

BUFFALO GROVE CORPORATE CENTER

975 WEILAND ROAD, BUFFALO GROVE, IL 60089

HIGH IMAGE OFFICE SPACE FOR LEASE



OFFERING SUMMARY

Available RSF:	1,929 - 13,638 RSF
Executive Spaces:	222- 875 RSF
Building Size:	Approx. 48,186 SF
Parking Ratio:	4 / 1,000 SF Ratio
Access:	24- Hour Access
Taxes and OPEX:	\$7.71 PSF
Lease Rate:	\$12.50 PSF (NET)

PROPERTY HIGHLIGHTS

- Institutional & Well Capitalized Ownership
- Recently Renovated Lobby and Common Areas
- Can Accommodate Medical Users
- Spec Units with Immediate Occupancy
- Will Entertain Flexible Lease Terms
- Minutes from Restaurants, Shopping & Amenities

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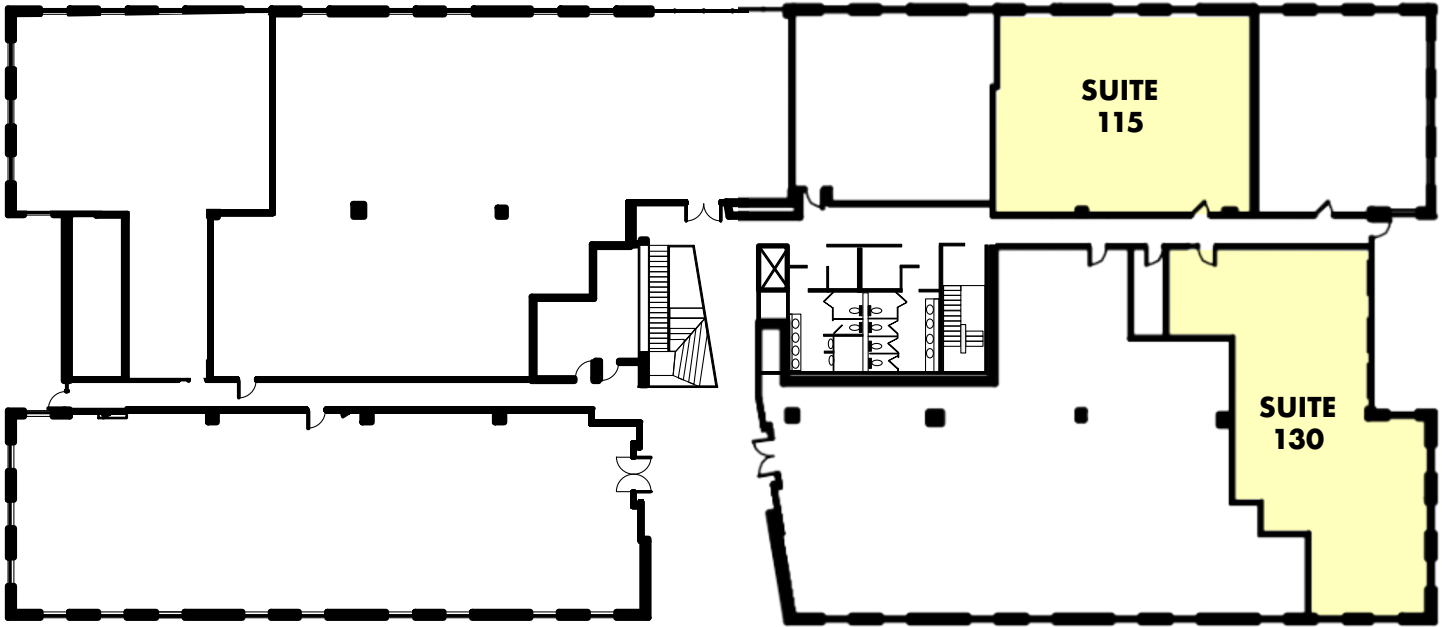


