



2200 MILLBROOK DR

BUFFALO GROVE, IL



WATCH OUR VIDEO

95,210 SF
(divisible to
45,000 SF)

For Sale or
Lease

HEADQUARTER
OFFICE/LAB/
WAREHOUSE

NOW OFFERED AT \$8,550,000 (\$89.80 PSF)

PROPERTY HIGHLIGHTS

Address:	2200 Millbrook Drive
Building Size:	95,210 SF (divisible to 45,000 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:	\$8,550,000 (\$89.80 PSF)
Real Estate Taxes:	\$1.66/SF (2022)



Architectural floor plan of the 1st floor of the Hotel 'Soyuzdetfilm'. The plan shows a large central hall with a grid of columns, several corridors, and various rooms. A staircase is located in the bottom left corner. A legend in the top right corner identifies symbols for the hotel name, entrance, and stairs.

Legend:

- HOTEL
- ENTRANCE
- STAIRS

38,890 SF

WAREHOUSE AREA 14,260

WAREHOUSE
14,260 SF

BOARD TEST

FCT / OTC

INSTRUMENT LAB

SYSTEMS LAB

MECHANICAL ASSEMBLY

NPI LAB

FACTORY APPS SOA LAB

HI VOLT LAB

LUNCH ROOM

ENTRANCE

LOADING DOCK

GARAGE STORAGE

OFFICE

CONFERENCE

TRAINING ROOM

RESTROOM

STORAGE

UPS / BATTERY ROOM

SCALE IN FEET

0 10 20 30 40

ENTRANCE



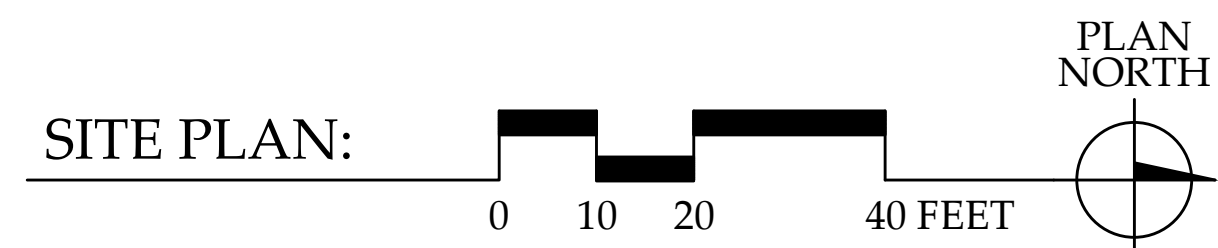
**CUSHMAN &
WAKEFIELD**

2200 MILLBROOK DRIVE
BUFFALO GROVE, IL



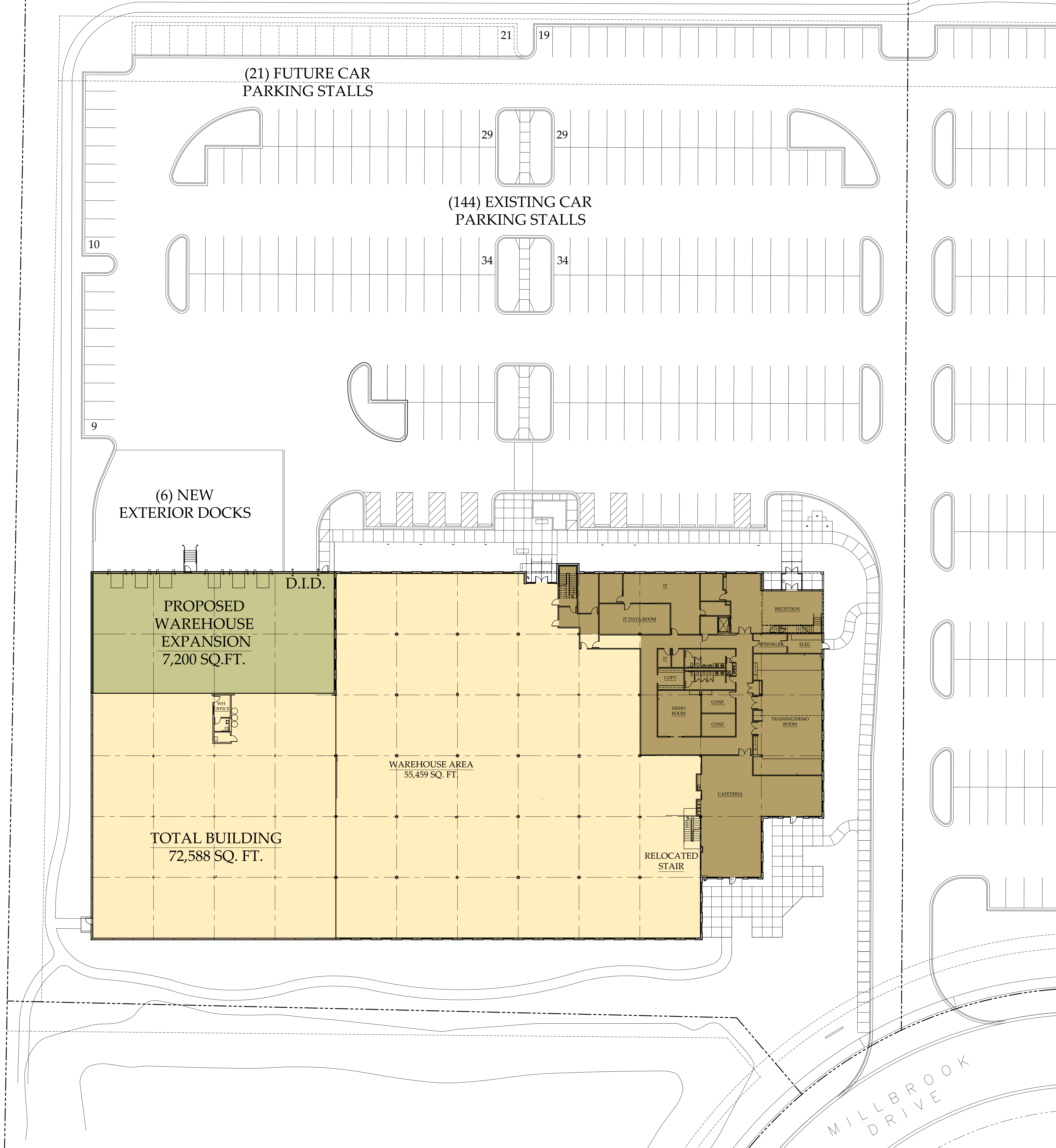
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PROPOSED EXPANSION & RENOVATIONS

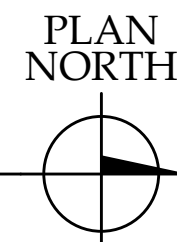
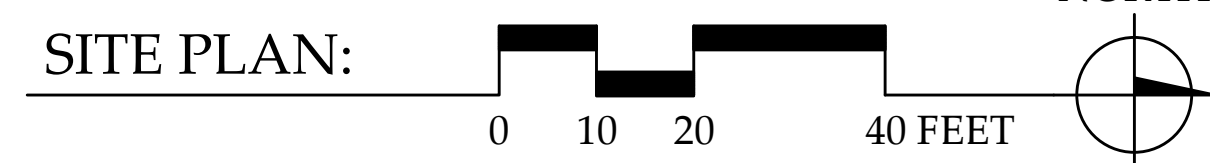
2200 MILLBROOK - BUFFALO GROVE, ILLINOIS



