

**THE  
TIDEMAN  
COMPANY**

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

## **6,463 SQUARE FEET OFFICE / WAREHOUSE SPACE NEAR DEERFIELD & MILWAUKEE**



*1303-59 Barclay Blvd., Buffalo Grove*

- Front Corner Suite
- High image building
- Great window line
- Near Metra train and Pace bus
- Low Lake County taxes

**Contact: Jeff Tideman  
(847) 345-3860**

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 ("Broker Owned"). Price subject to change and this listing may be withdrawn without notice.

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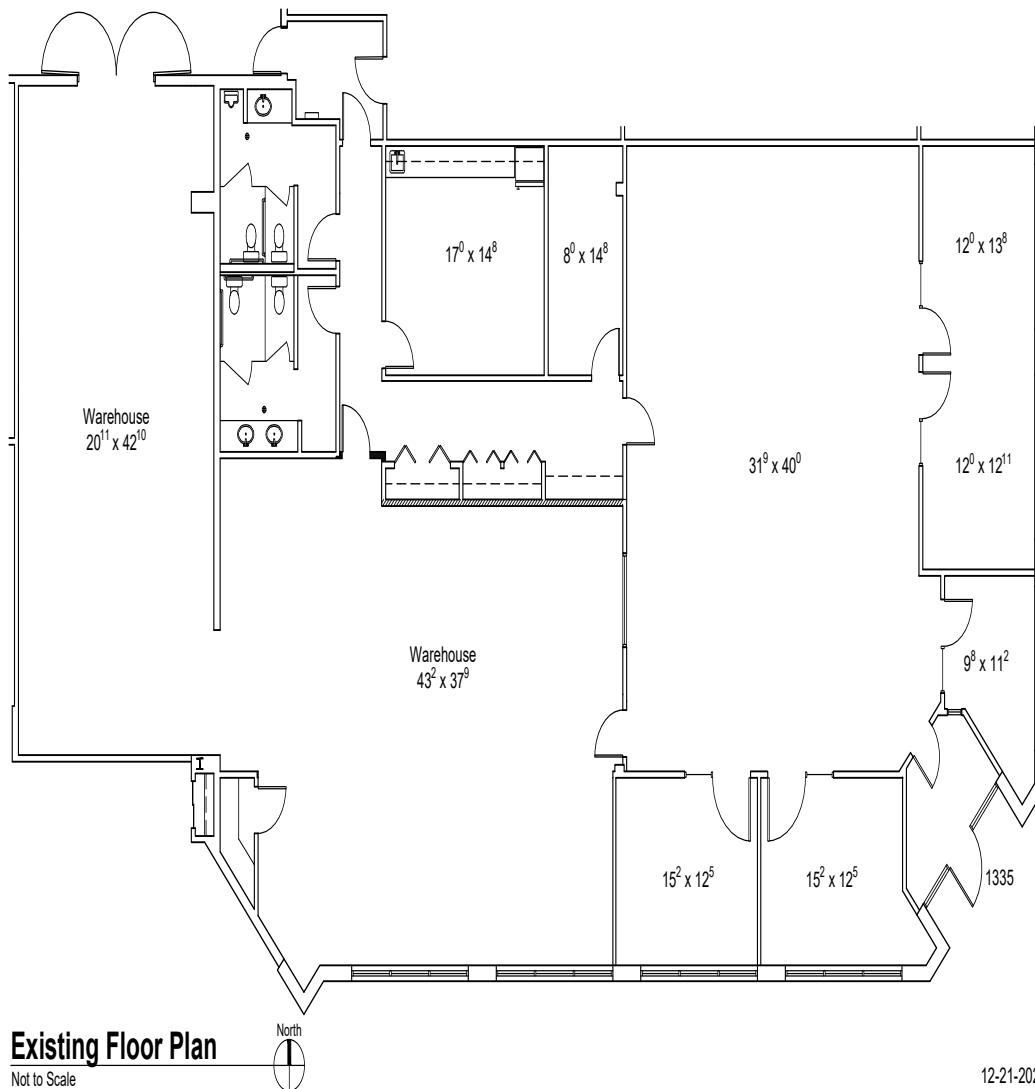
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**6,463 SQ. FT. FOR LEASE  
SOUTHERN LAKE COUNTY  
HIGH IMAGE BUILDING FOR  
OFFICE / WAREHOUSE / FLEX**

ADDRESS:	Arbor Creek Business Center 1335 Barclay Boulevard Buffalo Grove, Illinois 60089
BUILDING SIZE:	43,325 sq. ft. in the complex
UNIT SIZE:	6,463 sq.ft.
OFFICE AREA:	Five private offices with window line, reception area and lunch room.
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:	\$4.25 +/- per sq. ft.
LEASE RATE:	\$10.25 per sq. ft. net
REMARKS:	Beautiful building in high amenity park with ponds and a jogging trail. 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



This drawing indicates the general scope of the building in terms of its layout. Contractors shall field verify any critical dimensions prior to construction. This drawing has been prepared by Gensburg, Ltd. Architecture/Design, 105 Revere Dr., Suite G, Northbrook, Illinois 60062 Tel. (847) 715-9591.

**1335 BARCLAY BLVD.  
BUFFALO GROVE, ILLINOIS**

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## REPRESENTATIVE PHOTOS



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