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FIRST FLOOR



SPACE	LEASE RATE	SIZE (SF)	TERM	COMMENTS
115	\$12.50 PSF (NET)	1,929 SF	Negotiable	New Spec Suite
130	\$12.50 PSF (NET)	2,188 SF	Negotiable	Potential for Direct Access

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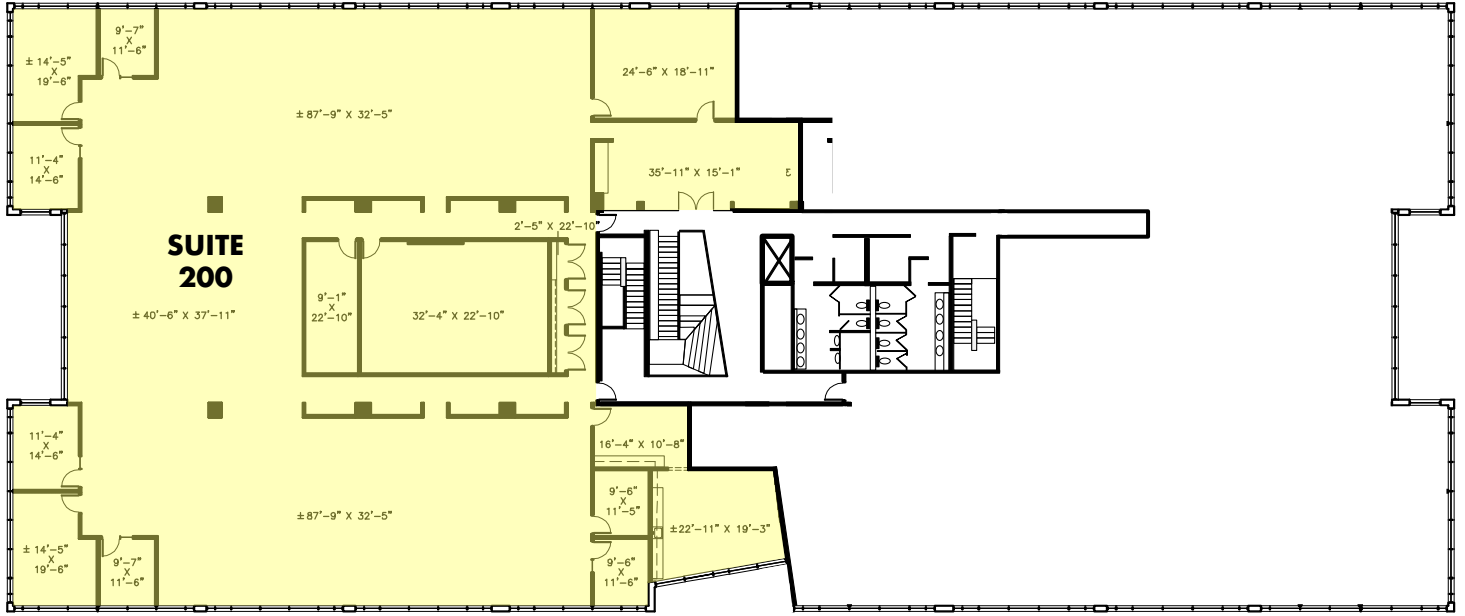


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SECOND FLOOR



SPACE	LEASE RATE	SIZE (SF)	TERM	COMMENTS
200	\$12.50 PSF (NET)	13,638 SF	Negotiable	Can be demised to 5,449 SF

