

FOR SALE

PRIME HQ OFFICE BUILDING & VACANT LAND

13528 Boulton Blvd, Lake Forest, IL

14,136 SF / 3.8 Acres



\$3,730,000

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR TRI COUNTY COMMERCIAL AGENT FOR MORE DETAILS.

Property Details



1-story office building located within the scenic and serene Oasis Business Center



2.6 acres of vacant land for expansion



Executive offices (2), Offices (14), cubicles (22), conference rooms (3), with ability to expand



Cafeteria with interior and exterior patio seating



26 parking spaces (including handicapped parking)



Three private executive garages (2,380 SF) and significant amount of office storage rooms



Well landscaped property with security systems and monument signage



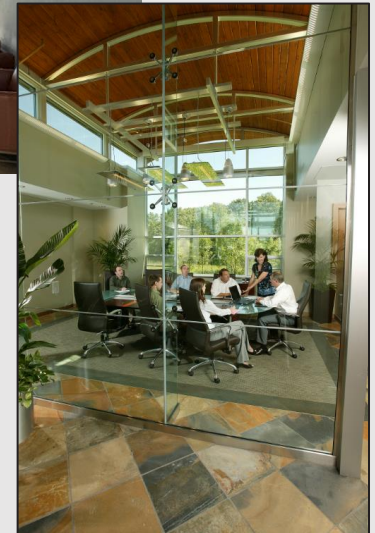
Access to I-94, Vernon Hills, Libertyville, Lake Forest, and Lake Bluff



Nearby hotels include The Forester (Hyatt Place), Hilton Garden Inn, and Residence Inn



Nearby retail/commercial real estate includes Target, Starbucks, Chipotle, Panera, and Walgreens



| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------------|-----------|-----------|-----------|
| Est. 2024 Population | 799 | 26,298 | 112,695 |
| Est. 2024 Households | 399 | 10,713 | 38,649 |
| Est. 2024 Med HH Income | \$160,028 | \$158,532 | \$153,965 |

StorTrack Explorer (12/16/24)

Property Details

- Part of the Oasis Business Center Association
- \$5,500/yr association fees (3-year average)
- Pricing does not include office furniture and new electric conditioner unit
- Pricing Breakdown:

| Lot # | Acres | Price |
|---------------|-------|--------------------|
| 12 (land) | 1.4 | \$590,000 |
| 14 (land) | 1.2 | \$540,000 |
| 13 (building) | 1.3 | \$2,600,000 |
| Total | | \$3,730,000 |

| | | |
|---------------|-----------|---------|
| 13 (building) | For Lease | \$15NNN |
|---------------|-----------|---------|



