

# 3,412 - 7,800 SF

## Office Property For Lease



**BROWN**  
COMMERCIAL GROUP, INC.

**13700 W. IRMA LEE CT., LAKE FOREST, IL 60045**

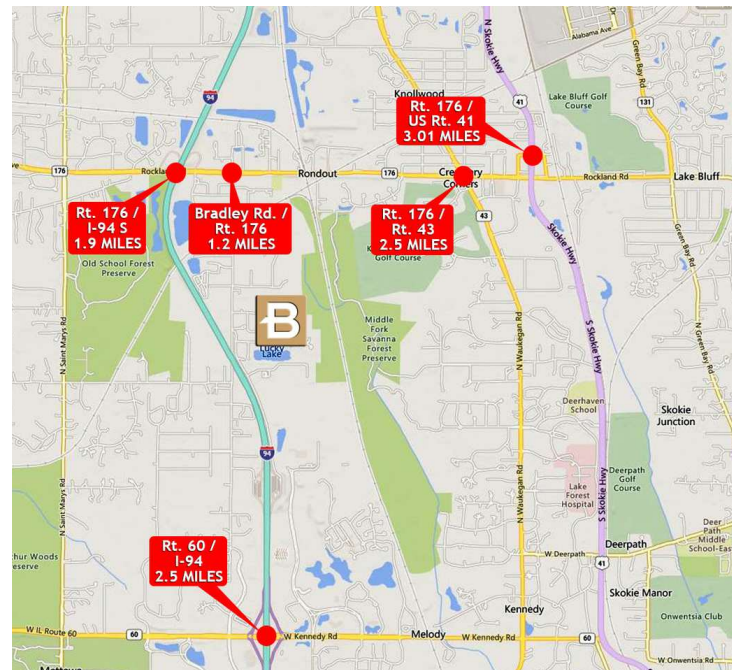


### LOCATION DESCRIPTION

Established business park location with easy access to major transportation routes via nearby Rt. 176, Rt. 60, Rt. 43, US Rt. 41, I-94.

### PROPERTY OVERVIEW

- 15,600 SF Executive Office Building With Space Available
- 2-Story Elevatored Building
- All offices have window views
- Common Men's and Women's Restrooms
- Possibility to Occupy Entire 2nd Floor
- Build-to-suit Opportunity! Ownership willing to customize space to tenant's needs
- Ample, Paved Parking
- Lease Rate: Subject to Offer



**COLLIN TYRRELL**

847.758.9200 x303

CTYRRELL@BROWNCOMMERCIAL.COM

BROWNCOMMERCIAL.COM



1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007



847.758.9200

No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

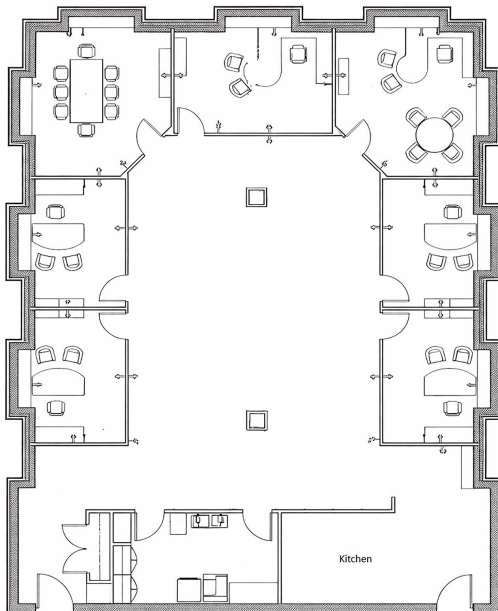
# 4,388 SF

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### UNIT 200

- 4,388 SF Unit
- 5-7 Private Offices
- Up to 2 Conference Rooms
- Kitchen / Breakroom
- Printing / Copying Room
- Large, General Office Area
- Landlord ready and waiting to customize to your needs!
- Unit Can Be Combined With Adjacent Unit To Meet Larger Space Needs
- Lease Rate: Subject to Offer

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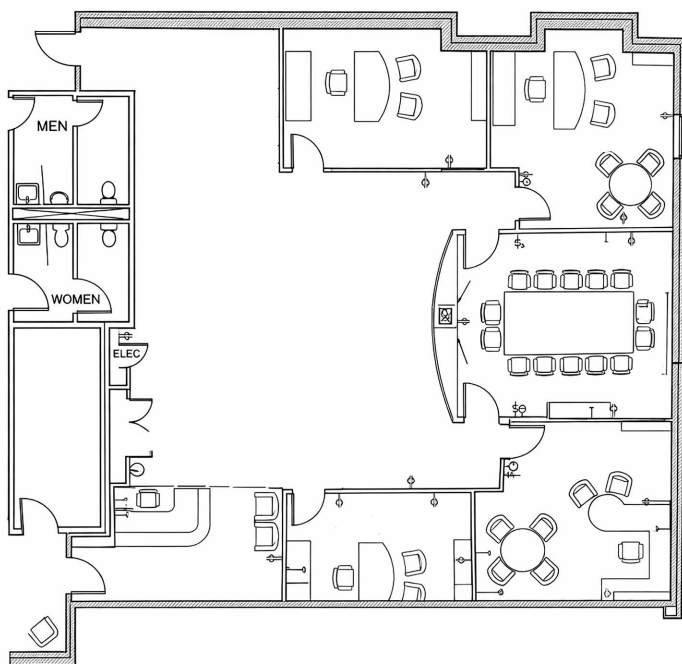
# 3,412 SF

## Office Property For Lease



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13700 W. IRMA LEE CT., LAKE FOREST, IL 60045



### UNIT 201

- 3,412 SF Unit
- 4 Private Offices
- 1 Conference Room With Electric Projector Screen
- Reception / Waiting Area
- General Office Area
- Landlord ready and waiting to customize to your needs!
- Unit Can Be Combined With Adjacent Unit To Meet Larger Space Needs
- Lease Rate: Subject to Offer

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