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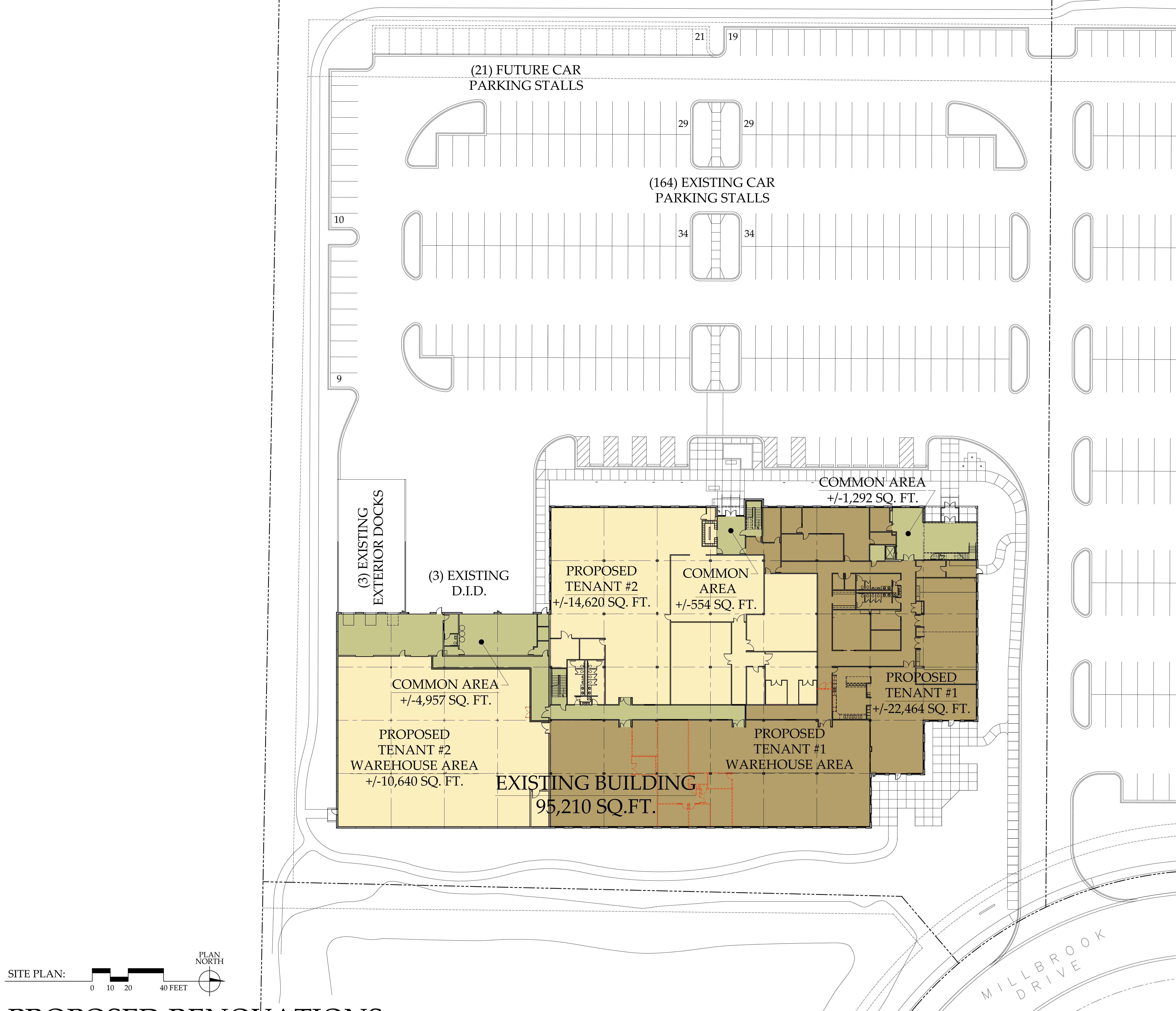


