

# FOR SALE OR LEASE (OFFICE CONDOMINIUMS)

## 1275 E. BELVIDERE RD.

### GRAYSLAKE, ILLINOIS



#### ADDRESS:

1275 E. Belvidere Road  
Grayslake, Illinois

#### AVAILABLE:

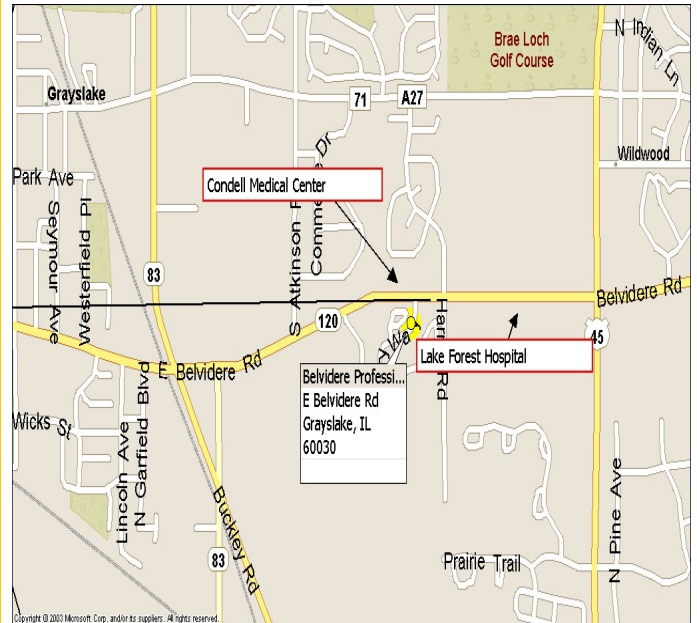
Total Space Available:	20,000SF
Largest Contiguous Space:	10,000SF per floor
Smallest Space:	2,000 SF

#### RATE:

Lease: **\$19.00/RSF Net,**  
Sale Price: **\$200/RSF**

#### BUILDING FEATURES:

- ◆ Excellent location near Lake Forest Hospital and Condell Medical Center,
- ◆ Customized Condominiums
- ◆ Flexible floor plans
- ◆ Ideal for medical services, dental practices, law firms, CPA's and Insurance Agencies
- ◆ Common area bathrooms on each floor
- ◆ Corporate signage available
- ◆ Class A finishes
- ◆ HVAC units w/zone controls
- ◆ Ample surface parking
- ◆ Great visibility on Belvidere Rd (Route 120)
- ◆ Near by restaurants



#### SPECIAL INFORMATION:

- 2009 Base Year for Real Estate Taxes and Operating Expenses

#### CONTACTS:

**Lou Kahn**  
P: 847-698-8260  
F: 847-698-8460  
[loukahn@colliersbk.com](mailto:loukahn@colliersbk.com)

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