



700 WOODLANDS PARKWAY

The Corporate Woods
Vernon Hills, Illinois

Building: 142,395 Sq. Ft. (Expandable)
Office: 17,163 Sq. Ft.
Site: 10.08 Net Acres

TERMS:
Base Rent: \$5.75 Triple Net
Escalation: 3%
RE Taxes: \$0.85 (2010 payable 2011)

HIGHLIGHTS:

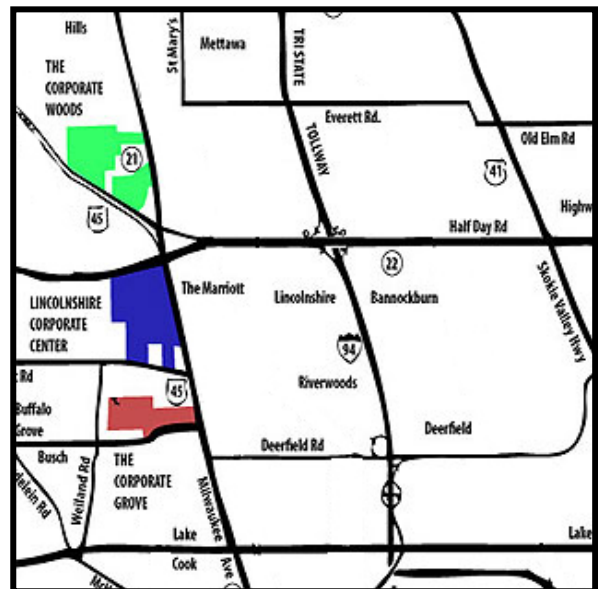
- Offices and Building Can Be Expanded to Suit
- Quality Finishes Throughout
- Adjacent to New LifeTime Fitness
- Located in Prestigious Corporate Woods
- Lower Lake County Real Estate Taxes

BUILDING DATA:

Ceiling Height	30' Clear
Sprinkler System:	Fully Sprinklered (ESFR)
Power:	1600 Amps @ 480v
Off Street Parking	105 Cars - Expandable

SHIPPING:

Docks	12 Interior Truck Docks
Drive in Doors:	1



Exclusive Leasing and Management Agents



VAN VLISSINGEN AND CO.

One Overlook Point
Lincolnshire Corporate Center
Lincolnshire, Illinois 60069

847.634.2300

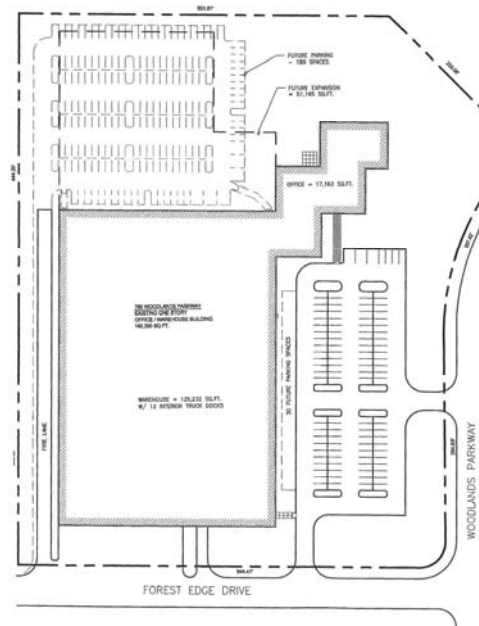
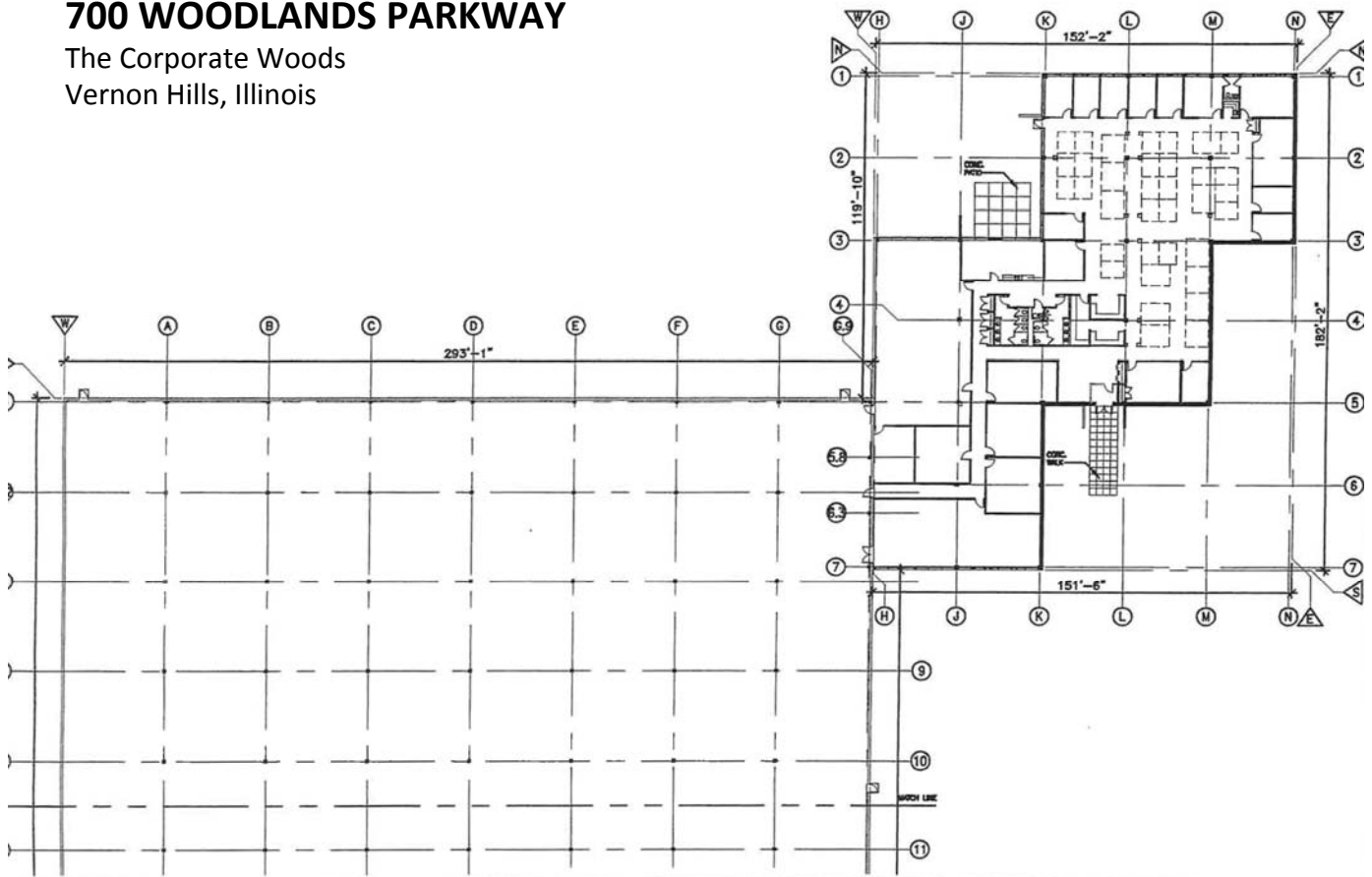
Chuck Lamphere, President
crl@vvco.com

Nick Panarese, Vice President
ndp@vvco.com

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 Price is subject to change and listing withdrawn without notice.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. © Copyright 2011 All Rights Reserved

700 WOODLANDS PARKWAY

The Corporate Woods
Vernon Hills, Illinois



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

Nick Panarese, Vice President
ndp@vvco.com