



1445 BUSCH PARKWAY

The Corporate Grove
Buffalo Grove, Illinois

Unit: 9,480 Sq. Ft.

Office: 1,950 Sq. Ft.

TERMS:

Base Rent: \$9.95 Net

Escalation: 4% Per Year

Real Estate Taxes: \$2.05 (2024 Est.)

CAM & Insurance: \$1.20 (2024 Est.)

HIGHLIGHTS:

- Quality finishes throughout
- Drive-in door AND dock
- Large open office with one private office
- Lower Lake County taxes
- T-8 High Efficiency Lighting

BUILDING DATA:

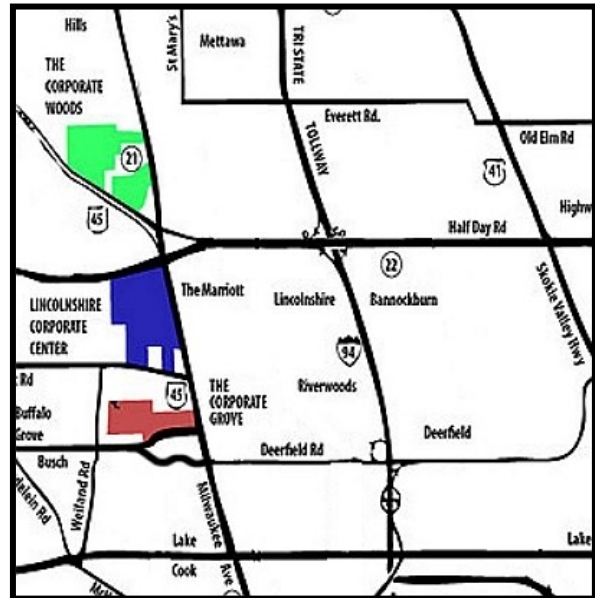
Ceiling Height: 17'
Sprinkler System: Yes
Parking: Abundant

SHIPPING:

Truck Docks: 4 (Interior)
Drive-in Door: 1 (Private)

POSSESSION:

Immediate



Exclusive Leasing and Management Agents

VAN VLISSINGEN AND CO.

One Overlook Point
Lincolnshire Corporate Center
Lincolnshire, Illinois 60069

847.634.2300

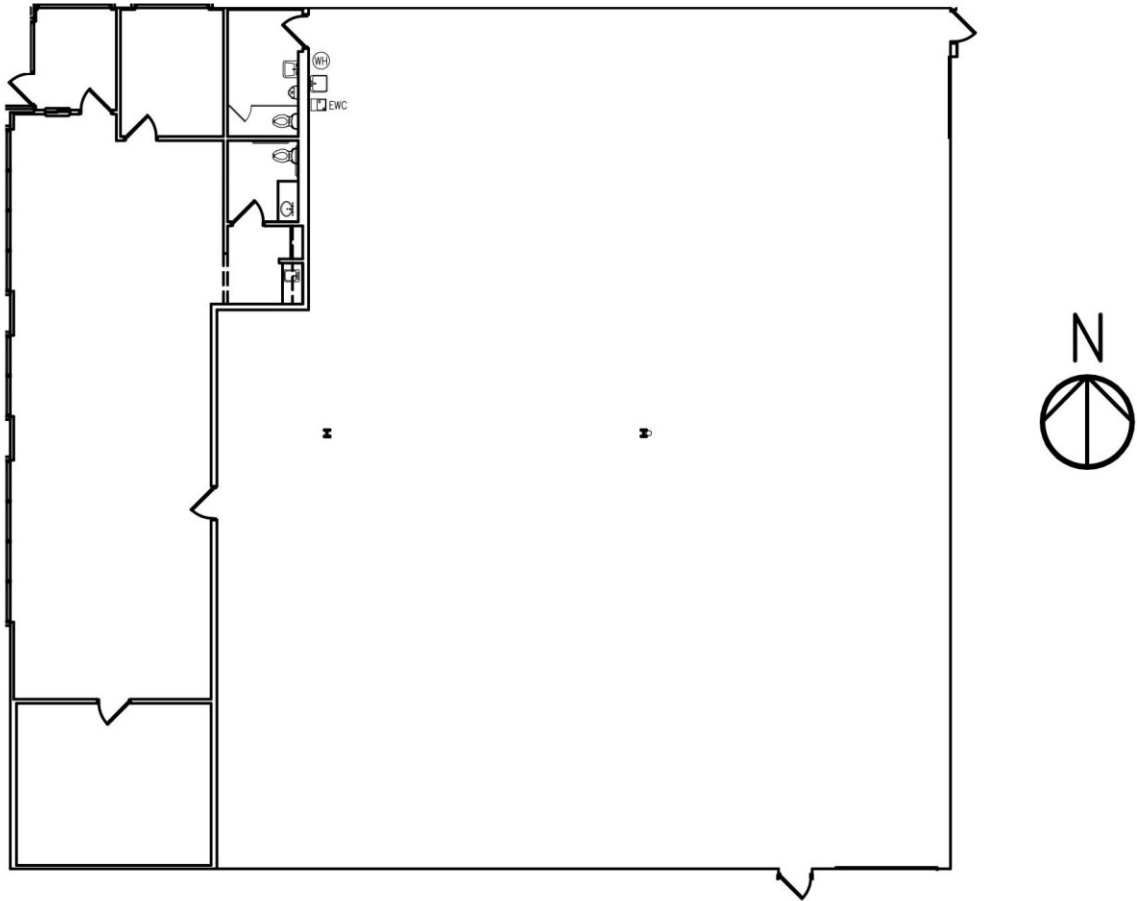
Chuck Lamphere, President
crl@vvco.com

Nick Panarese, Executive VP, SIOR
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 Price is subject to change and listing withdrawn without notice.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 2024 All Rights Reserved

1445 BUSCH PARKWAY

The Corporate Grove
Buffalo Grove, 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, Executive VP, SIOR
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 Price is subject to change and listing withdrawn without notice.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 2024 All Rights Reserved