



2200 MILLBROOK DR

BUFFALO GROVE, IL

95,210 SF
For Sale or
Lease

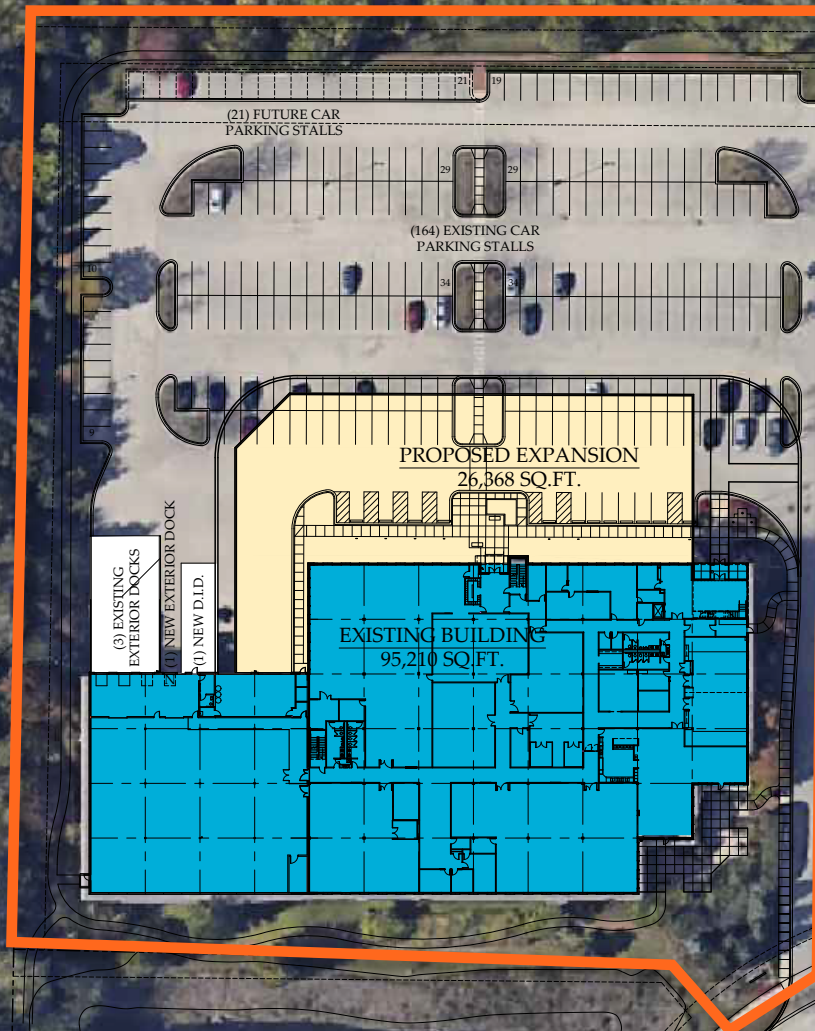
HEADQUARTER
OFFICE/LAB/
WAREHOUSE



PROPERTY HIGHLIGHTS

Address:	2200 Millbrook Drive
Building Size:	95,210 SF (expandable to 121,578 SF)
First Floor:	55,805 SF
Second Floor:	39,405 SF
Site Area:	6.93 Acres
Clear Height:	30'
Loading:	3 Exterior Docks 1 Drive-in Door
Parking:	263 Cars
Year Built:	2004
Power:	(1) 1600 amp service at 277/480 volts (1) 1200 amp service at 277/480 volts
Lease Rate:	\$8.25 PSF Net
Sale Price:	\$11,985,000 (\$125.90 PSF)
Real Estate Taxes:	\$1.66/SF (2022)





