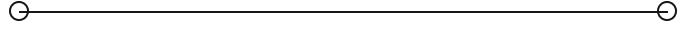


SUBLEASE

737 Hastings Drive for Sublease

733-741 HASTINGS DRIVE

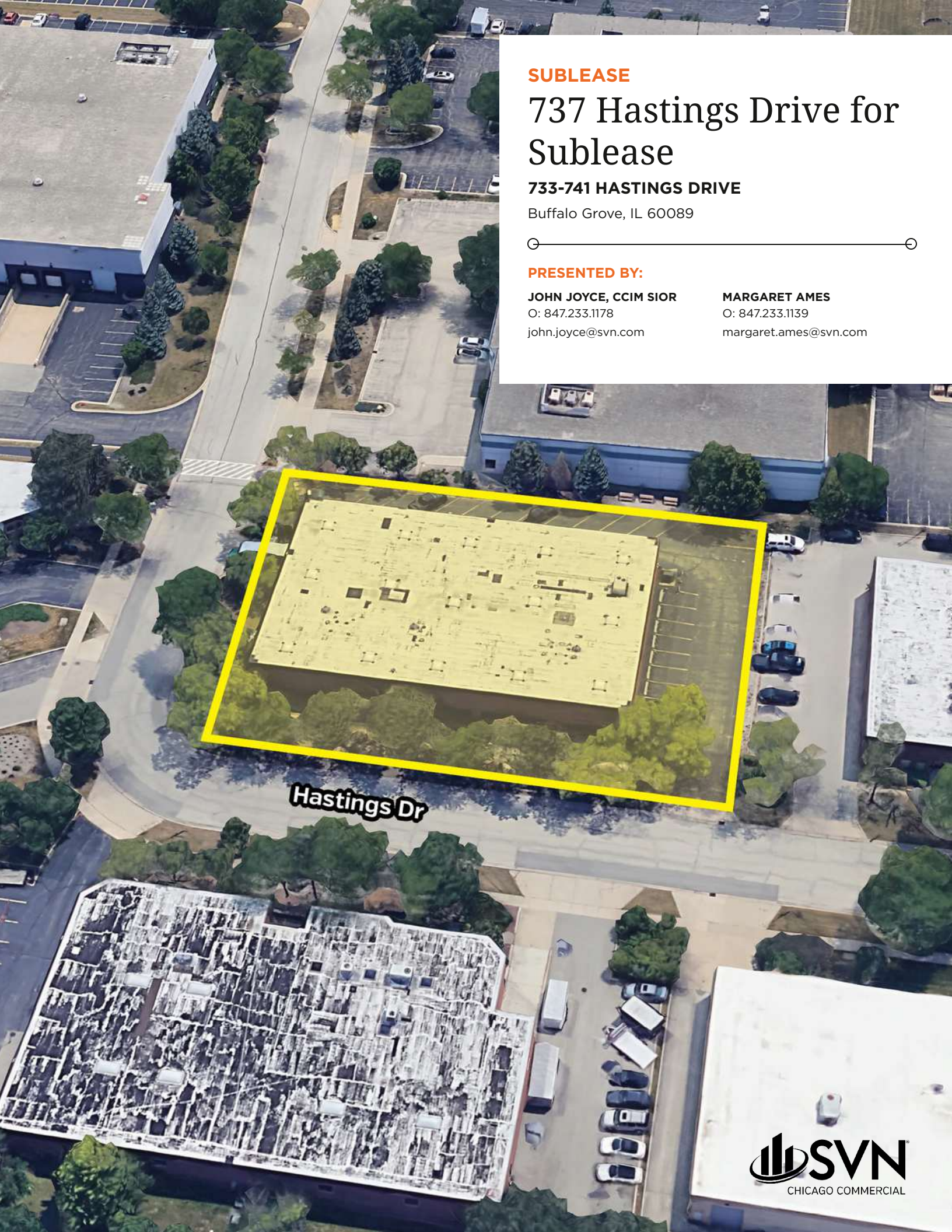
Buffalo Grove, IL 60089



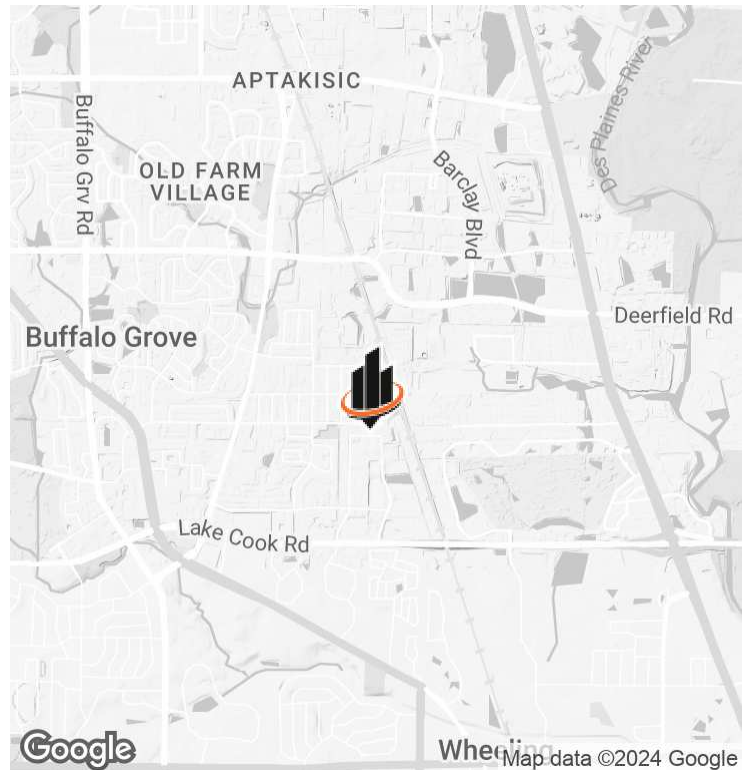
PRESENTED BY:

