



1310 BUSCH PARKWAY

The Corporate Grove
Buffalo Grove, Illinois

Unit: 3,338 Sq. Ft.

Office: 998 Sq. Ft.

TERMS:

Base Rent: \$10.95 Net

Escalation: 3% Per Year

Real Estate Taxes: \$2.04 (2025 Est.)

CAM & Insurance: \$1.91 (2025 Est.)

HIGHLIGHTS:

- Abundant Restaurants, Hotels and Fitness Center Nearby
- Lower Lake County Taxes
- Office Area Can Be Expanded To Suit
- Quality Construction Throughout

BUILDING DATA:

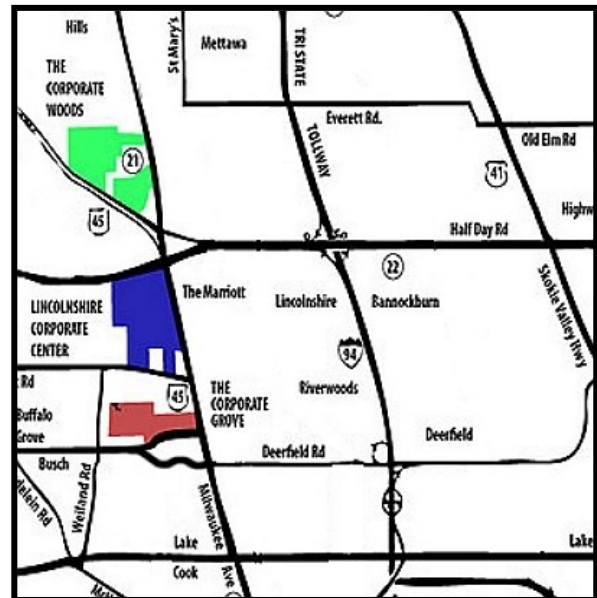
Ceiling Height: 14'
Sprinkler System: Yes
Power: 100 Amps

SHIPPING:

Truck Docks: 4 (Shared Exterior)
Drive-in Door: 1

POSSESSION:

5/01/2025



Exclusive Leasing and Management Agents

VAN VLISSINGEN AND CO.
One Overlook Point
Lincolnshire Corporate Center
Lincolnshire, Illinois 60069
847.634.2300

Chuck Lamphere, President
crl@vvco.com

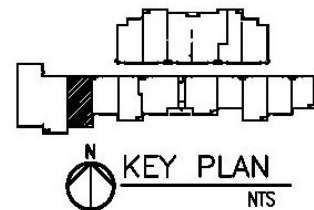
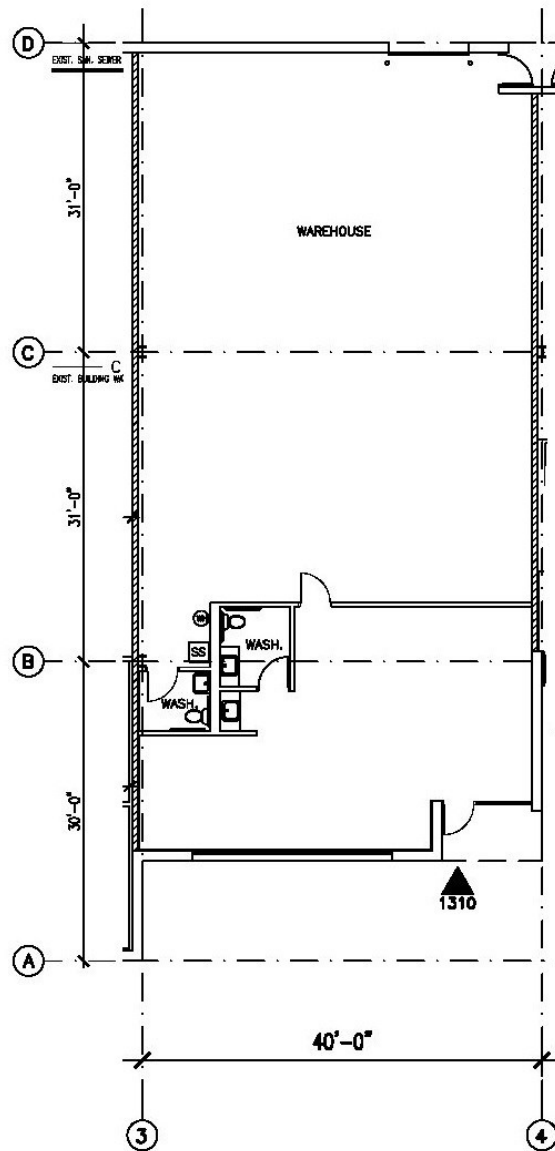
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