SITE PLAN

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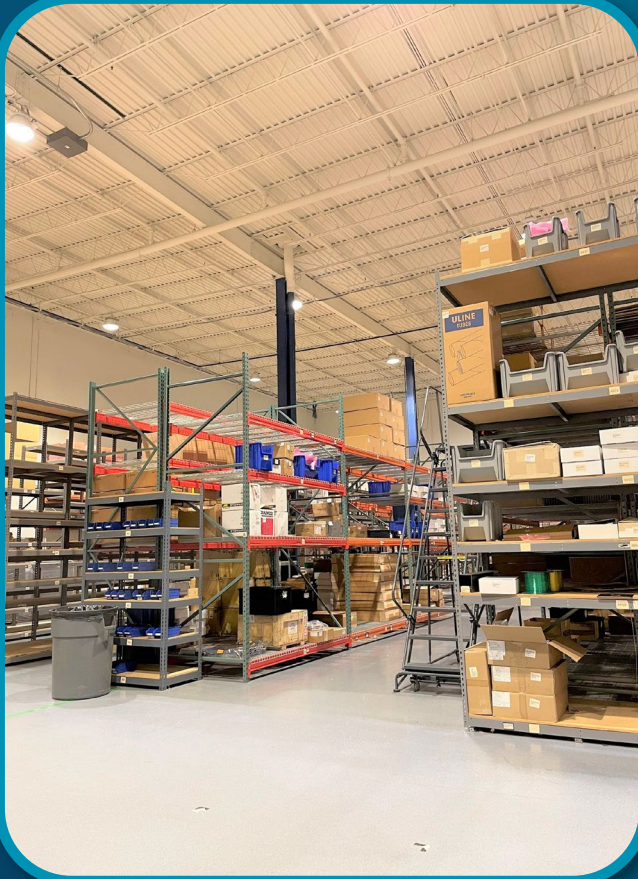
- Headquarter building with high-end finishes
- Fully Air-Conditioned
- Class "A" Business Park
- Business Park Amenities
- All Park Tenants have access to:
Conference Facility with Breakout Area; Fitness Center; Beehive/Community Garden/Ponds; Sand Volleyball Courts; Walking Path

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**CUSHMAN &
WAKEFIELD**

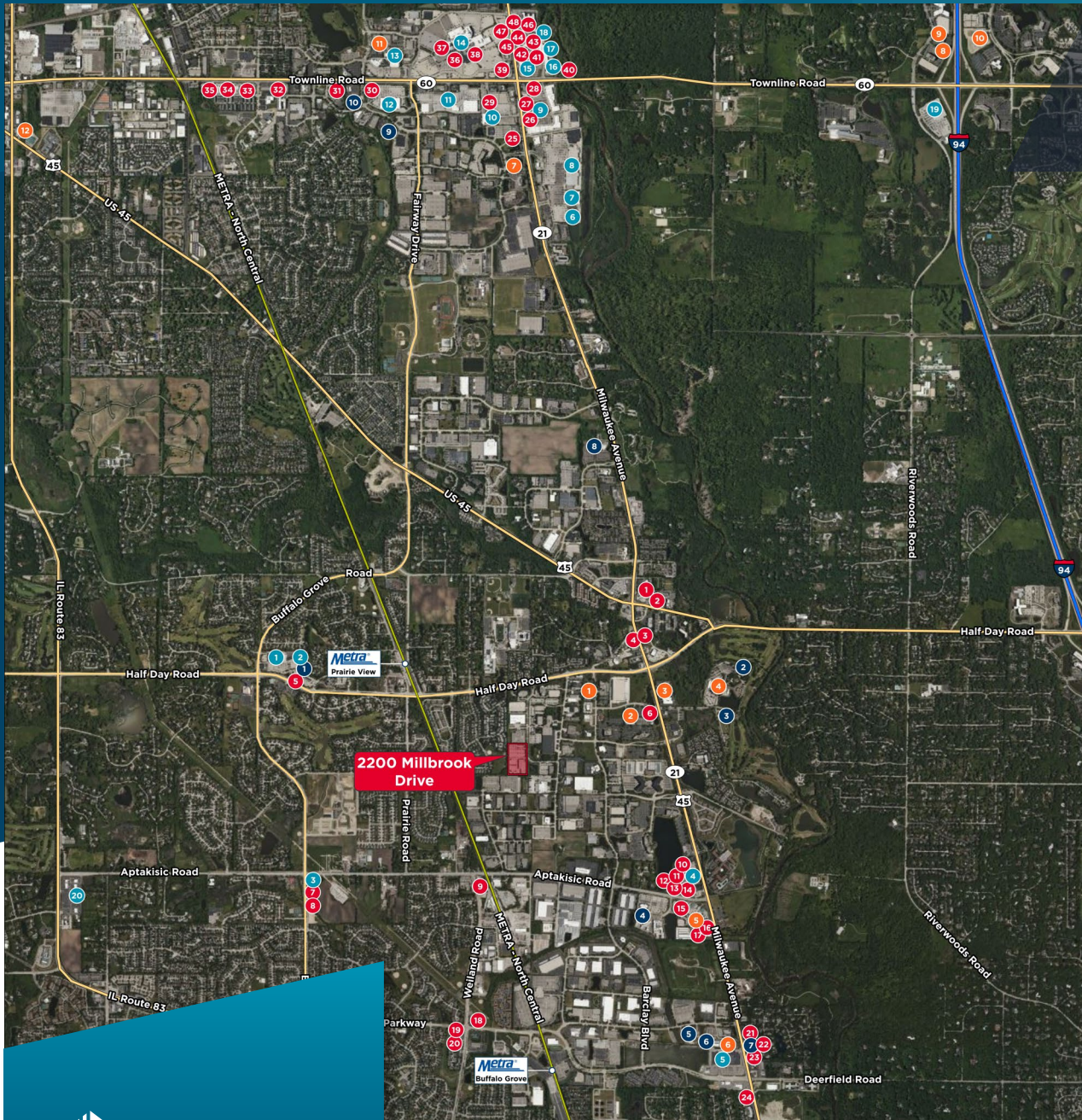
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AMENITIES MAP

