



1405 BUSCH PARKWAY

The Corporate Grove
Buffalo Grove, Illinois

Unit: 12,183 Sq. Ft.

TERMS:

Base Rent:	\$9.95 Net
Escalation:	3% Per Year
Real Estate Taxes:	\$2.15 (2025 Est.)
CAM & Insurance:	\$1.26 (2025 Est.)

HIGHLIGHTS:

- Abundant parking
- Outstanding lease opportunity
- Lower Lake County taxes
- Quality finishes throughout
- Includes T-8 High Efficiency Lighting

BUILDING DATA:

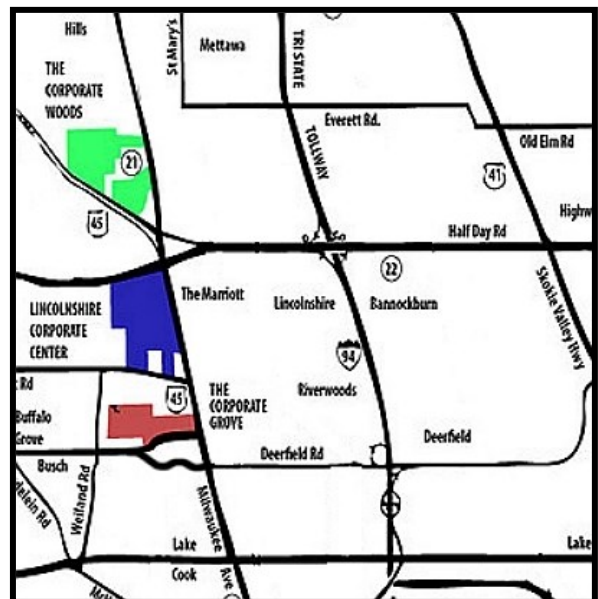
Ceiling Height:	17'
Sprinkler System:	Yes
Power:	400 Amps
Parking:	Abundant

SHIPPING:

Truck Docks:	4 (Interior)
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POSSESSION:

July 1, 2025



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

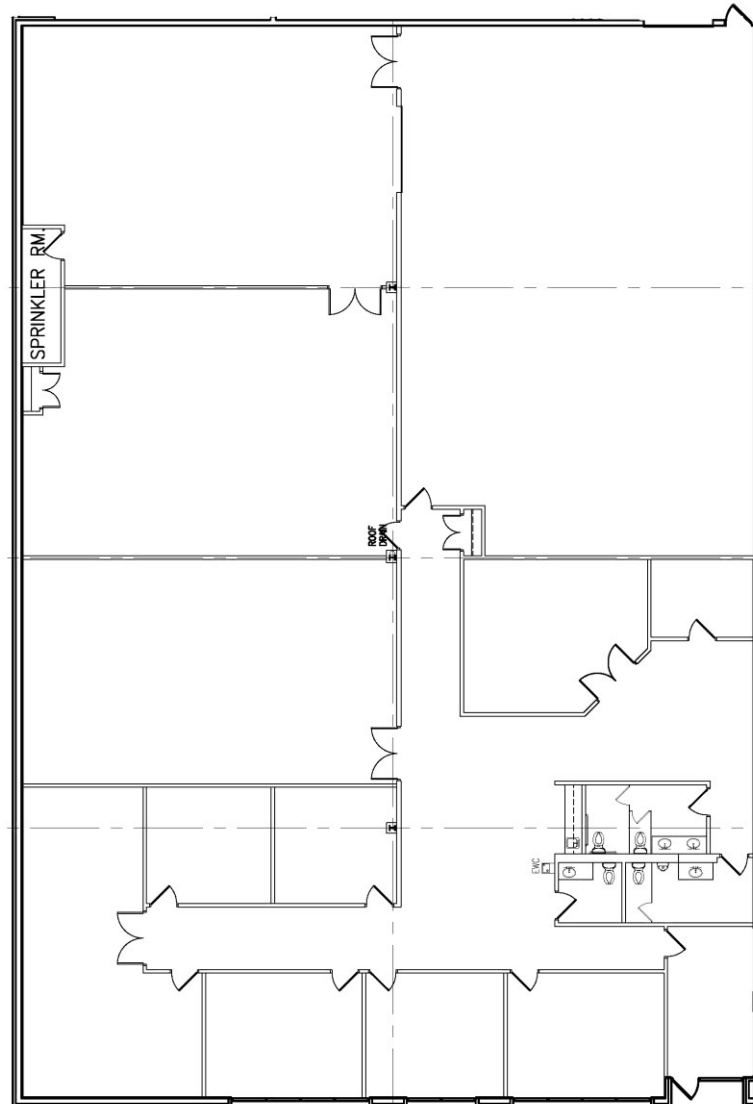
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