

**THE  
TIDEMAN  
COMPANY**

P.O. Box 8230  
Northfield, Illinois 60093  
Facsimile (847) 441-5109  
Telephone (847) 441-5010  
j.tideman@tidemanco.com

## **7,463 SQUARE FEET HIGH IMAGE OFFICE / LAB SPACE NEAR DEERFIELD & MILWAUKEE**



*1303-59 Barclay Blvd., Buffalo Grove*

- Great window line
- Wet lab with ventilation
- Lab areas could be used for warehouse or flex
  - Near Metra train and Pace bus
  - Low Lake County taxes

**Contact: Jeff Tideman  
(847) 441-5010**

The above information is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Tideman Company. The Tideman Company is acting as agent for the owner in this transaction who are related to principals of The Tideman Company. Price subject to change and this listing may be withdrawn without notice.

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**7,463 SQ. FT. FOR LEASE  
SOUTHERN LAKE COUNTY  
HIGH IMAGE BUILDING FOR  
OFFICE / LAB / FLEX**

**ADDRESS:** Arbor Creek Business Center  
1351 Barclay Boulevard  
Buffalo Grove, Illinois 60089

**BUILDING SIZE:** 43,325 sq. ft. in the complex

**UNIT SIZE:** Suite 1351 – 7,463 sf

**OFFICE AREA:** Private offices with window line, conference rooms, kitchen/break room, wet lab with ventilation. Labs has high ceilings and could be used for warehouse.

**LOADING:** Access to 2 shared truck docks and 1 shared drive-in door

**HVAC:** Gas rooftop units

**POWER:** 200 amps at 120/208v, 3-phase 4-wire

**SPRINKLERED:** Fully

**PARKING:** Very ample

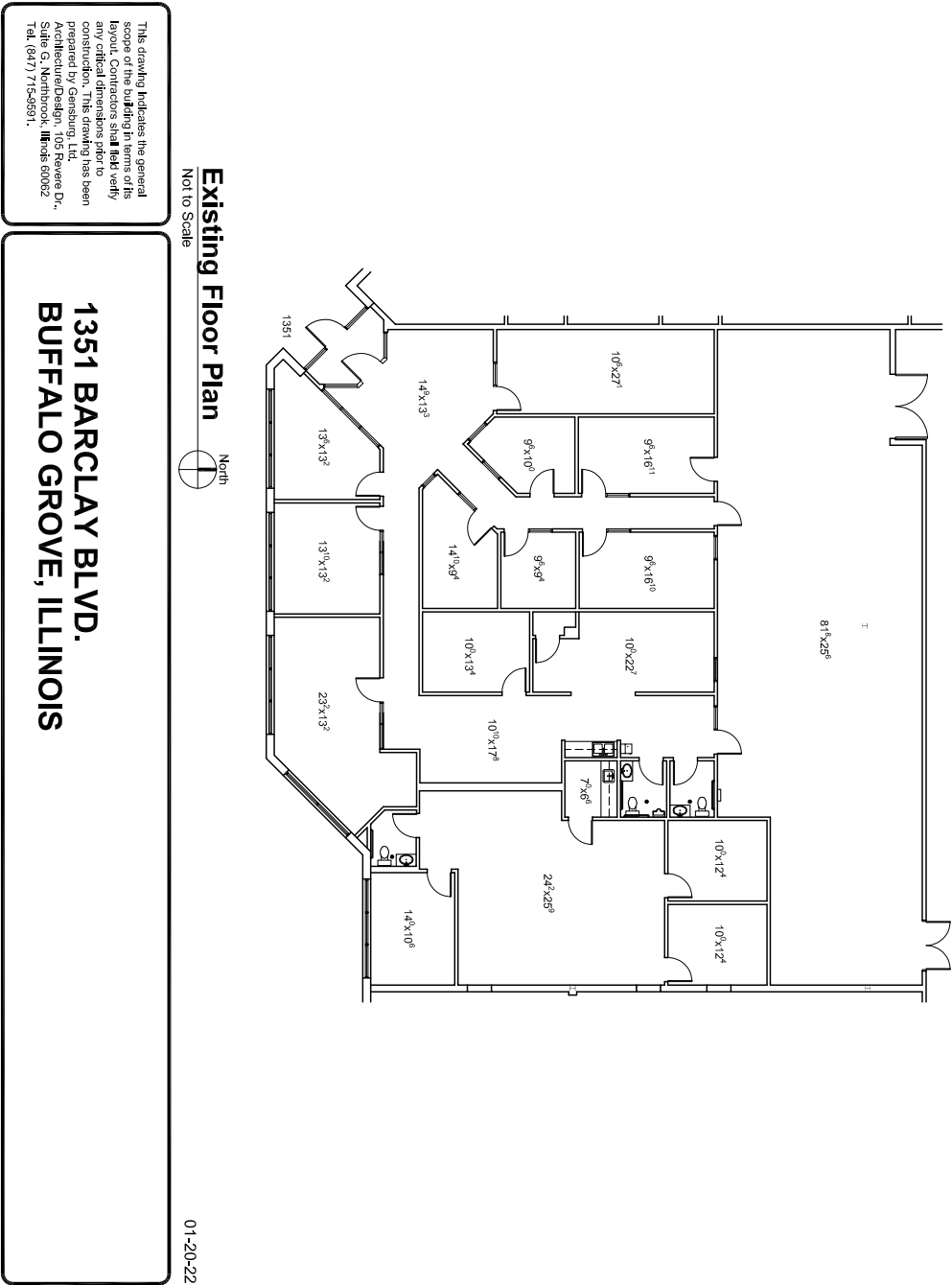
**TAXES & CAM:** \$3.70 per sq. ft. (approximate 2020)

**LEASE RATE:** \$9.95 per sq. ft. net

**REMARKS:** Beautiful building in high amenity park with ponds and a jogging trail. This unit has great window line and projects a strong corporate image. Near Buffalo Grove Metra stop and Pace bus stop is within walking distance.

**CONTACT: Jeff Tideman, Managing Broker  
(847) 345-3860 (cell)**

APPROXIMATE FLOOR PLAN



1351 BARCLAY BLVD.  
BUFFALO GROVE, ILLINOIS

01-20-22

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## REPRESENTATIVE PHOTOS



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