2200 MILLBROOK DRIVE BUFFALO GROVE, IL



Dining

1. Eddie Merlot's
2. Half Day Brewing Co.
3. Culver's
4. Strawberry Field Cafe
5. Wendy's
6. Walker Bros. Pancake House
7. Starbucks Coffee
8. Porto's Peri-Peri
9. Dunkin' Donuts
10. The Cheesecake Factory
11. Kona Grill
12. Naf Naf Grill
13. Chipotle
14. Fleming's Steakhouse
15. Red Robin
16. Big Bowl
17. Wildfire
18. Siam Siam Thai
19. Tasty Spin Greek
20. Subway
21. Jimmy John's
22. Panera Bread
23. Sarpino's Pizza
24. Potbelly
25. On the Border Cantina
26. MOD Pizza
27. Chick-Fil-A
28. Olive Garden
29. Blufish
30. Portillo's
31. Jameson's Char House
32. McAlister's Deli
33. Sushi Kushi
34. Buffalo Wild Wings
35. Chili's
36. Maggiano's Little Italy
37. The Claim Company
38. Dave & Busters
39. Uncle Julio's
40. Shake Shack
41. Roti
42. Invicto
43. Cafe Zupas
44. SLYCE Coal Fired Pizza
45. Kuma's Corner
46. Buttermilk Cafe
47. City Works
48. Lazy Dog

Retail

1. Mariano's
2. Marshall's
3. Walgreens
4. Lincolnshire Commons
5. Woodman's Food Market
6. Kohl's
7. Sam's Club

Hotels

1. Staybridge Suites
2. SpringHill Suites
3. Courtyard by Marriott
4. Marriott Lincolnshire
5. Hampton Inn
6. Extended Stay America
7. Hotel Indigo
8. Hilton Garden Inn
9. Residence Inn by Marriott
10. Hyatt Place Forester
11. Holiday Inn Express
12. DoubleTree by Hilton

Recreation

1. Fitness19
2. College Park Athletic Club
3. Crane's Landing Golf Club
4. Regal Cinemas 15
5. RedLine Athletics
6. Sky Fitness
7. Orangetheory Fitness
8. Life Time Fitness
9. Lakeview Fitness
10. Bears Fit Center



**For more information,
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