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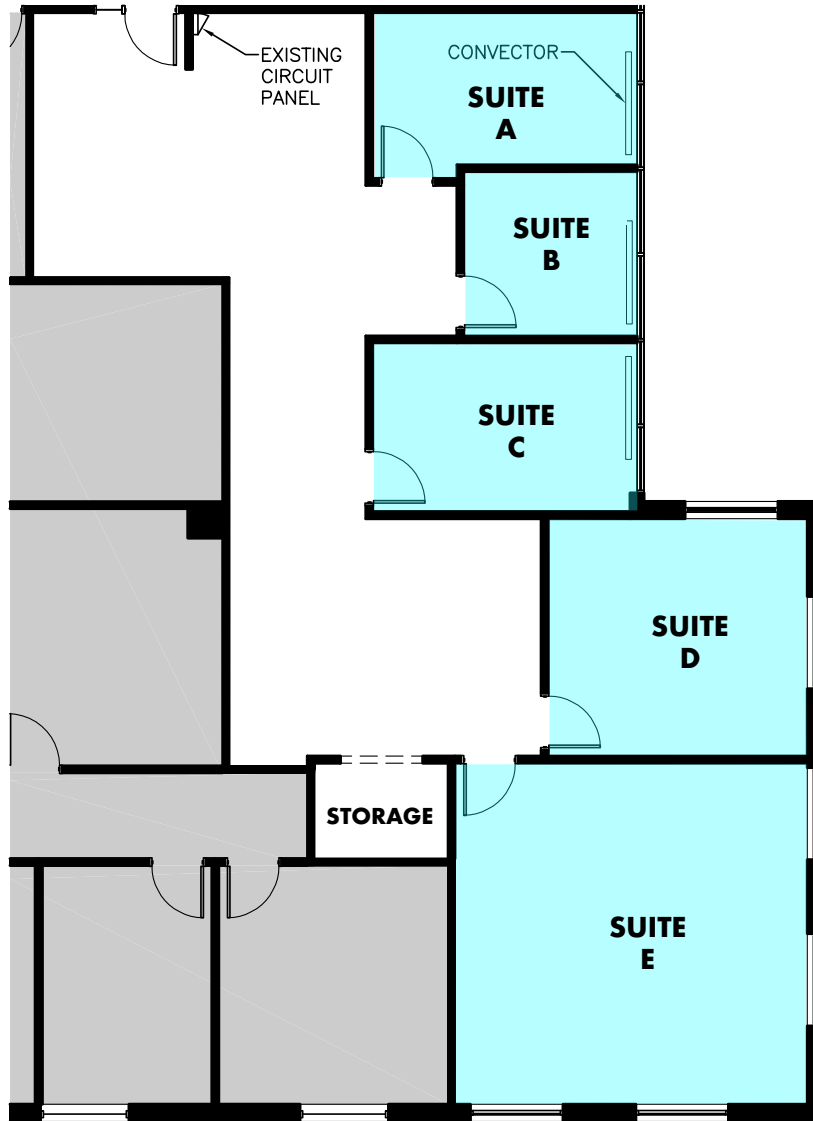


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EXECUTIVE OFFICE SPACE



SPACE	LEASE RATE	SIZE (SF)
A	\$705 Per Month	338 SF
B	\$463 Per Month	222 SF
C	\$652 Per Month	313 SF
D	\$917 Per Month	440 SF
E	\$1,823 Per Month	875 SF
STORAGE	Negotiable	N/A

EXECUTIVE SPACE HIGHLIGHTS

- 1 Year Minimum Term
- Common Area Maintenance & Property Taxes Included
- Tenant's Responsibility: Internet, Utilities & Furnishing Suite
- 5 Day Janitorial Included
- No Security Deposit