Aerial

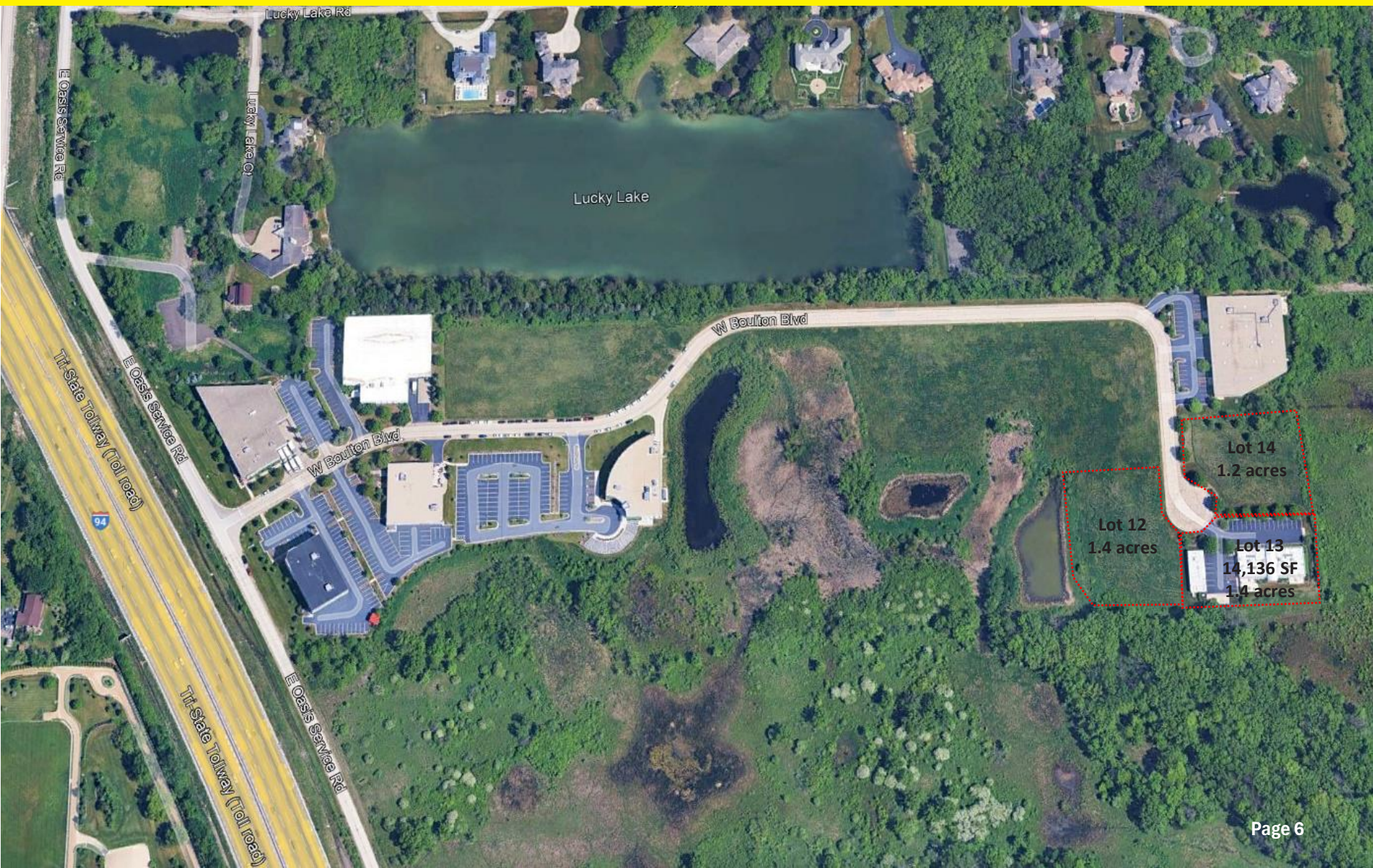


Lot 12
1.4 acres
\$590,000

Lot 14
1.2 acres
\$540,000

Lot 13
14,136 SF, 1.3 acres
\$2,600,000

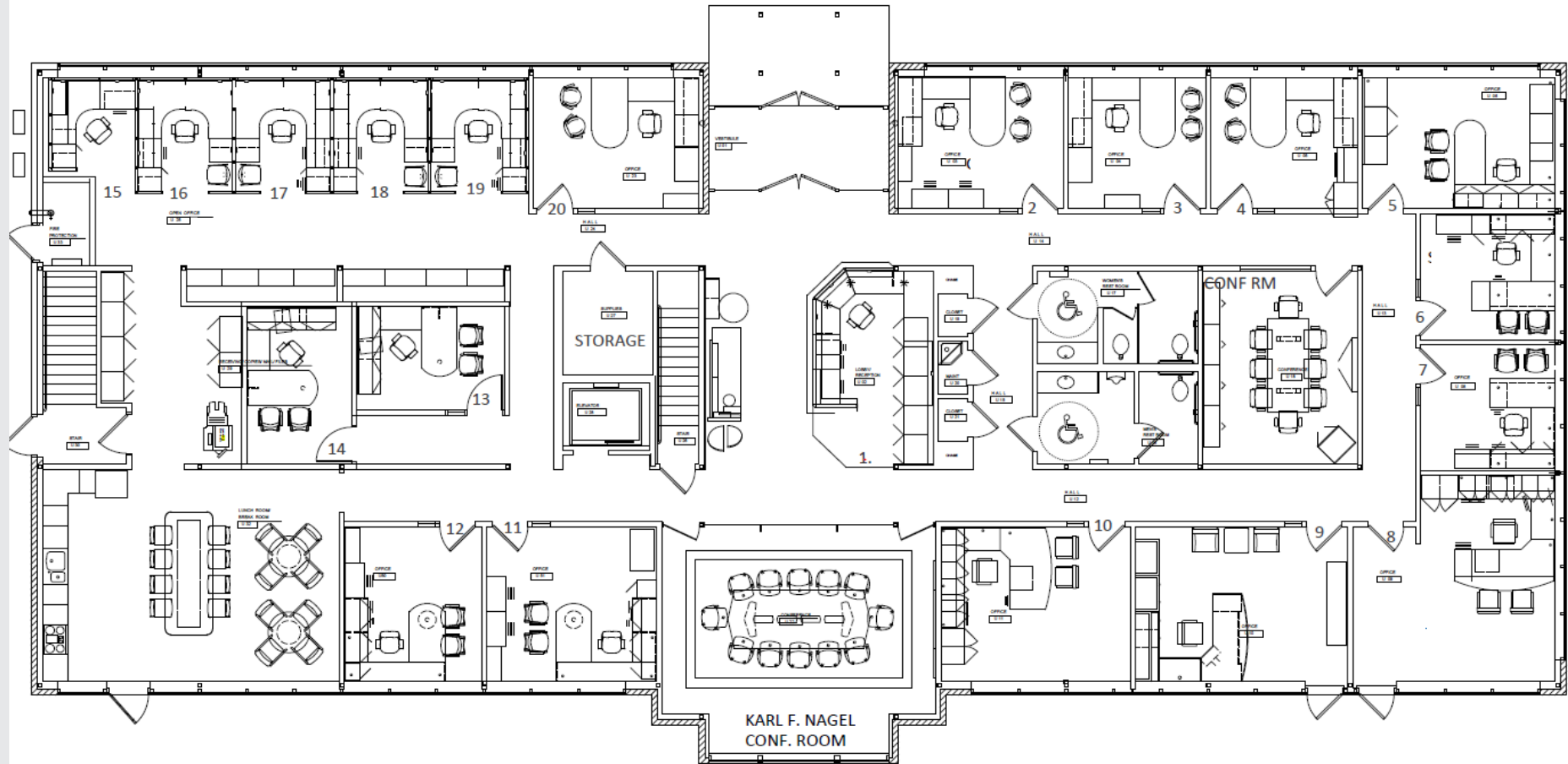
Aerial



Market



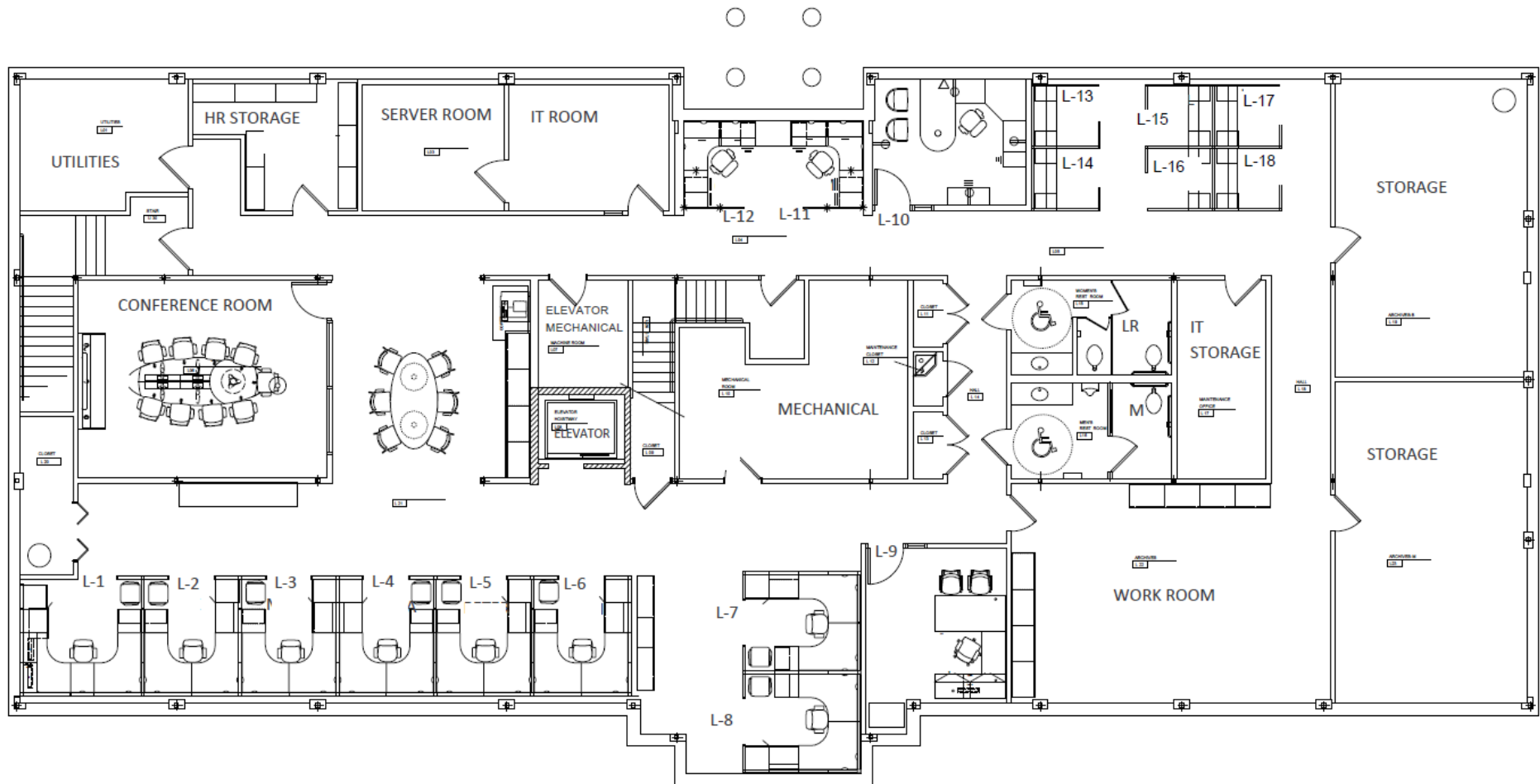
Office Building Floor Plan



METRO STORAGE LLC
MAIN LEVEL FLOOR PLAN

Scale: 1/8" = 1'

Office Building Floor Plan



METRO STORAGE LLC
LOWER LEVEL FLOOR PLAN

FOR SALE

Exclusive offer by:

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