

Office Space Available



**1175 CORPORATE WOODS PARKWAY
THE CORPORATE WOODS
Vernon Hills, Illinois**

Building: 20,183 Sq. Ft.

*Rentable area includes undercover drive-thru.

**Minimum Available: 1,206 Sq. Ft.
Maximum Available: 6,594 Sq. Ft.**

Terms:

**Base Rent: \$13.95 Net Per Sq. Ft. Per Year
Escalation: \$0.50 Per Sq. Ft. Per Year
Operating & Real Estate Tax Expenses: \$8.59 Per Sq. Ft. (2011 Estimate)**

Building Data:

**Sprinkler System: Building Fully Sprinklered
HVAC System: Zoned Variable Air Volume System
Elevators: 1 Passenger
Parking: 56 Spaces**

Amenities:

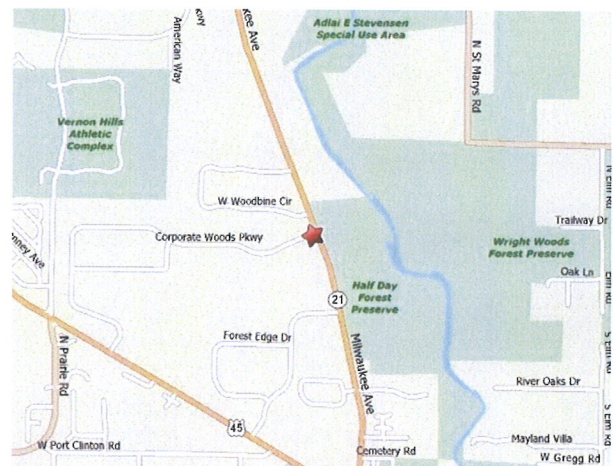
- High Visibility Location at Signalized Intersection Off Milwaukee Avenue
- Organized Sports Leagues and Summer Concerts
- Adjacent Forest Preserve Offers Walking Trails, Playing Fields, Fishing, Biking Trails, and Picnic Shelters
- Minutes to Lifetime Fitness Athletic Club in The Corporate Woods
- Lodging and Meeting Facilities Available at Homestead Village Hotel, Marriott Lincolnshire Resort, Extended Stay America and more

Comments:

- Located in Prestigious Corporate Woods
- Lower Lake County Real Estate Taxes
- Premium Office Space
- Award-winning Landscaping, Plentiful Lakes and Ponds
- Easy Access to I-294

Inspection:

**VAN VLISSINGEN AND CO.
(847) 634-2300**



(Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawn without notice. Members of this firm have an ownership interest in this property.) 3/11