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Owen Wagener & Co.  
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MULTI-TENANT  
FLEX SPACE



**SPECS:**

- **GREAT NORTH SHORE LOCATION**
- **ONE DRIVE-IN DOOR W/ WAREHOUSE SPACE**
- **PRIVATE OFFICE W/ NATURAL LIGHT**
- **PRIVATE WASHROOM**
- **PROFESSIONALLY MANAGED & MAINTAINED**

Space Available: 1,250 SF

Total Building Size: 35,458 SF

Office Size: 360 SF

Acres: 2.59 Acres

Description: Flex

Heat: Gas Forced Air

Ceiling Height: 16' Clear

Parking: Ample

Loading: Year One Drive-in Door

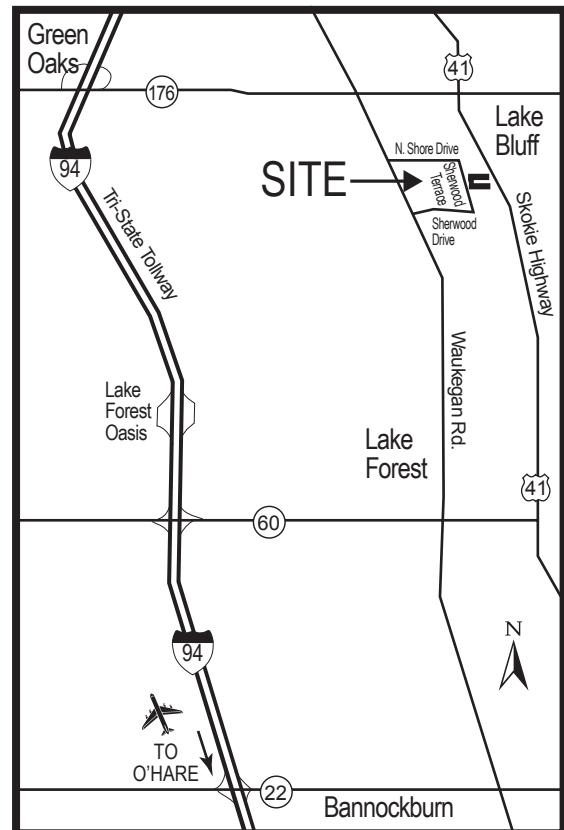
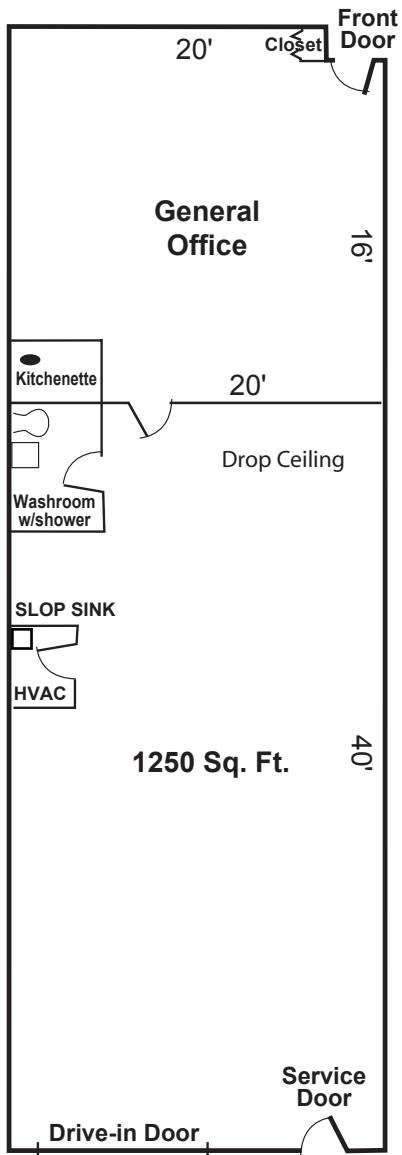
Built: Monthly 1988

Rent: \$1,675.00 Modified Gross

\* Included up to 2026 estimates. Tenant participates in increase in tax & operating expenses in excess of 2026 estimates, if any. Members of this firm have an ownership interest in property

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to changes of price and terms, prior sale or lease, all without notice.

37 SHERWOOD TERRACE - SUITE 107  
 LAKE BLUFF, IL  
 1,250 SQUARE FEET



**OWEN**  
**WAGENER**  
 & CO.

YOUR CHICAGOLAND COMMERCIAL  
 REAL ESTATE EXPERT, SINCE 1964.