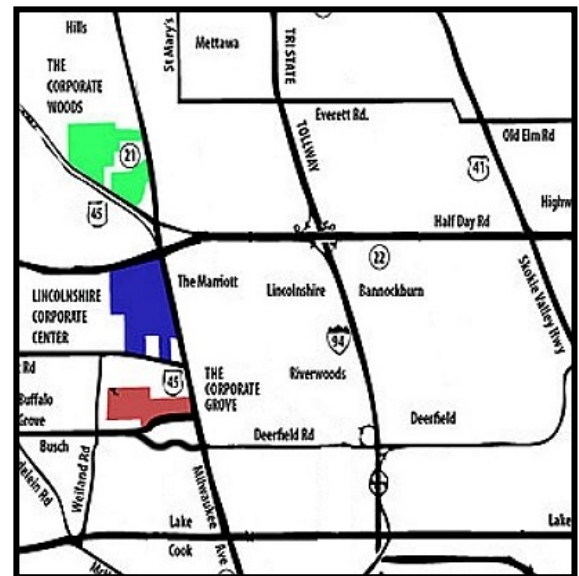
- Free standing medical building
- 22,497 Sq. Ft. of newly build-out medical space
- 8,403 Sq. Ft. of raw space/storage/expansion
- Individual signage and identity for your organization
- Large site offers building and/or parking expansion
- Located in prestigious, award-winning Corporate Woods development
- Across the street from Lifetime Fitness
- Across Milwaukee Avenue from Lake County Forest Preserve
- Adjacent to Homestead Suites Hotel and near other Milwaukee Avenue hotels and restaurants

### TERMS:

Base Rent:	As-Quoted
Escalation:	\$.50 /Sq. Ft. /Year
Possession:	Immediate
Real Estate Taxes:	\$2.75 Per Sq. Ft. (2024 payable 2025)
For Sale:	\$3,000,000.00

### COMMENTS:

Stoplight access for easy ingress and egress  
 Outstanding Milwaukee Avenue amenities and labor pool  
 Quality finishes throughout  
 Flexible business park zoning  
 Lower Lake County taxes



### Exclusive Leasing and Management Agents



### VAN VLISSINGEN AND CO.

One Overlook Point  
 Lincolnshire Corporate Center  
 Lincolnshire, Illinois 60069

