



## 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: 4% 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:

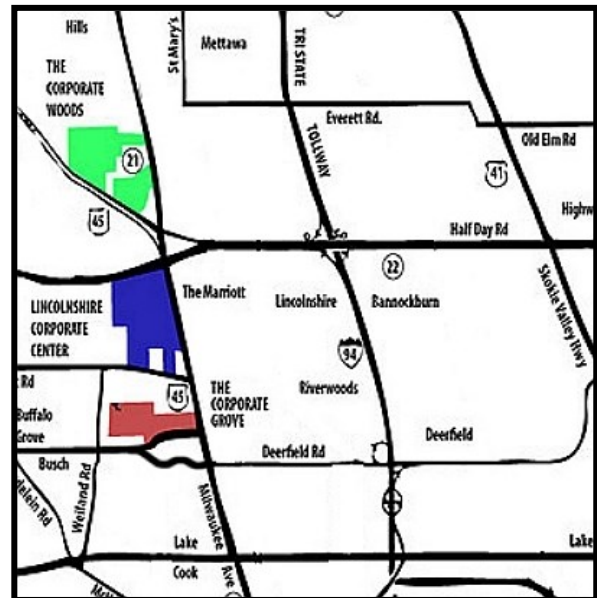
Ceiling Height: 14'  
 Sprinkler System: Yes  
 Power: 100 Amps

### SHIPPING:

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

### POSSESSION:

Immediate



### Exclusive Leasing and Management Agents

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

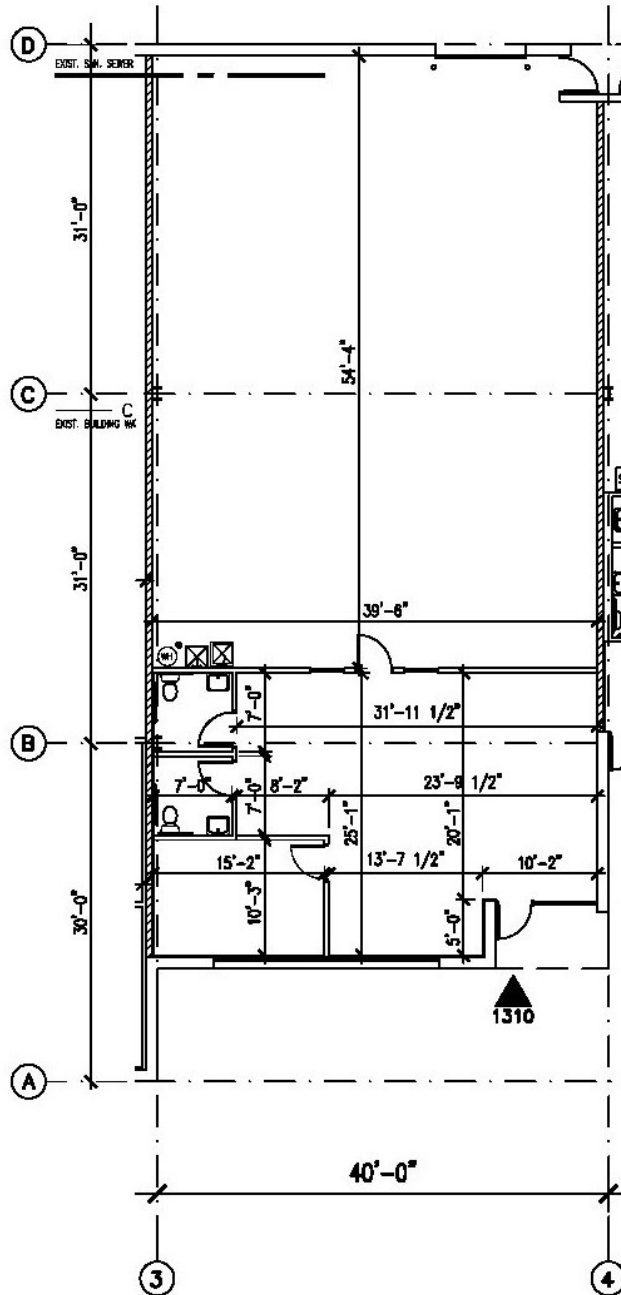
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