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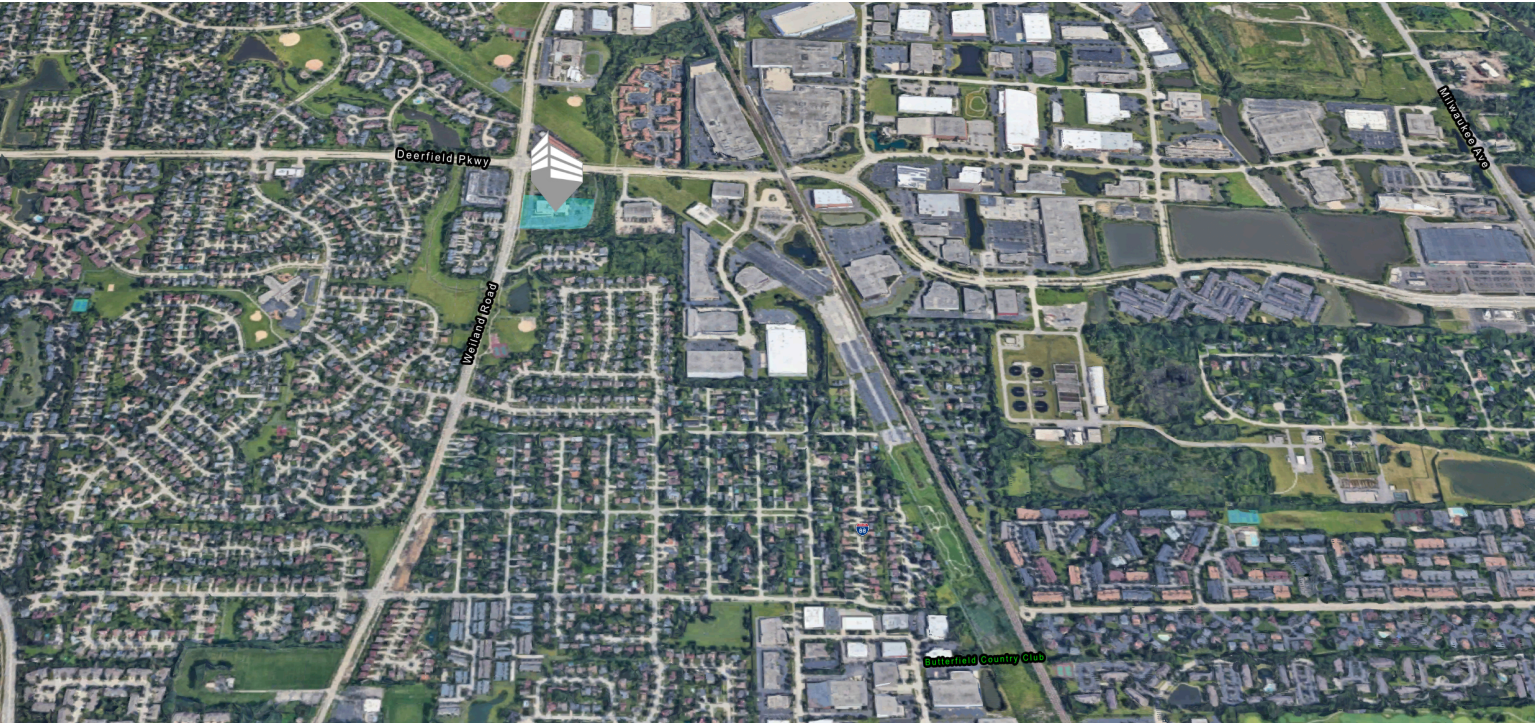


