

6,463 SQUARE FEET OFFICE / WAREHOUSE SPACE NEAR DEERFIELD & MILWAUKEE



1303-59 Barclay Blvd., Buffalo Grove

- Front Corner Suite
- High image building
- Great window line
- Near Metra train and Pace bus
- Low Lake County taxes

**Contact: Jeff Tideman
(847) 345-3860**

The above information is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Tideman Company. The Tideman Company is acting as agent for the owner in this transaction who are related to principals of The Tideman Company ("Broker Owned"). Price subject to change and this listing may be withdrawn without notice.

**THE
TIDEMAN
COMPANY**

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**6,463 SQ. FT. FOR LEASE
SOUTHERN LAKE COUNTY
HIGH IMAGE BUILDING FOR
OFFICE / WAREHOUSE / FLEX**

ADDRESS: Arbor Creek Business Center
1335 Barclay Boulevard
Buffalo Grove, Illinois 60089

BUILDING SIZE: 43,325 sq. ft. in the complex

UNIT SIZE: 6,463 sq.ft.

OFFICE AREA: Five private offices with window line, reception area and lunch room.

LOADING: Access to 2 shared truck docks and 1 shared drive-in door

HVAC: Gas rooftop units

POWER: 200 amps at 120/208v, 3-phase 4-wire

SPRINKLERED: Fully

PARKING: Very ample

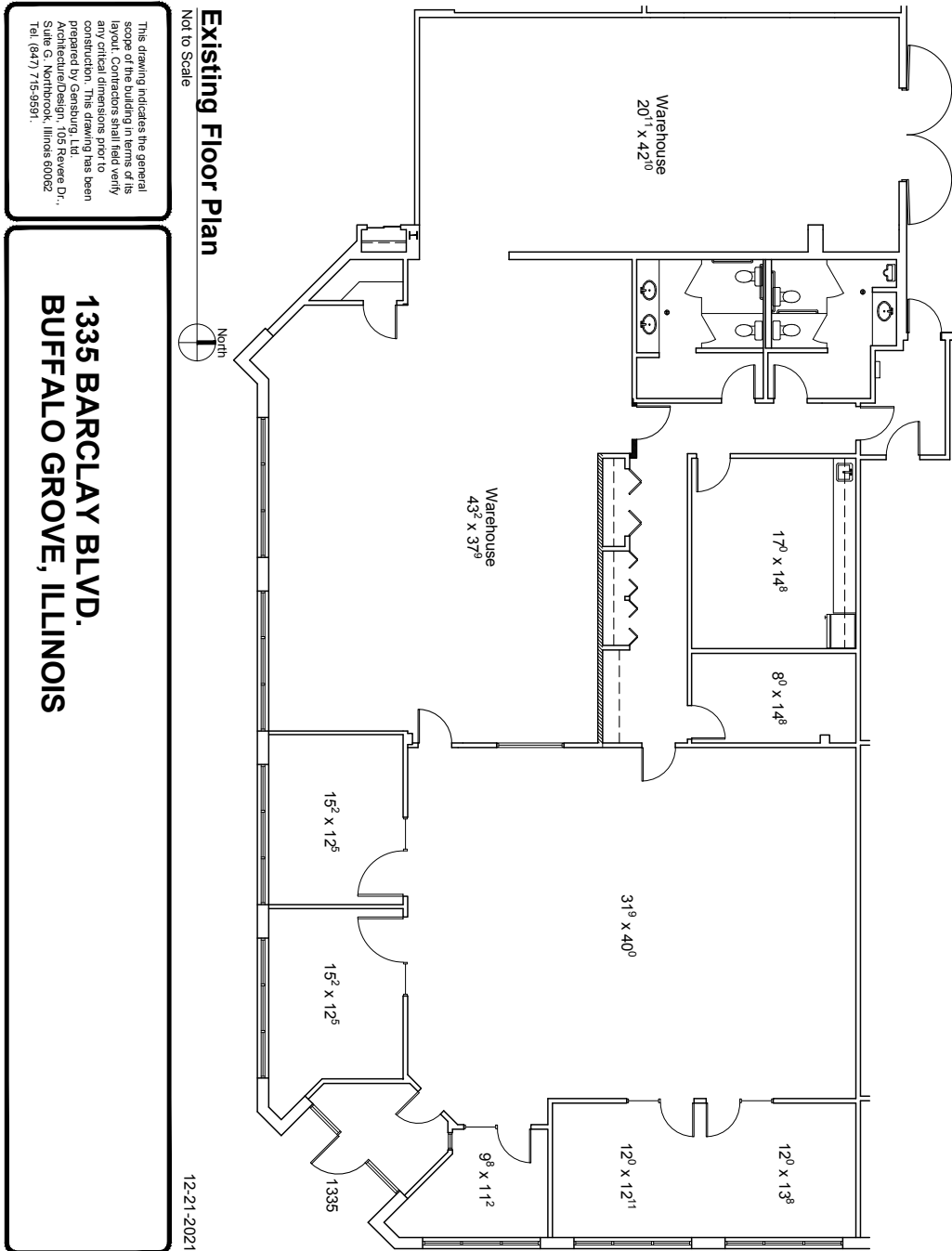
TAXES & CAM: \$4.25 +/- per sq. ft.

LEASE RATE: \$10.25 per sq. ft. net

REMARKS: Beautiful building in high amenity park with ponds and a jogging trail. Near Buffalo Grove Metra stop and Pace bus stop is within walking distance.

**CONTACT: Jeff Tideman, Managing Broker
(847) 345-3860 (cell)**

APPROXIMATE FLOOR PLAN



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REPRESENTATIVE PHOTOS



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