**847.634.2300**

**Chuck Lamphere, President**

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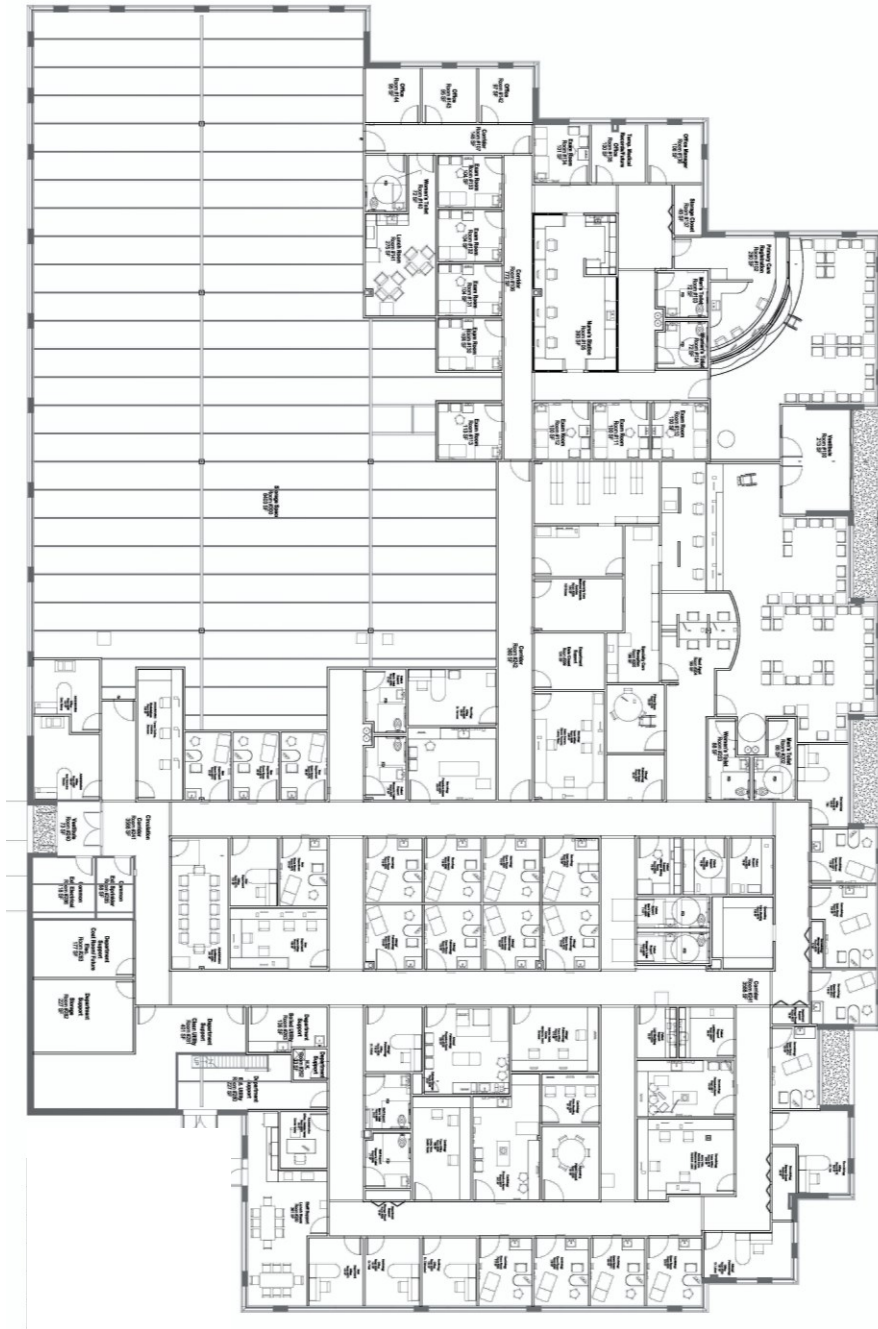
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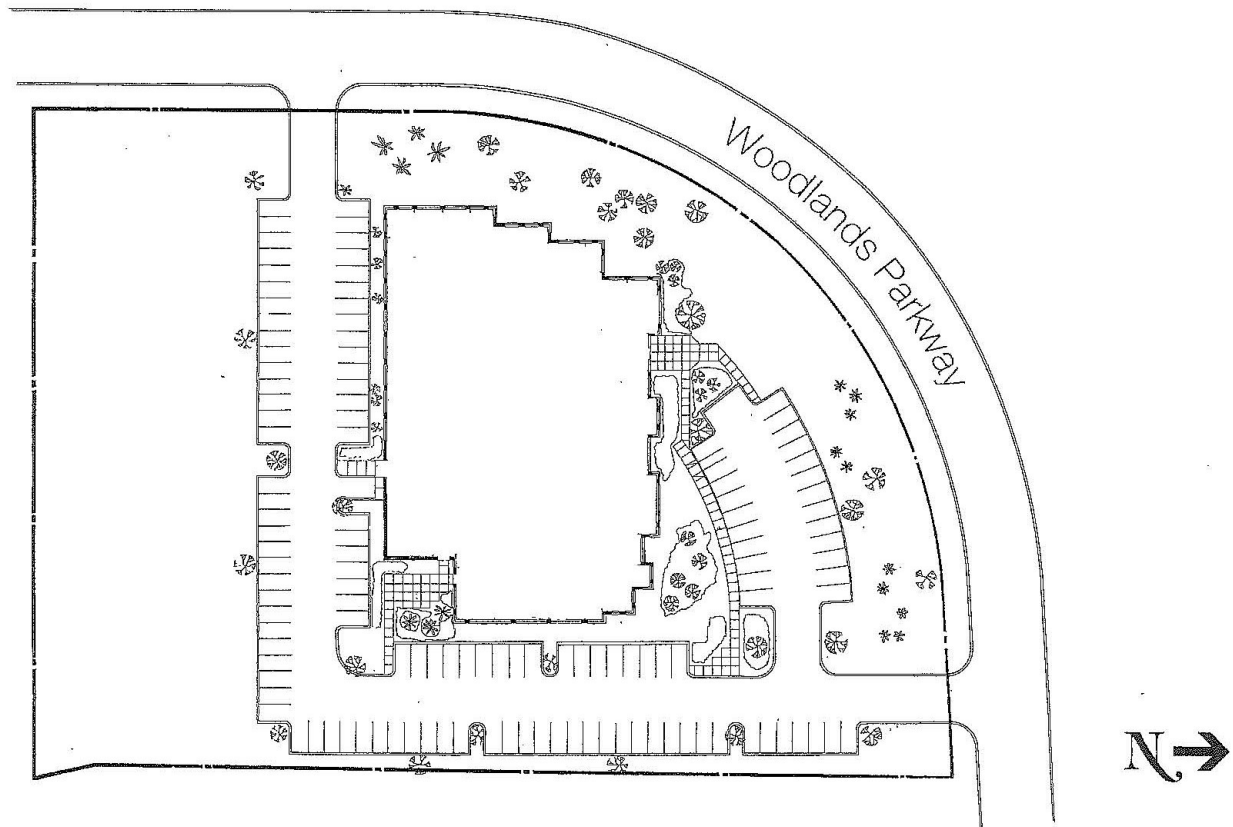
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