

Owner User Office Building | For Sale

1100 W. Lake Cook Road

Buffalo Grove, Illinois

96,731 SF Available Now for an Owner/User



The Park

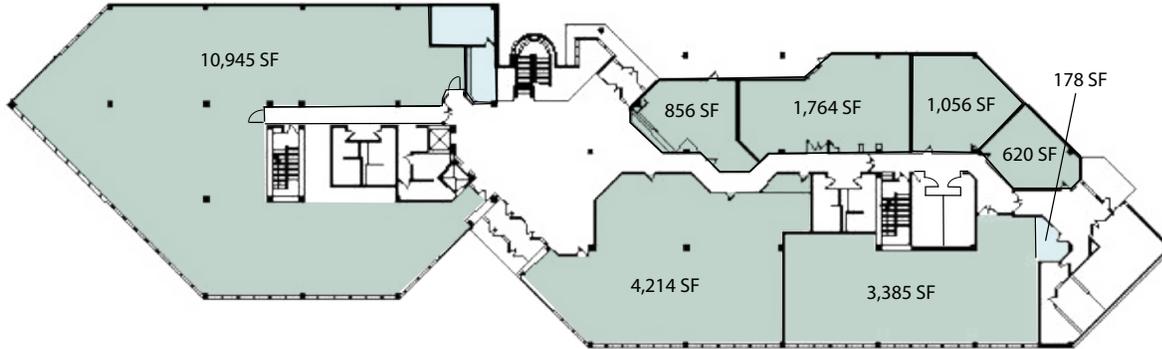
- Located at Buffalo Grove Business Park, a 55-acre, mixed-use, multi-building office park developed by Hamilton Partners.
- Park-like setting with views of Buffalo Grove Golf Club
- Lake County Real Estate Taxes
- Located 5 minutes east of the Lake Cook Road/Rte. 53 interchange
- Improved access to the east due to the completion of the Lake Cook Road Reconstruction Project (adding one additional lane in each direction in tandem with new turn lanes)
- Adjacent to the Buffalo Creek Bike Park which connects to the Buffalo Creek Loop and Buffalo Creek Trail West.

The Building

- 96,731 SF building built in 1988
- Former Regional Headquarters facility
- Large floor plates
- 513 parking spaces (5.3/1,000)
- Loading dock
- Back-up generator
- Balcony on the 4th floor offering views of the golf course
- Reusable existing conditions
- 8.35 acres (353,908 SF)
- Energy Star Rated

Space for a User

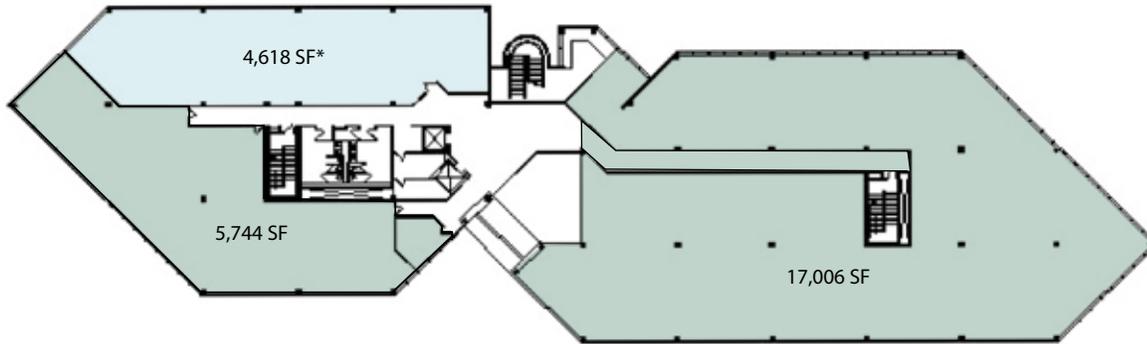
1st Floor



- Suite 100 - 10,945 SF
- Suite 105 - 178 SF
- Suite 110 - 4,214 SF
- Suite 115 - 3,385 SF
- Suite 150 - 620 SF
- Suite 140 - 1,056 SF
- Suite 130 - 1,764 SF
- Suite 120 - 856 SF