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LOCATION MAPS



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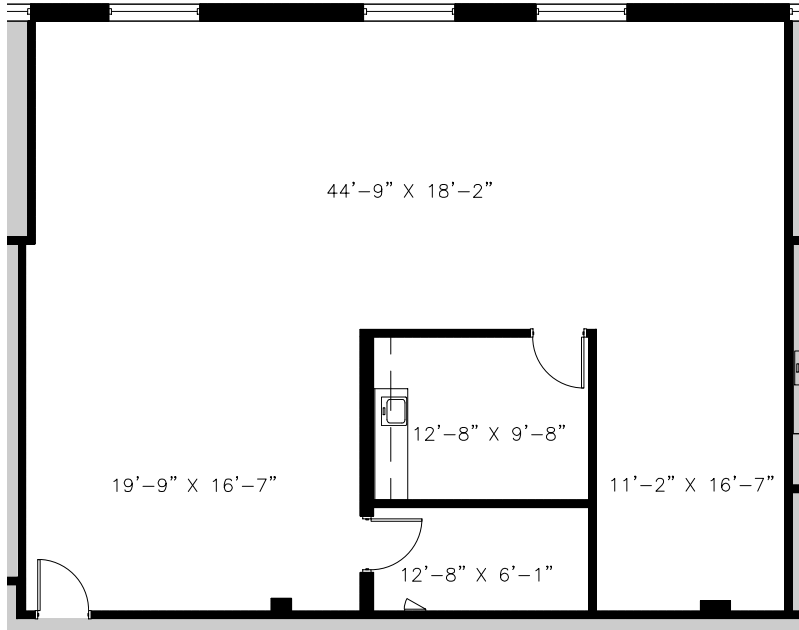
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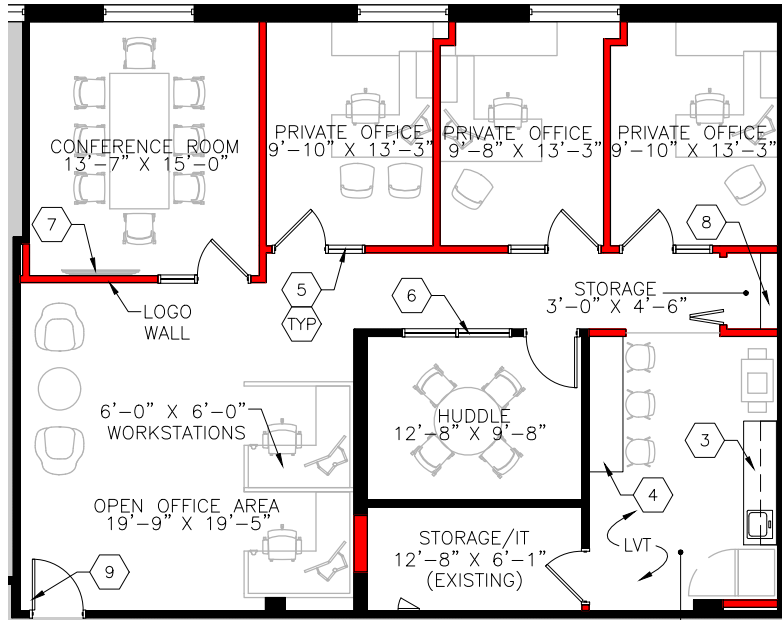
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SUITE 115 - 1,929 SF

AS-BUILT PLAN



PROPOSED SPEC UNIT



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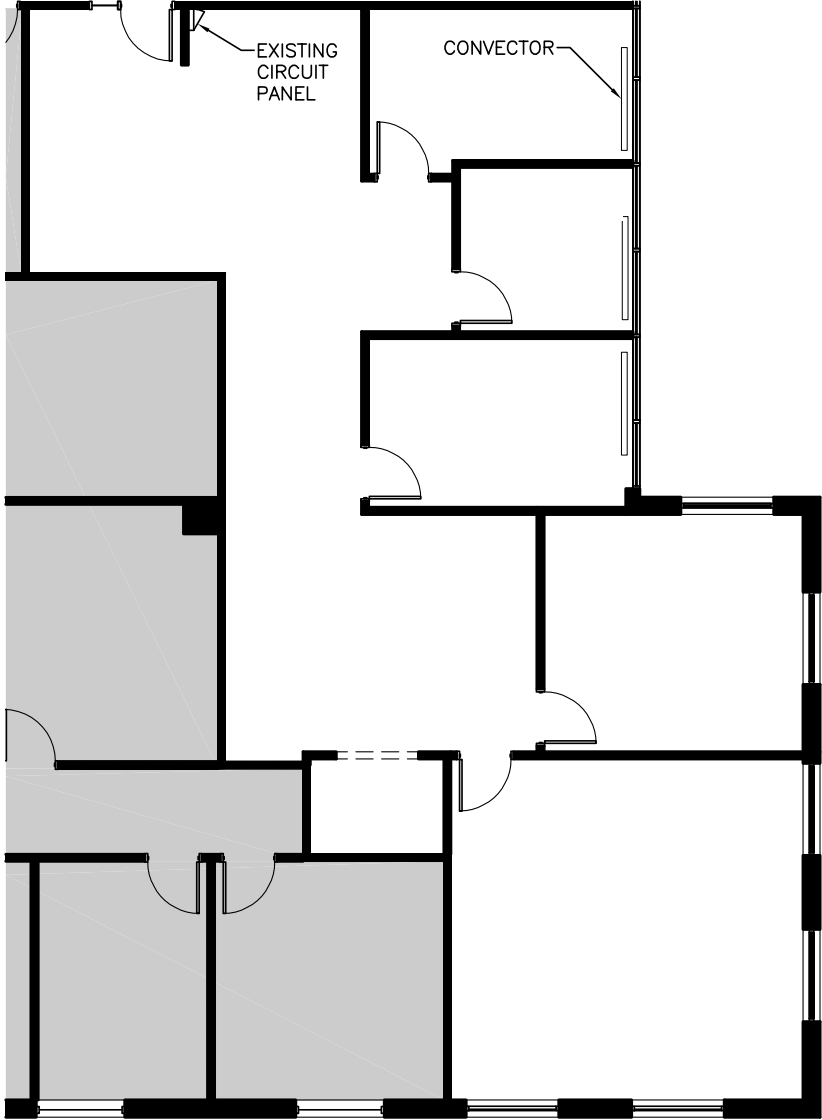


