
Sample Vernon Hills Office Survey



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3 Hawthorn Pky - Three Hawthorn Parkway



Location: **Three Hawthorn Parkway
North Office Cluster
Central North Submarket
Lake County
Vernon Hills, IL 60061**

Building Type: **Class A Office**
Status: **Built 1987**

Stories: **4**

RBA: **85,687 SF**

Typical Floor: **21,978 SF**

Total Avail: **5,634 SF**

% Leased: **100%**

Developer: **Hamilton Partners**
Management: **Hamilton Partners, Inc.**
Recorded Owner: **Hamilton Partners**

Expenses: **2007 Tax @ \$2.11/sf; 2007 Ops @ \$6.88/sf**

Parcel Number: **11-32-415-011**

Parking: **307 Surface Spaces are available; Ratio of 3.55/1,000 SF**

Amenities: **Atrium, On Site Management, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 220	3,080	5,634	5,634	\$25.99G/fs	30 Days	Negotiable	Direct

Building Notes

The building has an elegant lobby with mahogany wood and Fio diPesco Carnico Marble. It is in close proximity to restaurants, day care centers, and retail including Hawthorn Center Mall. It is located minutes west of I-94. The exterior walls are Carolina Endicott brick and glass curtain wall.

The building's glass is insulated bronze reflective. There is a computerized key card system as well as men's & women's showers and locker rooms. The building specifications are as follows: 3,500 pound elevators, 9 foot ceilings, 40'x 30' interior column spacing, 70 lb. floor load p/sf, 1 truck dock w/leveler. The building is handicapped accessible.