

FOR LEASE

**540 CORTLAND DRIVE
LAKE ZURICH, IL 60047**

Beautiful Retail Space For Lease!

26,371 +/- Square Feet

\$12.00psf NNN

Est. Operating Exp & RE Taxes: \$5.11psf



FLEXIBLE SPACE:

The property's 19,000SF first floor and 9,371SF second floor provide ample room for a wide range of uses. Retail, office headquarters, medical clinic, fitness center or auto dealership are all suitable uses for this building.



RENOVATION EXCELLENCE:

Major Renovations completed in 2016 transformed this property. Upgrades included modern mechanical systems, upscale bathrooms, well designed kitchens and enhanced functional lighting.



DRIVE-IN DOORS:

The property features drive-in doors, making it suitable for businesses that require loading and unloading. Additionally, floor drains remain in the building.



Building Highlights

- ▶ ADA compliant with elevator access
- ▶ Corner lot located in a thriving business district in close proximity to many national retailers
- ▶ Dry sprinkler system and central heating

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Managing Broker

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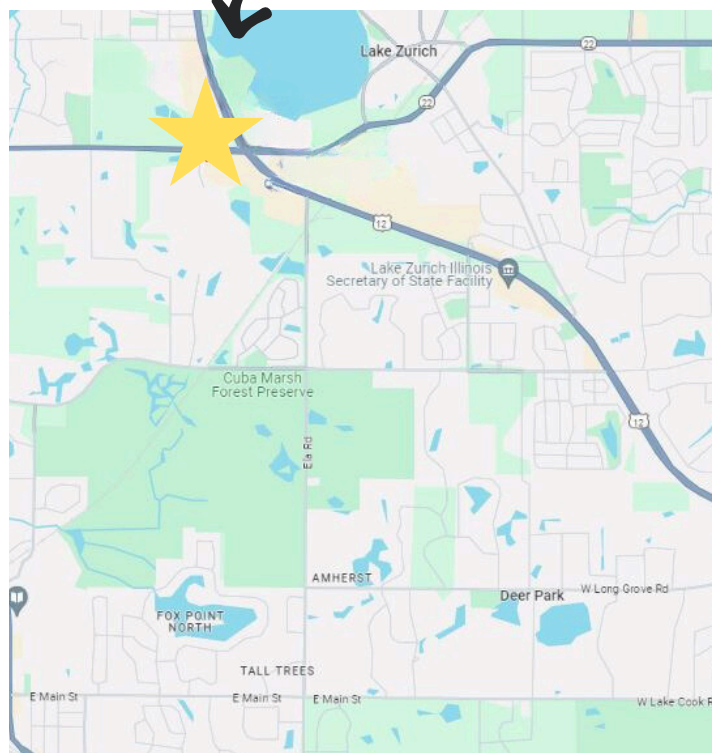


About 540 Cortland Dr.

This beautiful Lake Zurich space offers a premier commercial opportunity. The property boasts 26,371 square feet of retail space, enveloped in classic architecture with modern finishes. Constructed in 1995 and renovated in 2016, the building features an expansive glass showroom that offers abundant natural lighting.

The property is strategically located adjacent to popular retailers such as Jewel Food, Target and Trader Joe's, ensuring high visibility and foot traffic. With close proximity to CostCo, Walmart, and Home Depot, 540 Cortland Drive is positioned as one of the preeminent retail buildings in Lake County.

LOCATION



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