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975 WEILAND ROAD, BUFFALO GROVE, IL 60089

SUITE 130 - 2,188 SF



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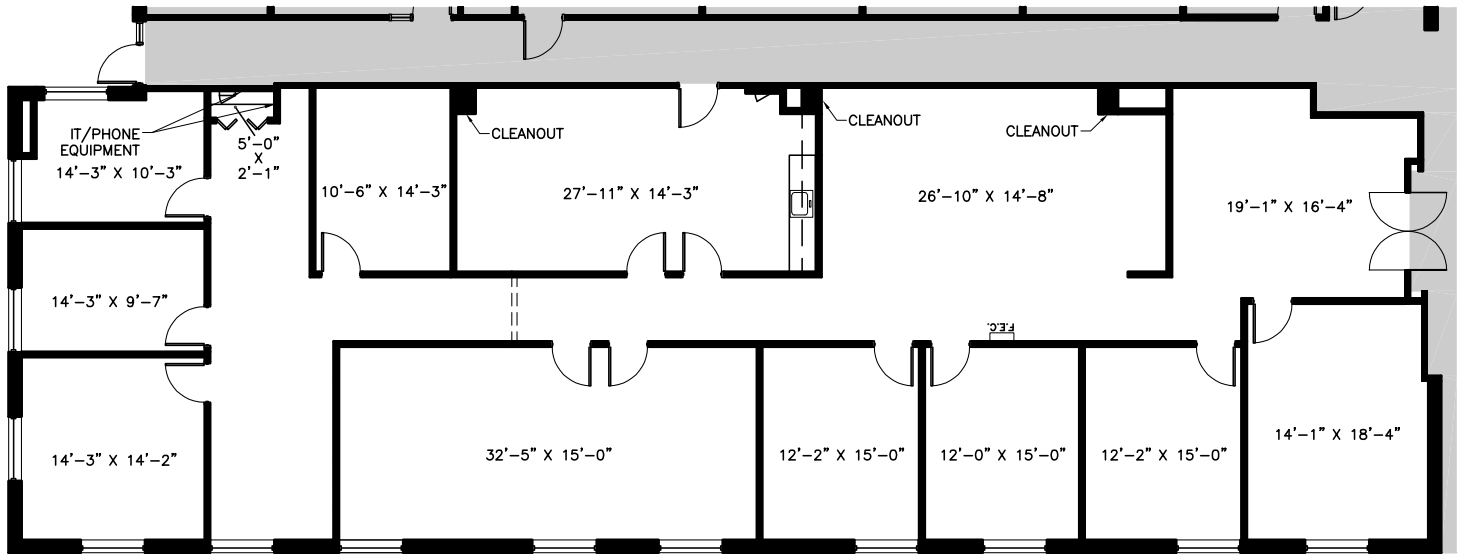


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BUFFALO GROVE CORPORATE CENTER

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SUITE 150 - 4,453 SF (CAN BE DEMISED)



