

PROPERTY MEMORANDUM

LOCATION: Carriage Point, 101 Waukegan Road, Lake Bluff, Illinois

AVAILABLE SPACE: 15,958 square feet (Will Divide)

DESCRIPTION: One story Lab space with extensive use of bronze insulated glass

BUILDING SIZE: 95,504 square feet

PARKING: 252 cars

OFFICE AREA: To Suit

SITE SIZE: 8 acres

CLEAR HEIGHT: 14'

SPRINKLERED: Fully

HEAT: Occupant control of heating and air-conditioning

LOADING: 2 enclosed loading docks with automatic dock levelers and drive-in door at grade.

LEASE RATE: Negotiable

TAXES: \$1.25 per sq. ft. (2007 paid 2008)

CAM: \$3.20 per sq. ft.

CONTACT: James F. Stokes 847-698-7405 [jstokes@nplchicago.com](mailto:jstokes@nplchicago.com)  
Kevin M. Riley 847-698-7408 [kriley@nplchicago.com](mailto:kriley@nplchicago.com)

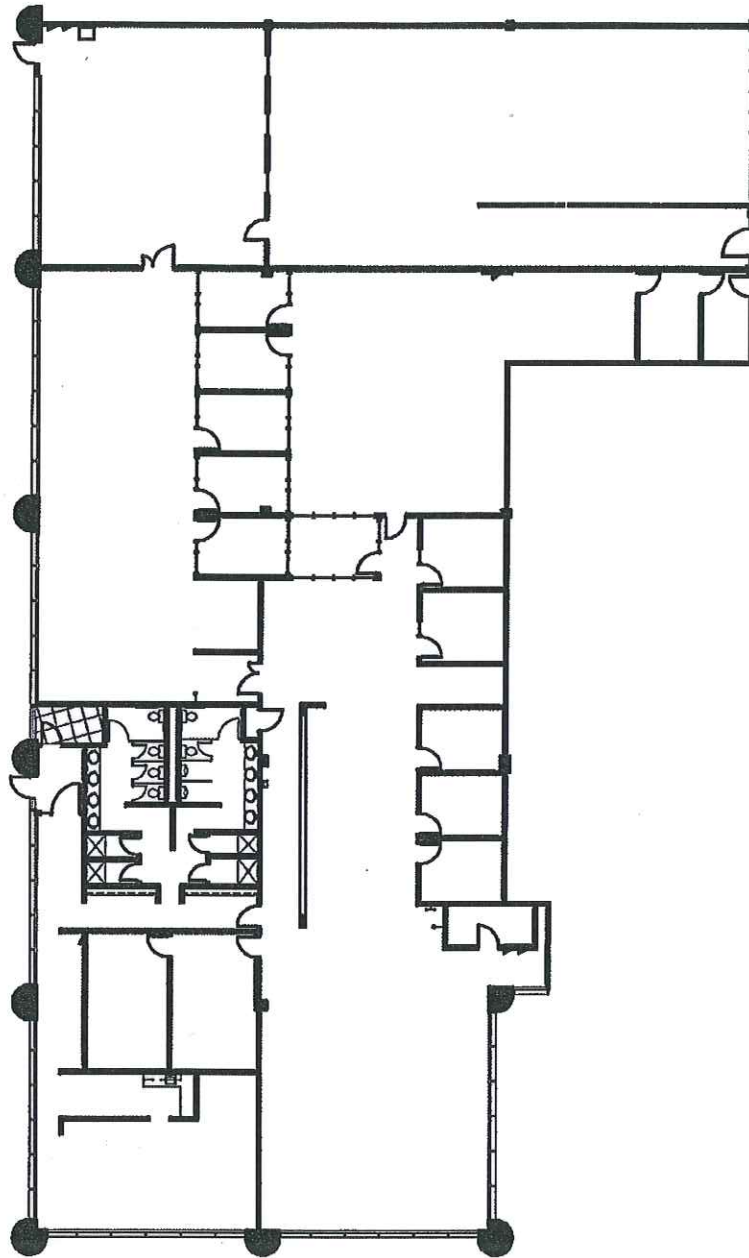
COMMENTS: Built out Lab Space formally occupied by Abbott Labs.  
Space features updated:

- Multiple Air-handling units
- Walk-in Freezer
- Multiple Fume Hoods and Stations

Finest flex space on the North Shore. Fronting on four lane Waukegan Road (Route 43), you will have immediate access to U.S.41 and to I-94 via Rte. 60 or Rte. 176.

# Carriage Point

101 Waukegan Road  
Lake Bluff, Illinois 60049



## Suite #800 - Proposed "As-Built" Conditions

15,958 Rentable Square Feet

Scale:

N.T.S.

**northern**

April 29, 2008

