

nicolsonporter & list 

Available

## Carriage Pointe

101 Waukegan Road, Lake Bluff Illinois

*The Finest Flex/Office Space on the North Shore*



### Dimensions (Will Divide)

EXISTING BUILDING SIZE: 95,504 sf

SITE SIZE: 8 Acres

AVAILABLE UNIT SIZES: 5,274 sf  
6,040 sf  
7,913 sf  
13,551 sf

BUILT OUT LAB SPACE: 15,958 sf

### Amenities:

- Extensive use of bronze insulated glass.
- Enclosed loading docks with automatic dock levelers and drive in doors at grade.
- 14' clear height ceilings
- 5' window modules with 35' 35' bays
- Full automatic sprinkler system
- Occupant control of heating and air conditioning systems 365 days per year, 24 hours a day
- Easy access to I-294 and Rt. 41

### Contacts:

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