

314 MCHENRY ROAD BUFFALO GROVE

A Unique Lifestyle Office Opportunity

CBRE

OFFICE/MEDICAL
FOR LEASE



THE
CLOVE

The Clove is an exciting landmark redevelopment surrounded by luxury residential, dining, retail and entertainment.

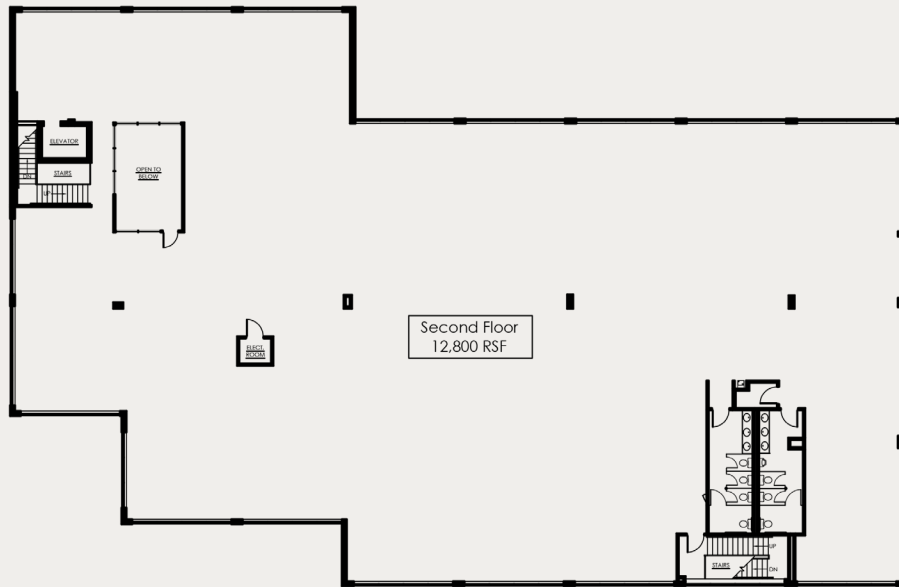
The Clove represents the preeminent destination and vibrant focal point for Buffalo Grove residents to gather. Kensington Development and IM Properties are pleased to present 14,565 SF of Office/Medical space at The Clove.

PROPERTY OVERVIEW

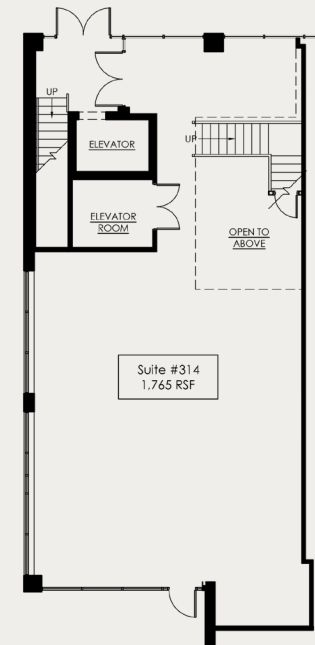
- + 14,565 SF
- + AVAILABILITIES RANGE FROM 1,765 TO 14,565 SF
- + NEW FACADE RENOVATIONS COMPLETED
- + TWO-STORY ATRIUM WITH INTERNAL CONNECTED STAIRWELL OPPORTUNITY
- + COMMON AREA RENOVATIONS PLANNED
- + BECOME PART OF A VIBRANT COMMUNITY FOCAL POINT
- + WALKING DISTANCE TO EXCITING NEW LUXURY RESIDENTIAL, RENTAL, AND ENTERTAINMENT