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PROPERTY SUMMARY



- 600 SF bonus mezzanine storage space
- Floor drain
- Water spigot
- Ceiling fans
- Skylights

OFFERING SUMMARY

LEASE RATE:	\$13.00 SF/yr (MG)
AVAILABLE SF:	3,000 SF
LOADING:	1 Drive-In-Door (12' x 12")
CLEAR HEIGHT:	18'
POWER:	200 AMPS

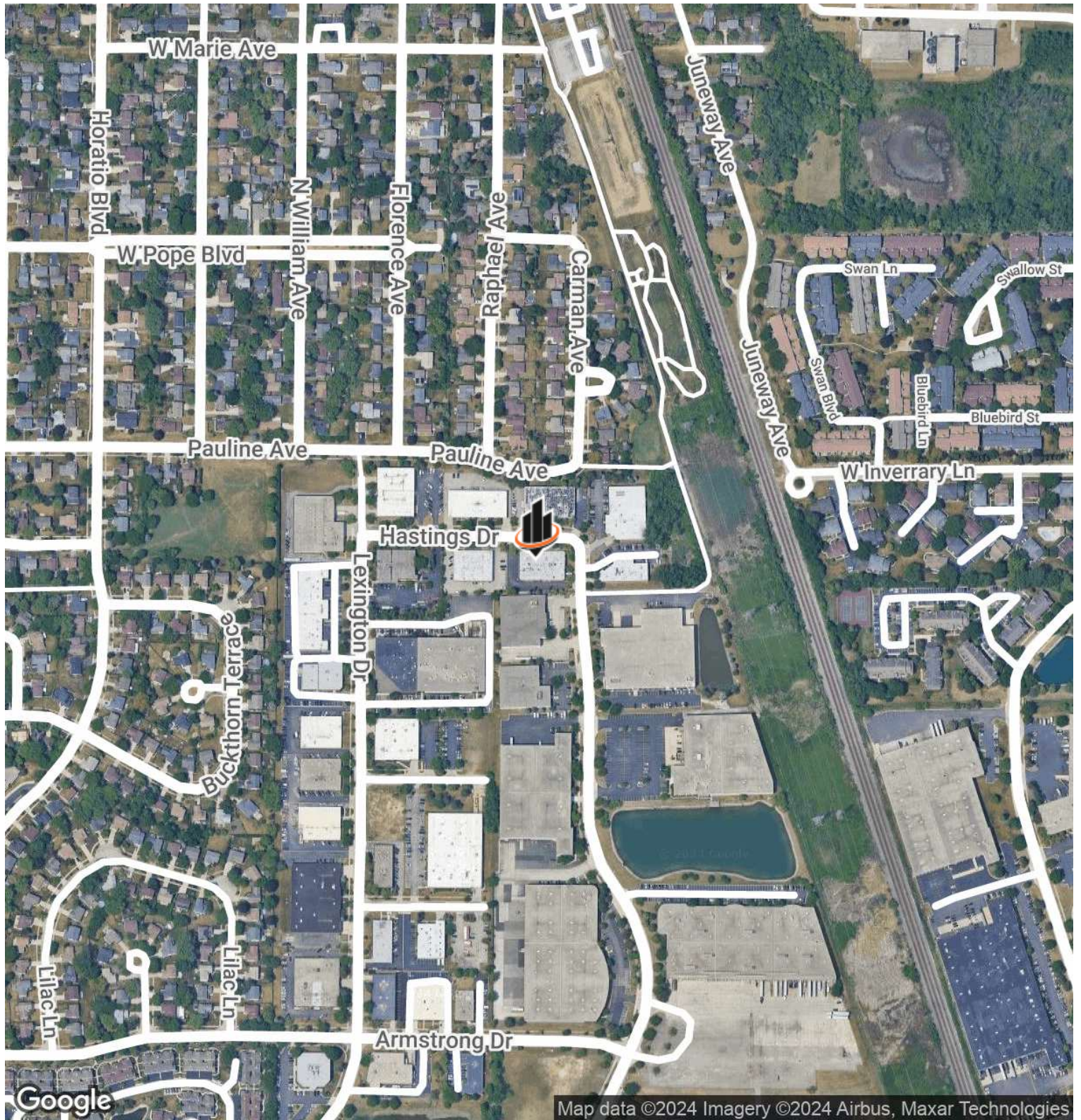
PROPERTY DESCRIPTION

Discover 737 Hastings Dr., located in the heart of Buffalo Grove, where suburban charm meets urban convenience. This prime spot offers quick access to I-94 and I-290, making it ideal for businesses targeting the Chicago metro area.

