



1302 BUSCH PARKWAY

The Corporate Grove
Buffalo Grove, Illinois

Unit: 3,649 Sq. Ft.
Office: 1,002 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
- Fully Air-Conditioned
- Office Area Can Be Expanded To Suit
- Quality Construction Throughout

BUILDING DATA:

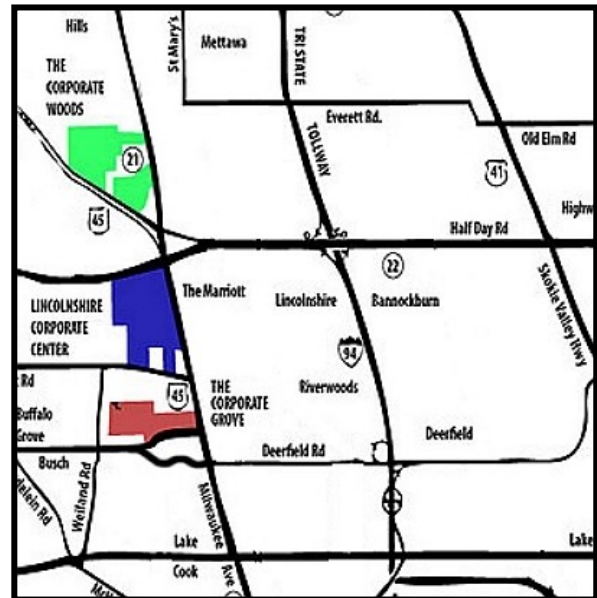
Ceiling Height: 14'
Sprinkler System: Yes

SHIPPING:

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

POSSESSION:

9/15/26



Exclusive Leasing and Management Agents



VAN VLISSINGEN AND CO.

One Overlook Point
Lincolnshire Corporate Center
Lincolnshire, Illinois 60069

847.634.2300

Chuck Lamphere, President
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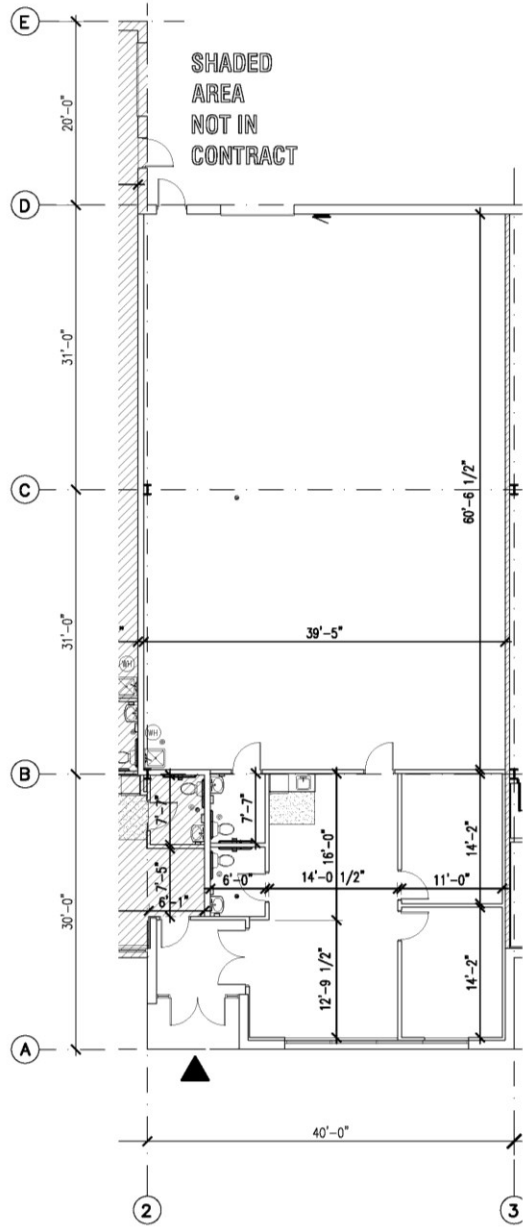
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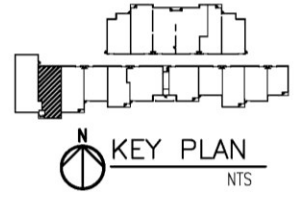
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ALL DIMENSIONS ARE APPROXIMATE



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