SHELL FLOOR PLAN



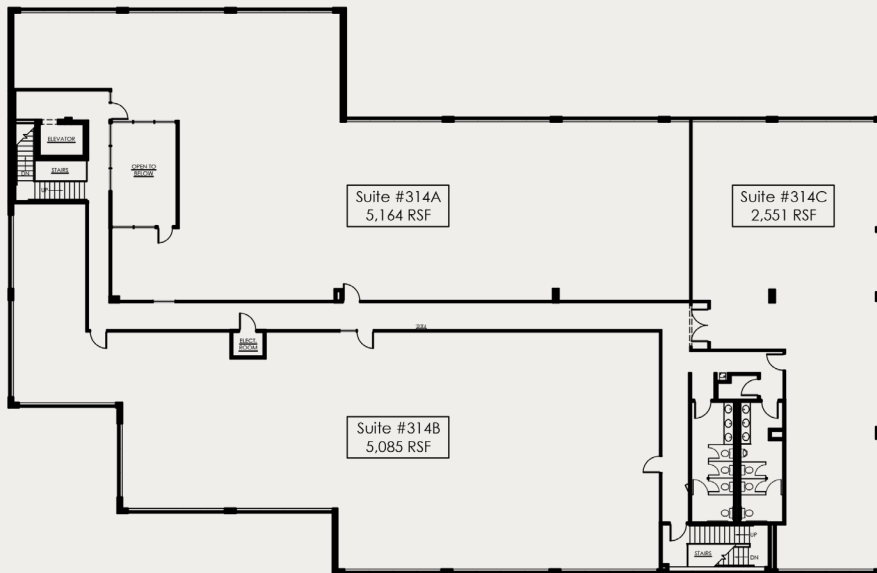
2ND FLOOR



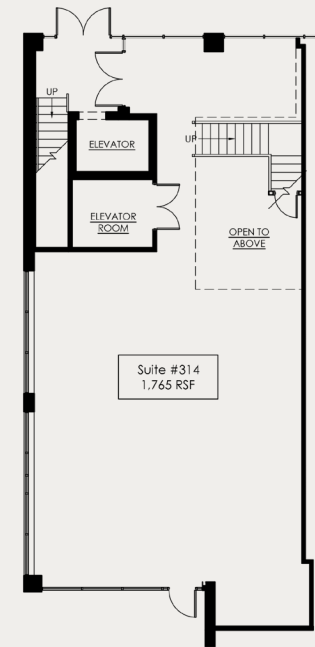
1ST FLOOR

MULTI TENANT SHELL PLAN

DEMISIBLE



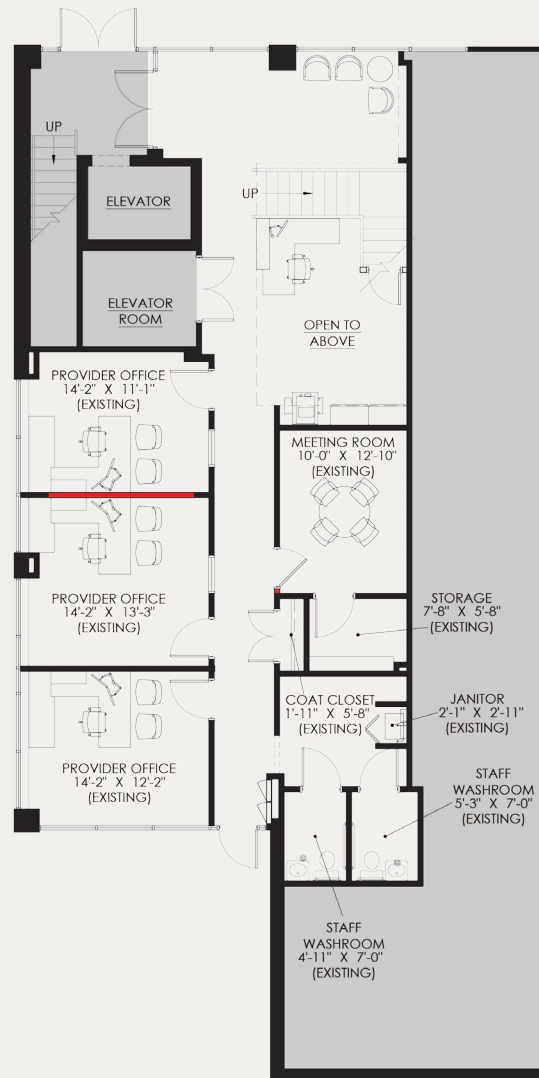
2ND FLOOR



1ST FLOOR

SINGLE TENANT FLOOR PLAN

SAMPLE PLAN



1st Floor (1,765 RSF) Therapy Office

Provider Office	3
Meeting Room	1
Reception	1
Storage	1
Private Staff Washrooms	2
Internal Stairwell to 2nd Floor	

MULTI TENANT FLOOR PLAN

SAMPLE PLAN



2nd Floor (7,715 RSF) Therapy Office (Ste A)

Therapy Room	15
Group Therapy	4
Exam Room	1
Lab	1
ADA Washrooms	2
Waiting Room	1
Reception	1
Staff Breakroom	1
Conference Room	1
Copy/Files/Storage	2

2nd Floor (5,085 RSF) Medical Office (Ste B)

Exam Room	10
Business Office	1
Dictation	1
Nurse's Station	1
Provider's Office	1
Consult	1
Lab	1
ADA Washrooms	2
Waiting Room	1
Reception	1
Staff Breakroom/Conf	1
Copy/Files/Storage	2

AREA AMENITIES



66,000
Combined vehicles
passing per day

\$111K
Average Household
Income (5 mile)

226,00
Population
(5 mile)

171 K
Daytime Population
(5 mile)

\$150 M
Redevelopment

EAT, WORK, LIVE



Discover a unique lifestyle office opportunity at The Clove redevelopment in Buffalo Grove, IL. This vibrant, mixed-use space seamlessly blends modern design with community-focused amenities, offering an inspiring environment for businesses. Enjoy a range of restaurants, grocery, retail and green-spaces that promote creativity and connectivity all within walking distance in one of the region's most exciting developments.



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OFFICE/MEDICAL

14,565 SF FOR LEASE

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CBRE

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