



**UNIT B**  
**100 OAKWOOD ROAD**  
Lake Zurich, Illinois

**Unit:** 2,880 Sq. Ft.  
**Office:** 1,200 Sq. Ft. (Approx.)

**TERMS:**

Base Rent: \$8.95 Net  
Escalation: 3% Per Year  
Real Estate Taxes: \$1.95 (2024 Est.)  
CAM & Insurance: \$1.69 (2024 Est.)

**HIGHLIGHTS:**

- Additional mezzanine storage above office
- Flexibility to add office to suit
- Individual unit identity / signage
- Newer masonry construction (2000)

**BUILDING DATA:**

Ceiling Height: 16'  
Sprinkler System: Yes  
Loading: 1 Drive-In Door

**POSSESSION:** 10/01/2024

**Exclusive Leasing and Management Agents**



**VAN VLISSINGEN AND CO.**

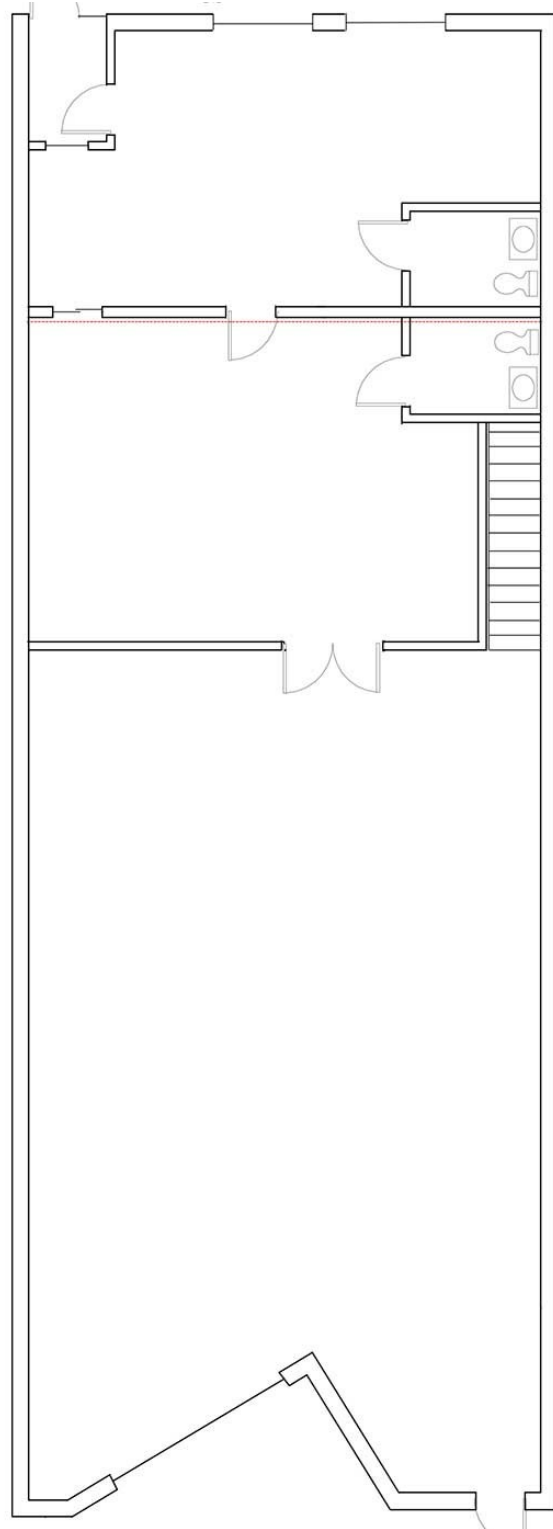
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