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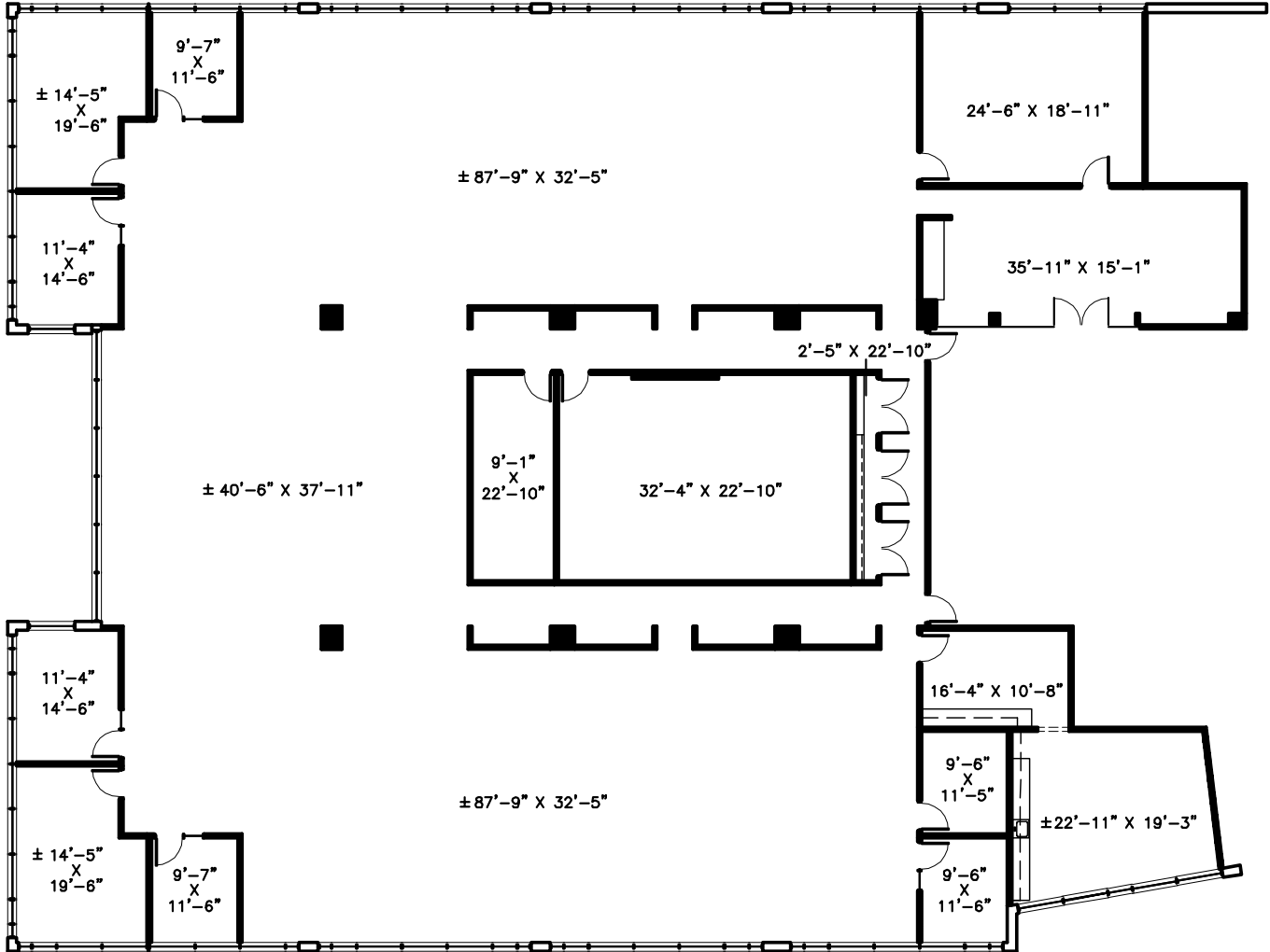


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BUFFALO GROVE CORPORATE CENTER

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SUITE 200 - 13,638 SF (CAN BE DEMISED)