Surrounded by a vibrant mix of retailers, restaurants, and amenities, this location supports a strong workforce and client base. With its excellent visibility and access to local parks and dining, 737 Hastings Dr. is the perfect opportunity to elevate your business in a thriving community.

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LOCATION MAP



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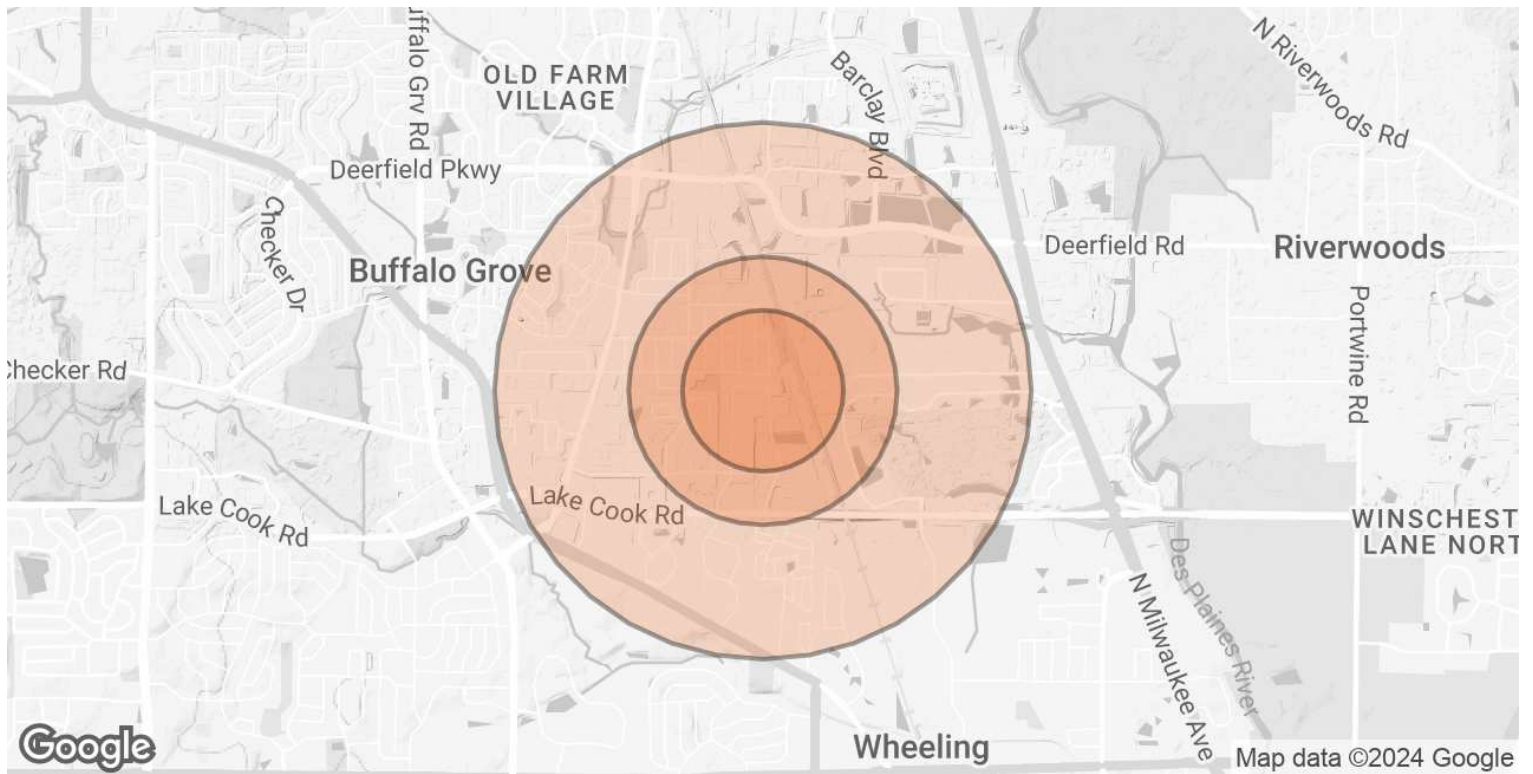
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	685	4,132	15,727
AVERAGE AGE	40	40	41
AVERAGE AGE (MALE)	40	40	40
AVERAGE AGE (FEMALE)	40	41	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	254	1,511	5,801
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$155,177	\$146,945	\$137,336
AVERAGE HOUSE VALUE	\$398,237	\$368,520	\$376,541

Demographics data derived from AlphaMap

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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