



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. (2023 payable 2024)
For Sale: \$3,800,000

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



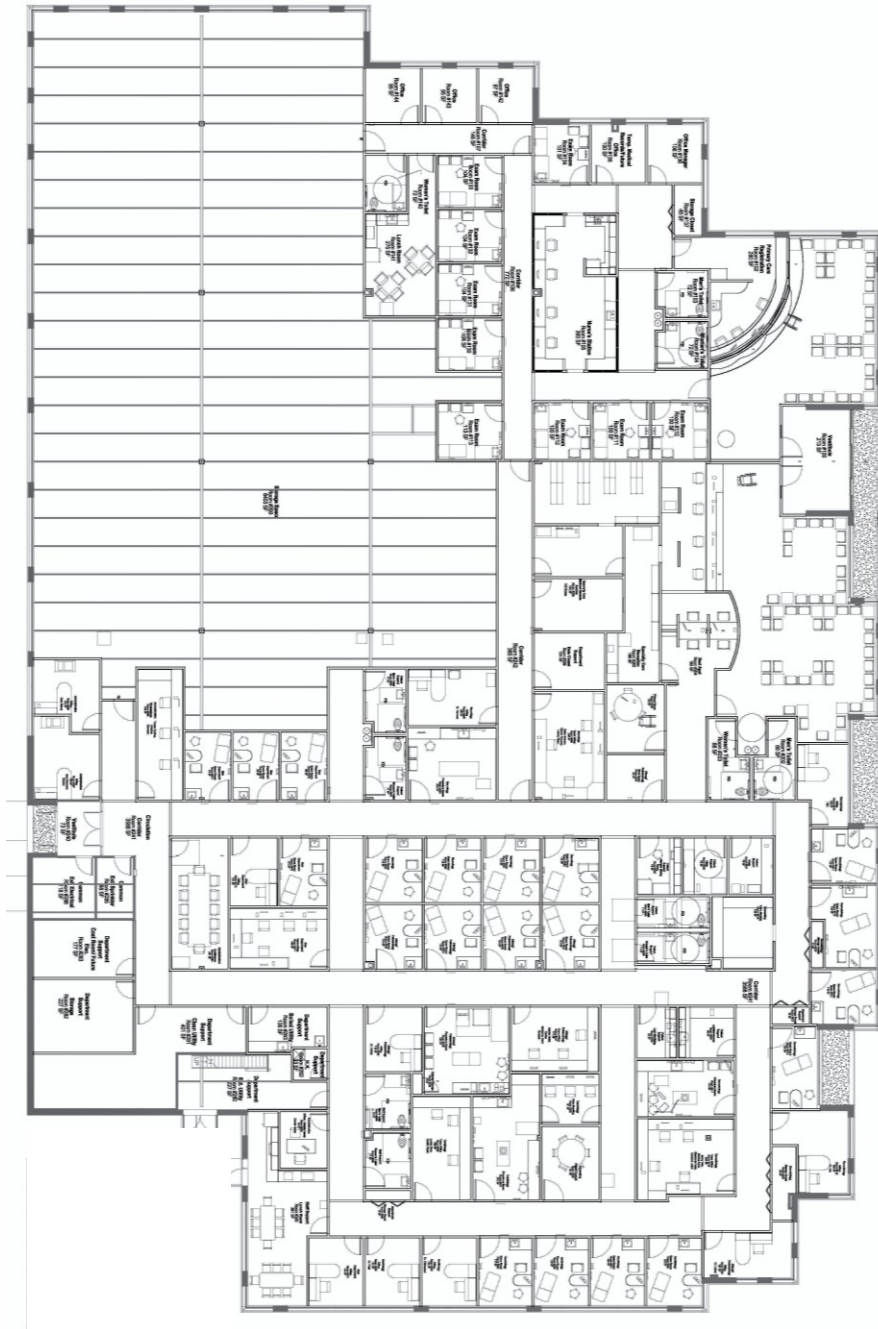
Exclusive Leasing and Management Agents

 **VAN VLISSINGEN AND CO.**
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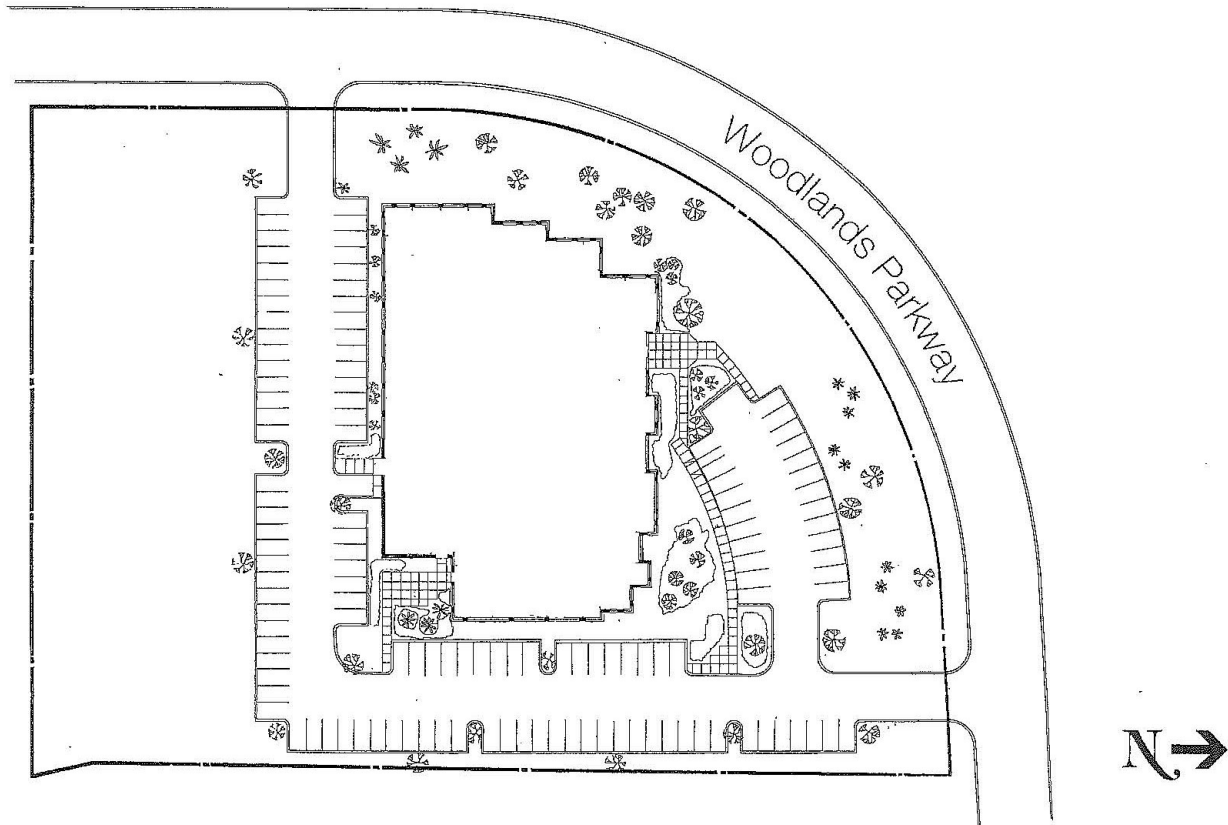
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