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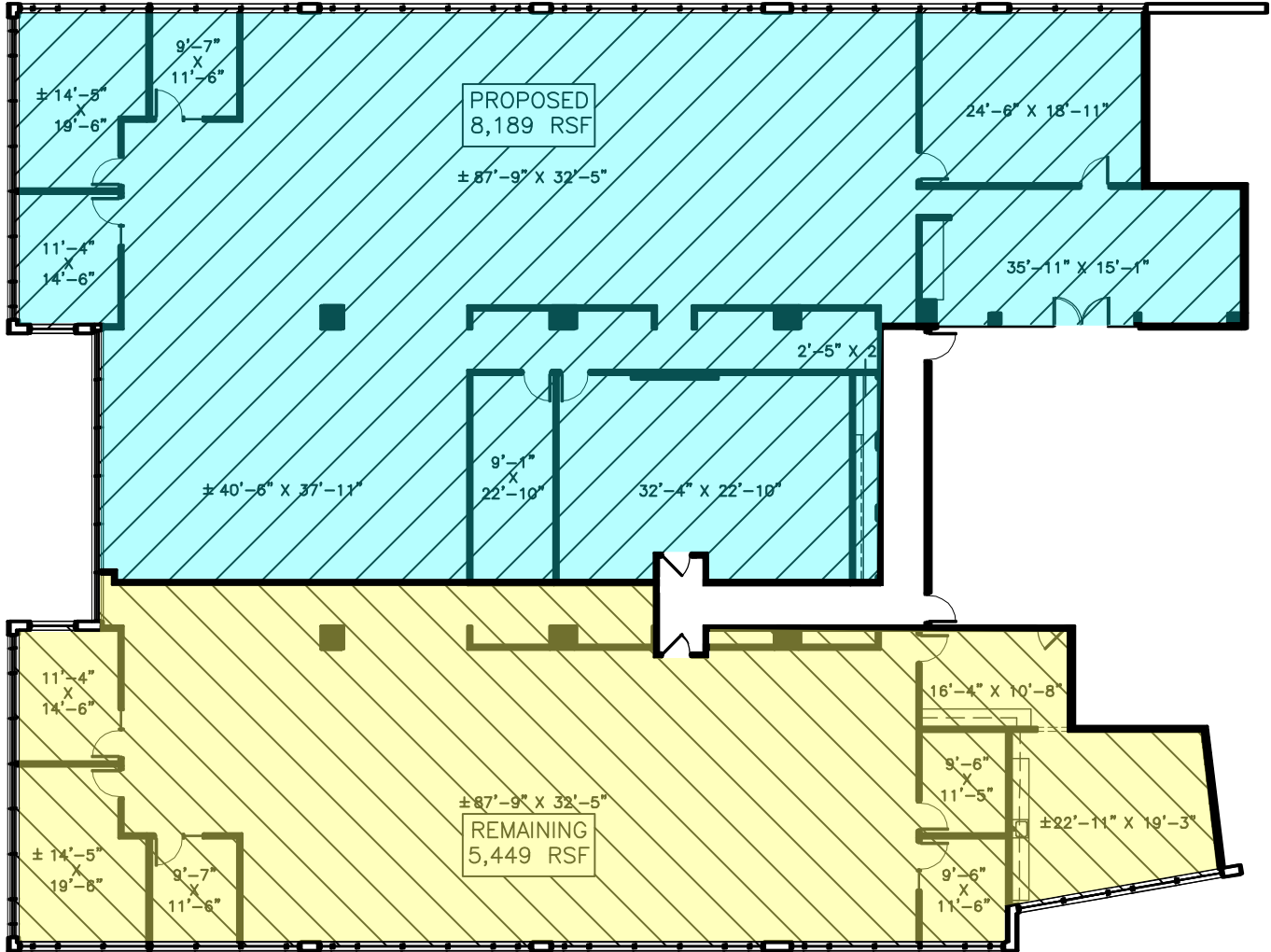


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SUITE 200 - DEMISING PLAN



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DEMISED 200	\$12.50 PSF (NET)	5,449 SF	Negotiable	
DEMISED 200	\$12.50 PSF (NET)	8,189 SF	Negotiable	

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