

PROPERTY DESCRIPTION

Total building size of 38,828 square feet with prime office suites at the premier corner of Rt. 12 (Rand Road) and 22 in Lake Zurich, IL. This is a high traffic location, ideal for a variety of professional businesses including legal, medical, corporate offices, insurance, and employment services, etc. Building is in the process of upgrading lobby and facade. Bank space has up to 4 drive thru lanes available and prominent building signage is available.

■ AVAILABLE

Suite 100 - 5,506 SF Former Bank Space

(available 4th quarter 2023)

Suite 100 Lower Level - 5,191 SF

(available 4th quarter 2023)

Additional Spaces Available:

Suite 102 - 1,172 SF (retail space)

Suite 203 - 535 SF

Suite 207 - 655 SF

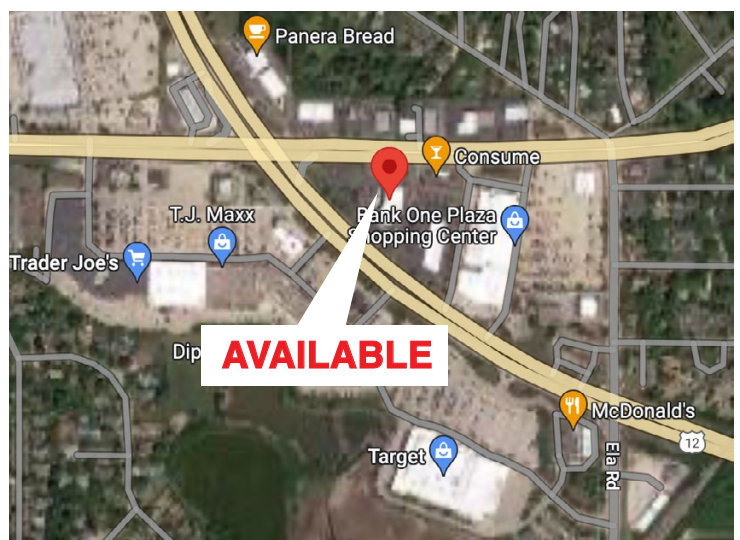
Suite 202 - 766 SF

Suite 303 - 944 SF

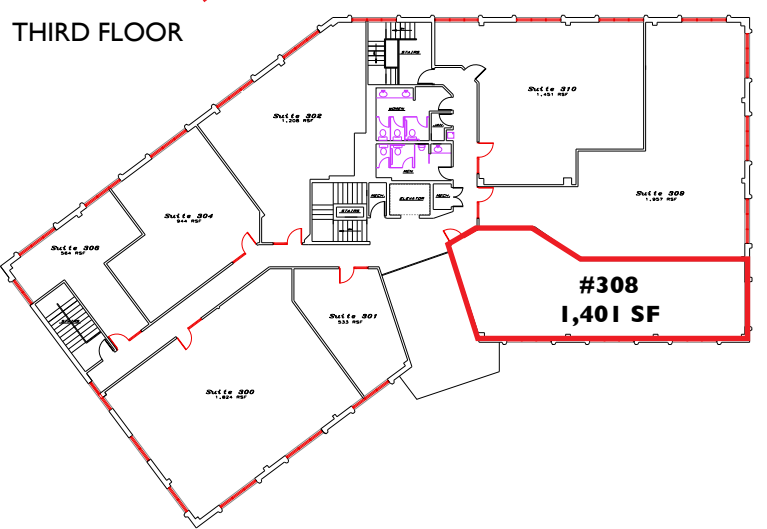
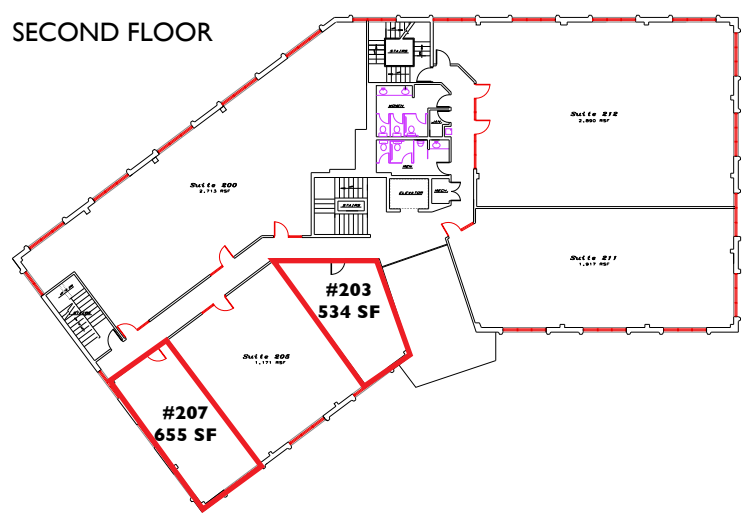
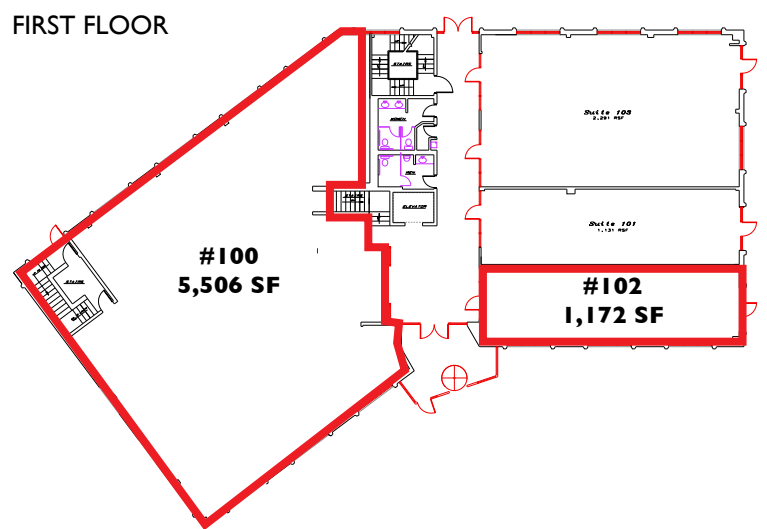
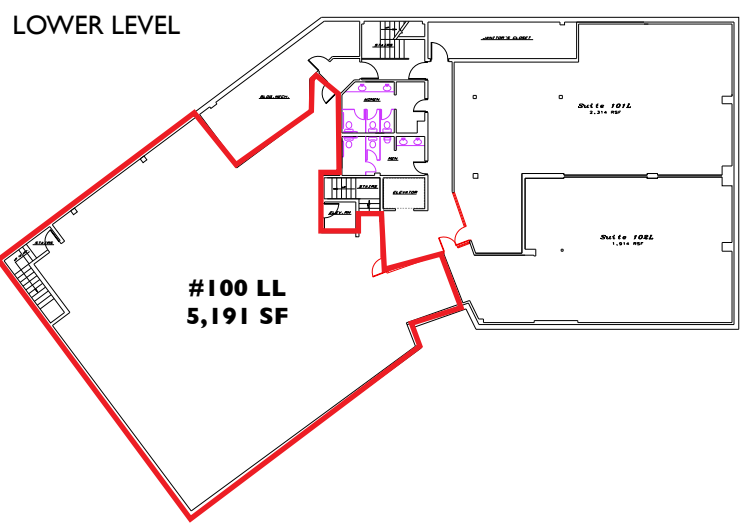
Suite 308 - 1,401 SF

■ TRAFFIC COUNT

18,200 VPD Route 22 / 37,900 VPD Rand Rd



FLOOR PLANS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
■ POPULATION	5,904	40,364	89,042
■ HOUSEHOLDS	2,160	14,422	33,055
■ AVG. HH INCOME	\$155,199	\$181,486	\$172,940
■ TOTAL EMPLOYEES	3,788	21,902	41,441

CONTACT INFORMATION

Joe Goodman
Director of Leasing
847-906-5023
jgoodman@terraco realestate.com

Terraco Real Estate Development & Management
3201 Old Glenview Road | Suite 300
Wilmette, Illinois 60091
www.terraco realestate.com