NOVEMBER 9, 2023 #23298



PROPOSED RENOVATIONS

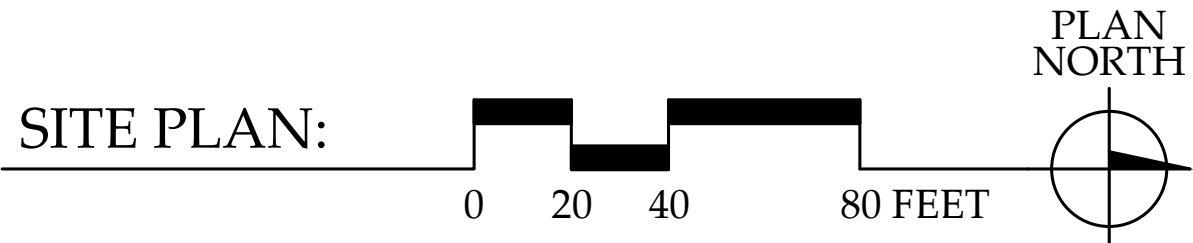
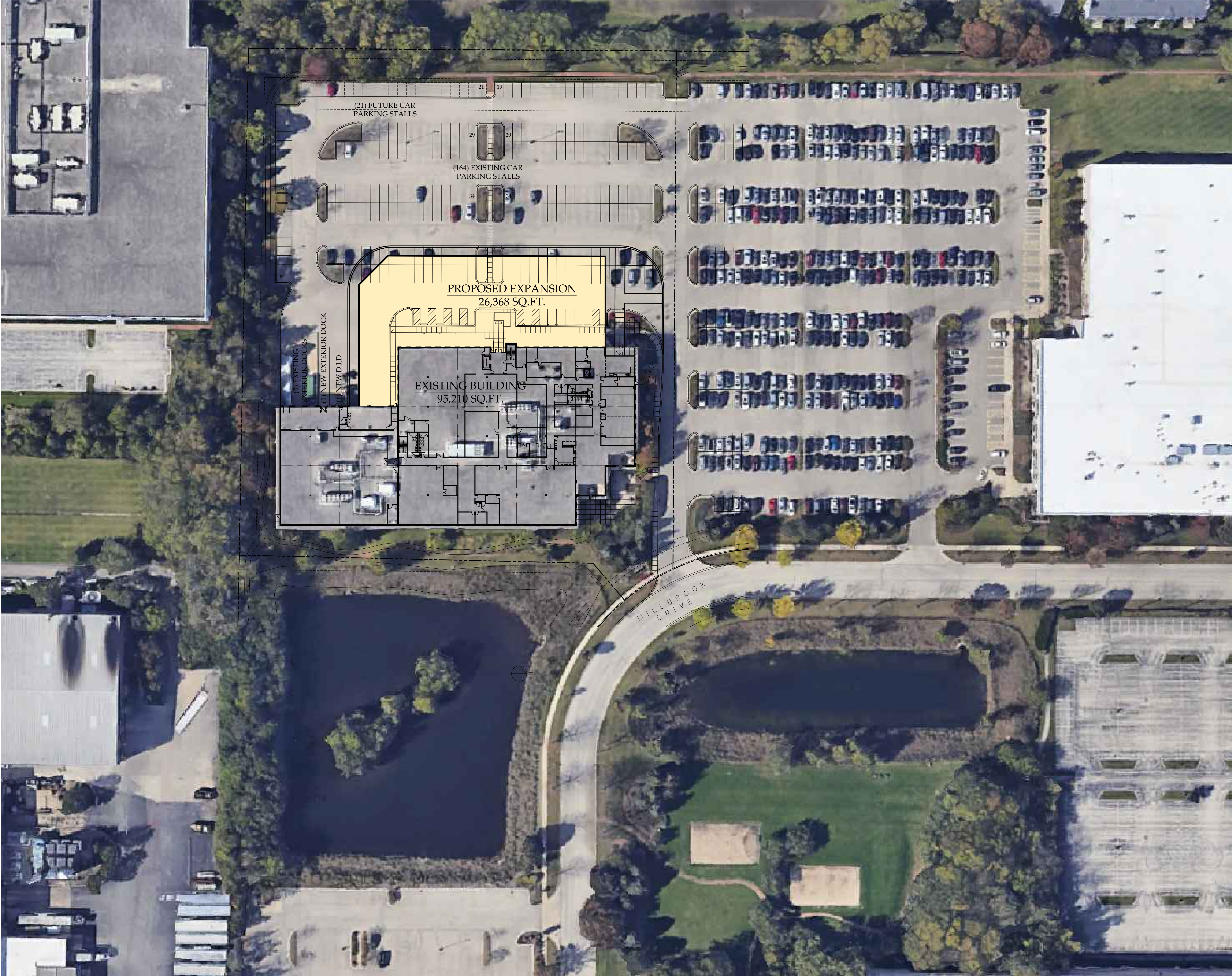
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DECEMBER 20, 2023 #18448

