



2200 MILLBROOK DR

BUFFALO GROVE, IL



WATCH OUR VIDEO

95,210 SF
(divisible)
For Sale or
Lease

HEADQUARTER
OFFICE/LAB/
WAREHOUSE

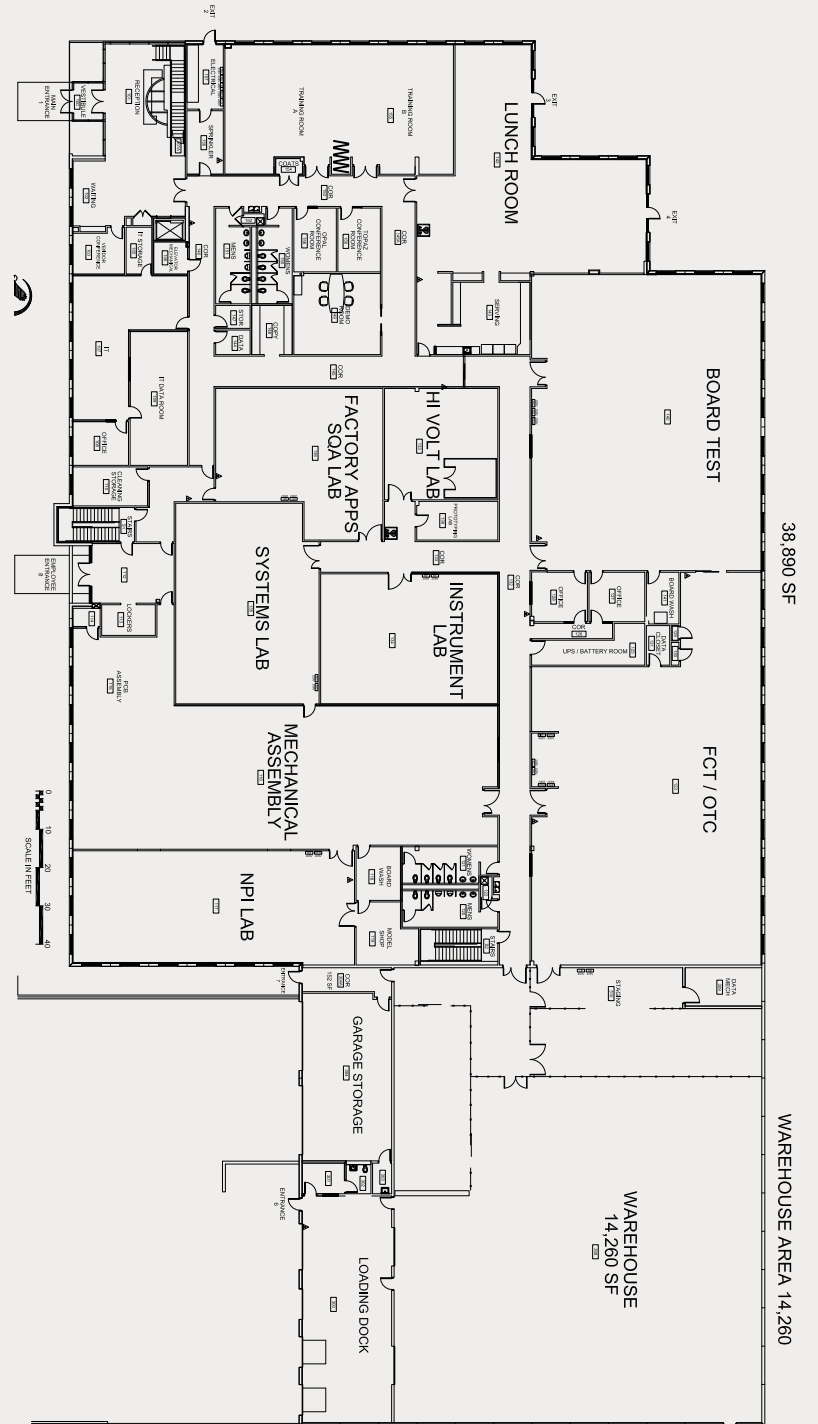
NOW OFFERED AT \$6,500,000 (\$68.30 PSF)