Total - 23,018 SF

2nd Floor



- Suite 210 - 4,618 SF
- Suite 250 - 5,744 SF
- Suite 200 - 17,006 SF

Total - 27,368 SF

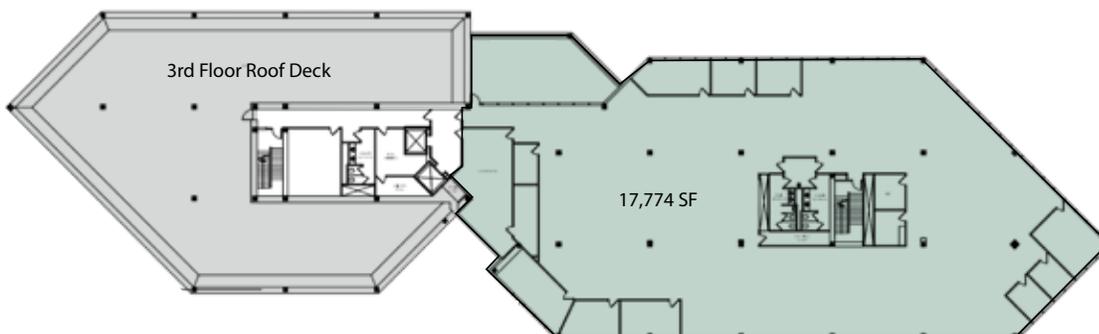
3rd Floor



- Suite 300 - 28,571 SF

Total - 28,571 SF

4th Floor



- Suite 400 - 17,774 SF

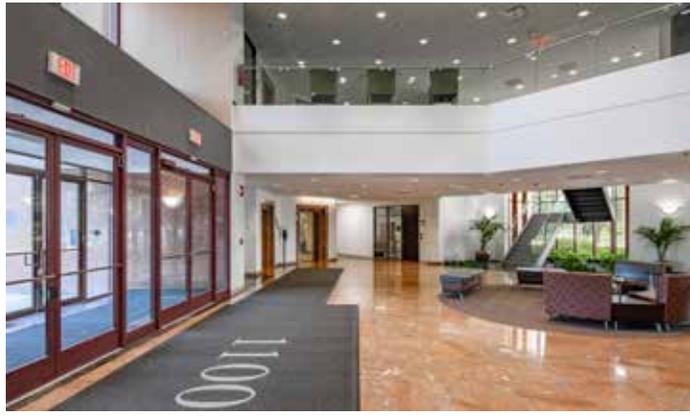
Total - 17,774 SF



96,731 SF
TOTAL AVAILABLE

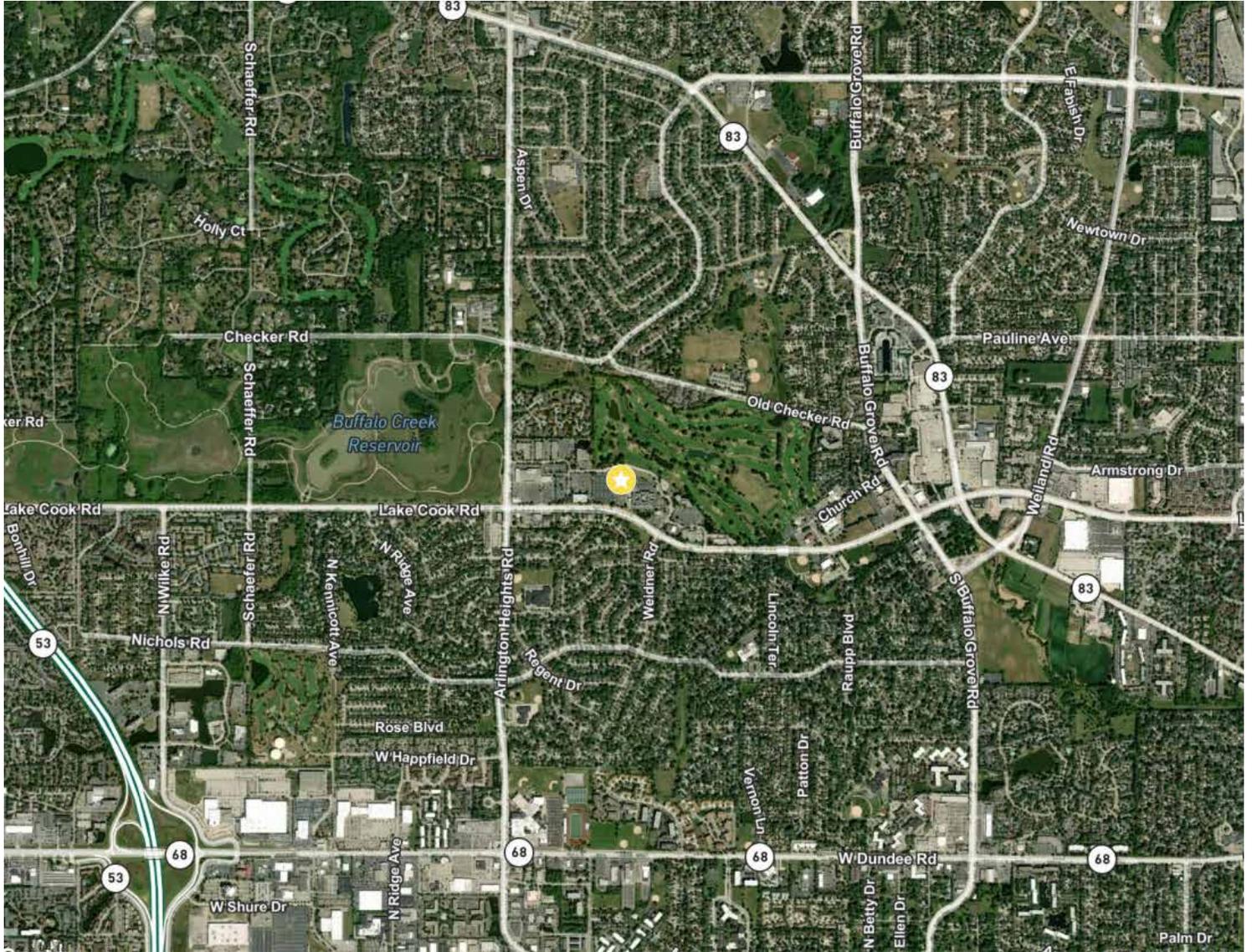
*Occupied space that can be made available

Office Building For Sale



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Buffalo Grove, Illinois

Office Building
For Sale



Contact Me

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