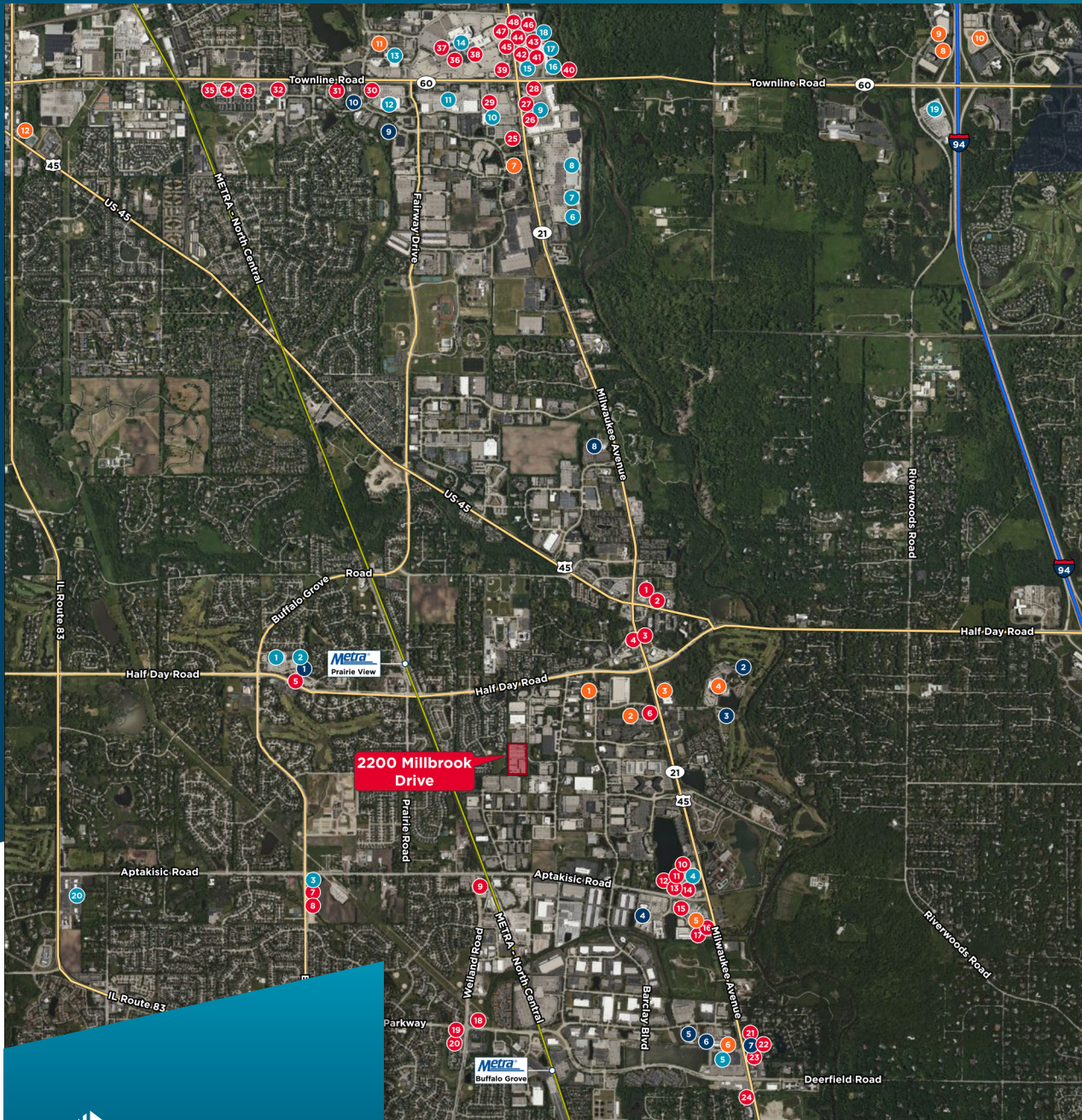


PROPOSED EXPANSION

2200 MILLBROOK - BUFFALO GROVE, ILLINOIS

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

8. The Home Depot
9. Rivertree Court
10. Dick's Sporting Goods
11. Townline Commons
12. SuperTarget
13. Binny's Beverage Depot
14. Hawthorn Mall
15. Whole Foods Market
16. REI
17. HomeGoods
18. Nordstrom Rack
19. Costco
20. Sunset Foods

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



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