PROPERTY HIGHLIGHTS

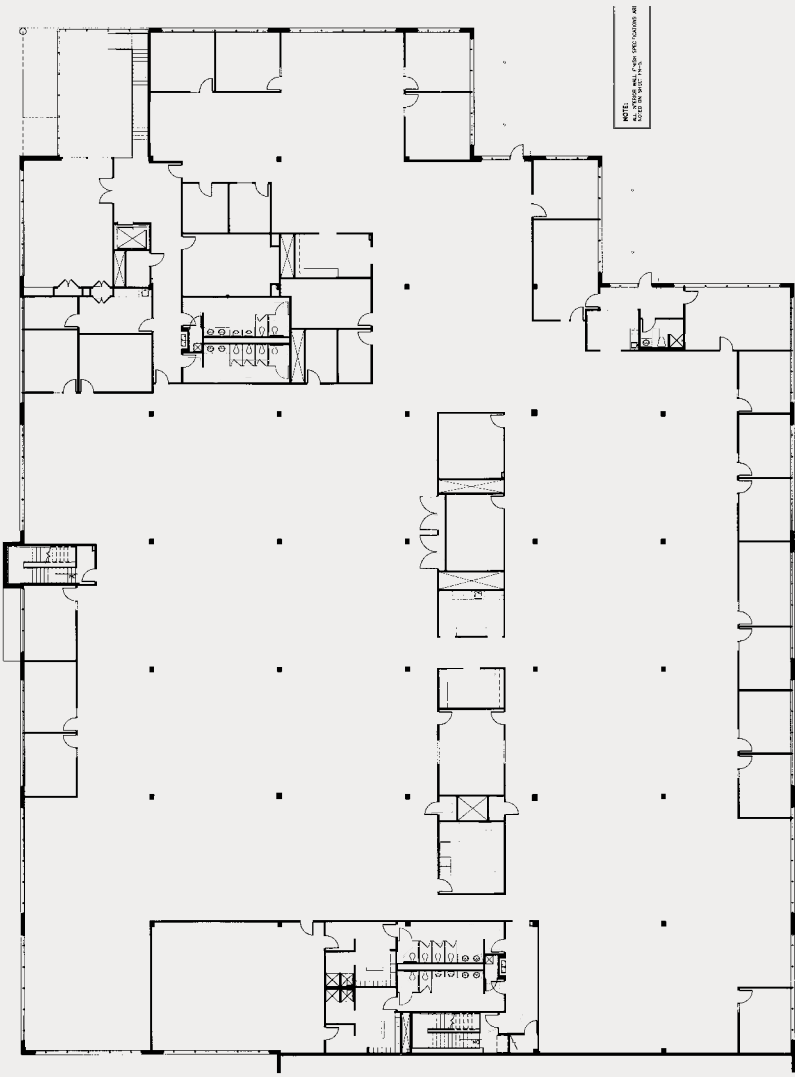
Address:	2200 Millbrook Drive
Building Size:	95,210 SF (divisible to 55,805 SF/ expandable to 121,578 SF)
First Floor:	55,805 SF
Second Floor:	39,405 SF
Site Area:	6.93 Acres
Clear Height:	30'
Loading:	3 Exterior Docks 1 Drive-in Door
Parking:	263 Cars
Year Built:	2004
Power:	(1) 1600 amp service at 277/480 volts (1) 1200 amp service at 277/480 volts
Lease Rate:	\$8.25 PSF Net
Sale Price:	\$6,500,000 (\$68.30 PSF)
Real Estate Taxes:	\$1.66/SF (2022)



