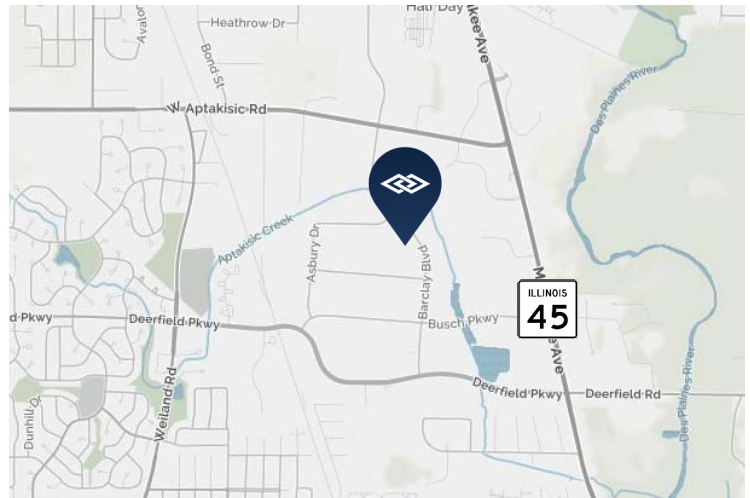


INCENTIVE: 50% off year 1 rent
AVAILABLE FOR LEASE - 15,232 SF
1397 BARCLAY BLVD, BUFFALO GROVE, IL



BUILDING SPECIFICATIONS

BUILDING SIZE:	75,760 SF
AVAILABLE SPACE:	15,232 SF (Unit 1397)
OFFICE:	± 2,445 SF
CEILING HEIGHT:	18' Clear
POWER:	400 amps; 480 volts; 3-phase
LOADING:	2 Interior Docks 1 Drive-In door
PARKING:	43 cars
SPRINKLER:	Yes, fully
REAL ESTATE TAXES:	\$1.57 psf (2017 paid in 2018)
LEASE RATE:	\$8.95 psf modified gross/ \$11,360.53 per month



COMMENTS

- Newly Renovated Unit
- Heavy Parking
- Business Park atmosphere
- Nearby restaurants and public transportation
- 50% off year 1 rent for deals 5 years or more

**FOR ADDITIONAL
 INFORMATION,
 PLEASE CONTACT:**

DAN PRENDERGAST

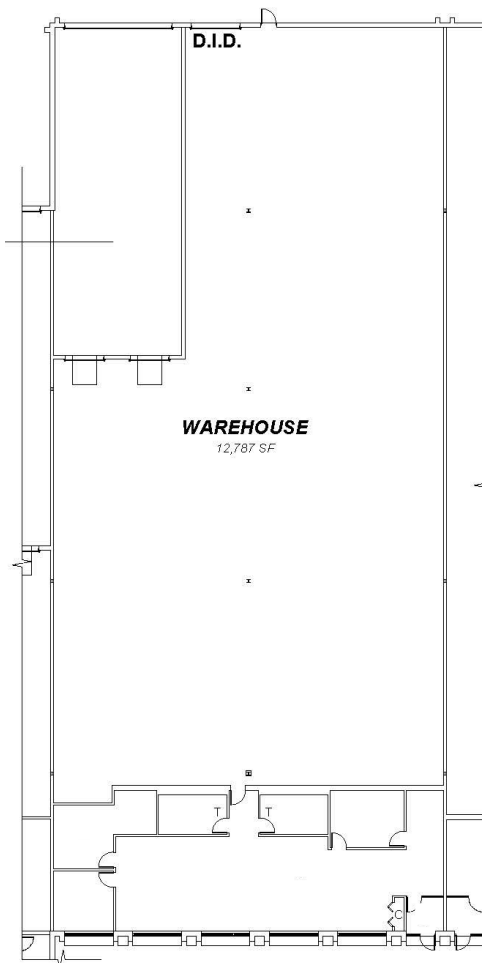
Broker

dprendergast@darwinrealty.com

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