FIRST FLOOR



SECOND FLOOR



CUSHMAN &
WAKEFIELD

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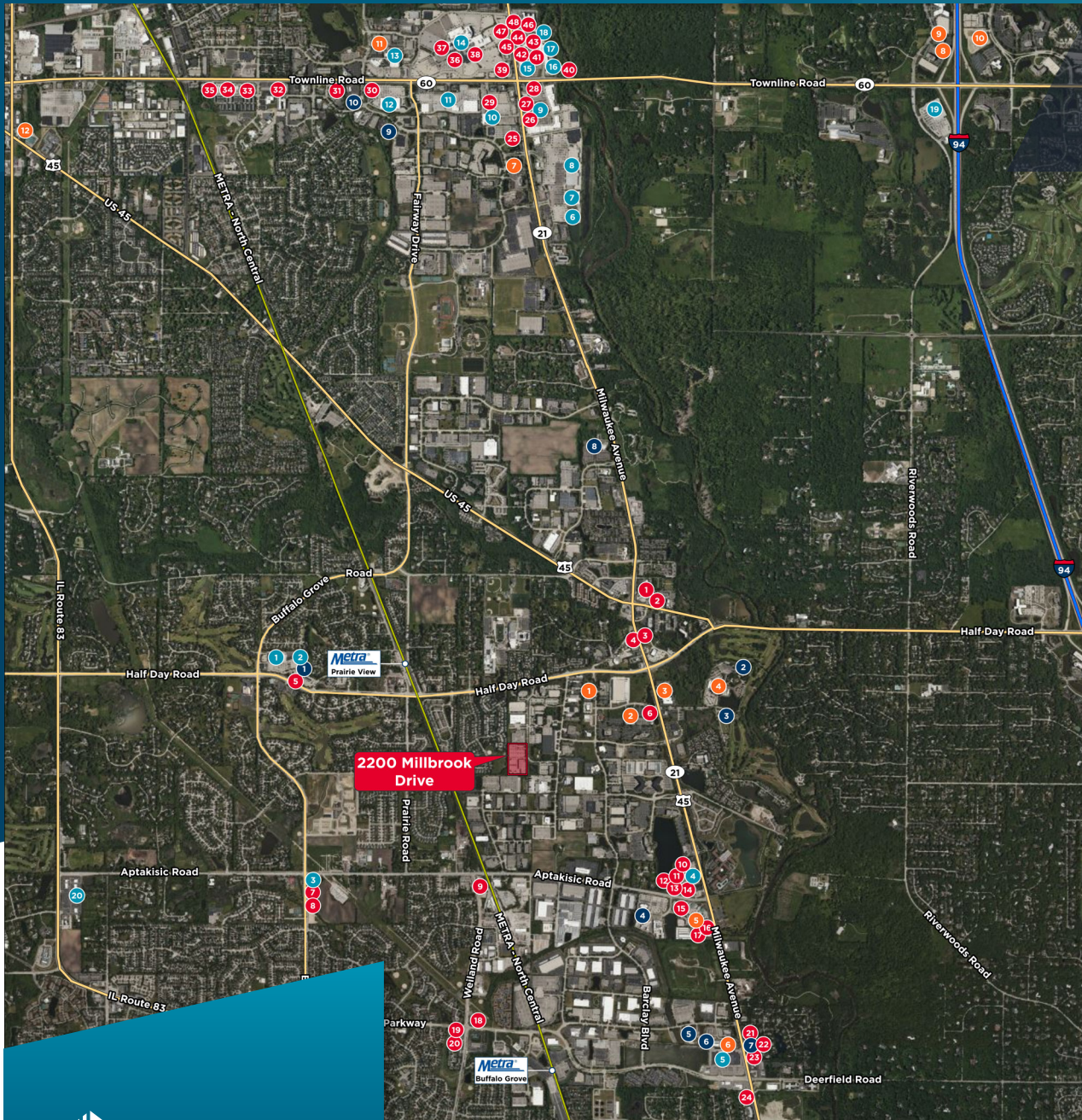


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BUFFALO GROVE, IL



AMENITIES MAP

2200 MILLBROOK DRIVE BUFFALO GROVE, IL



Dining

- Eddie Merlot's
- Half Day Brewing Co.
- Culver's
- Strawberry Field Cafe
- Wendy's
- Walker Bros. Pancake House
- Starbucks Coffee
- Porto's Peri-Peri
- Dunkin' Donuts
- The Cheesecake Factory
- Kona Grill
- Naf Naf Grill
- Chipotle
- Fleming's Steakhouse
- Red Robin
- Big Bowl
- Wildfire
- Siam Siam Thai
- Tasty Spin Greek
- Subway
- Jimmy John's
- Panera Bread
- Sarpino's Pizza
- Potbelly
- On the Border Cantina
- MOD Pizza
- Chick-Fil-A
- Olive Garden
- Blufish
- Portillo's
- Jameson's Char House
- McAlister's Deli
- Sushi Kushi
- Buffalo Wild Wings
- Chili's
- Maggiano's Little Italy
- The Claim Company
- Dave & Busters
- Uncle Julio's
- Shake Shack
- Roti
- Invicto
- Cafe Zupas
- SLYCE Coal Fired Pizza
- Kuma's Corner
- Buttermilk Cafe
- City Works
- Lazy Dog

Retail

- Mariano's
- Marshall's
- Walgreens
- Lincolnshire Commons
- Woodman's Food Market
- Kohl's
- Sam's Club

- The Home Depot
- Rivertree Court
- Dick's Sporting Goods
- Townline Commons
- SuperTarget
- Binny's Beverage Depot
- Hawthorn Mall
- Whole Foods Market
- REI
- HomeGoods
- Nordstrom Rack
- Costco
- Sunset Foods

Hotels

- Staybridge Suites
- SpringHill Suites
- Courtyard by Marriott
- Marriott Lincolnshire
- Hampton Inn
- Extended Stay America
- Hotel Indigo
- Hilton Garden Inn
- Residence Inn by Marriott
- Hyatt Place Forester
- Holiday Inn Express
- DoubleTree by Hilton

Recreation

- Fitness19
- College Park Athletic Club
- Crane's Landing Golf Club
- Regal Cinemas 15
- RedLine Athletics
- Sky Fitness
- Orangetheory Fitness
- Life Time Fitness
- Lakeview Fitness
- Bears Fit Center



**For more information,
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