

# 314 MCHENRY ROAD BUFFALO GROVE

*A Unique Lifestyle Office Opportunity*

**CBRE**

OFFICE/MEDICAL  
FOR LEASE



**THE  
CLOVE**

The Clove is an exciting landmark redevelopment surrounded by luxury residential, dining, retail and entertainment.

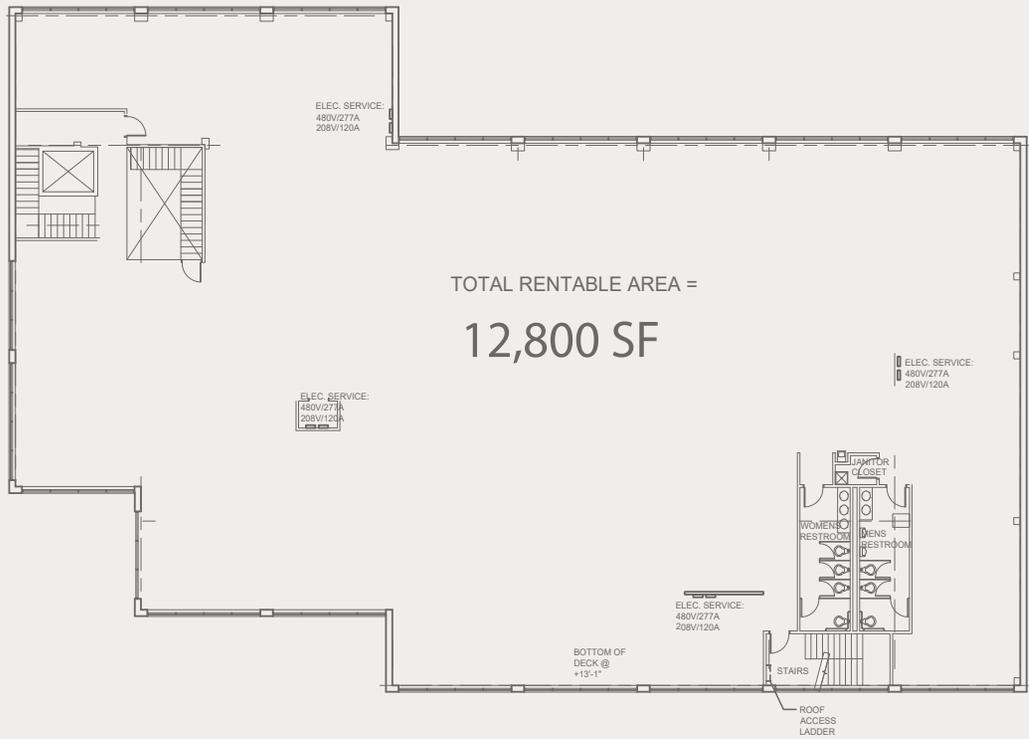
The Clove represents the preeminent destination and vibrant focal point for Buffalo Grove residents to gather. Kensington Development and IM Properties are pleased to present 14,565 SF of Office/Medical space at The Clove.

# PROPERTY OVERVIEW

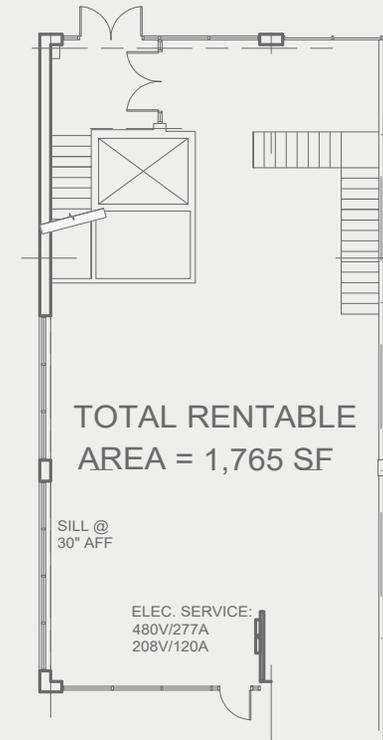
- + 14,565 SF
- + AVAILABILITIES RANGE FROM 1,765 TO 14,565 SF
- + NEW FACADE RENOVATIONS COMPLETED
- + TWO-STORY ATRIUM WITH INTERNAL CONNECTED STAIRWELL OPPORTUNITY
- + COMMON AREA RENOVATIONS PLANNED
- + BECOME PART OF A VIBRANT COMMUNITY FOCAL POINT
- + WALKING DISTANCE TO EXCITING NEW LUXURY RESIDENTIAL, RENTAL, AND ENTERTAINMENT



# FLOOR PLAN



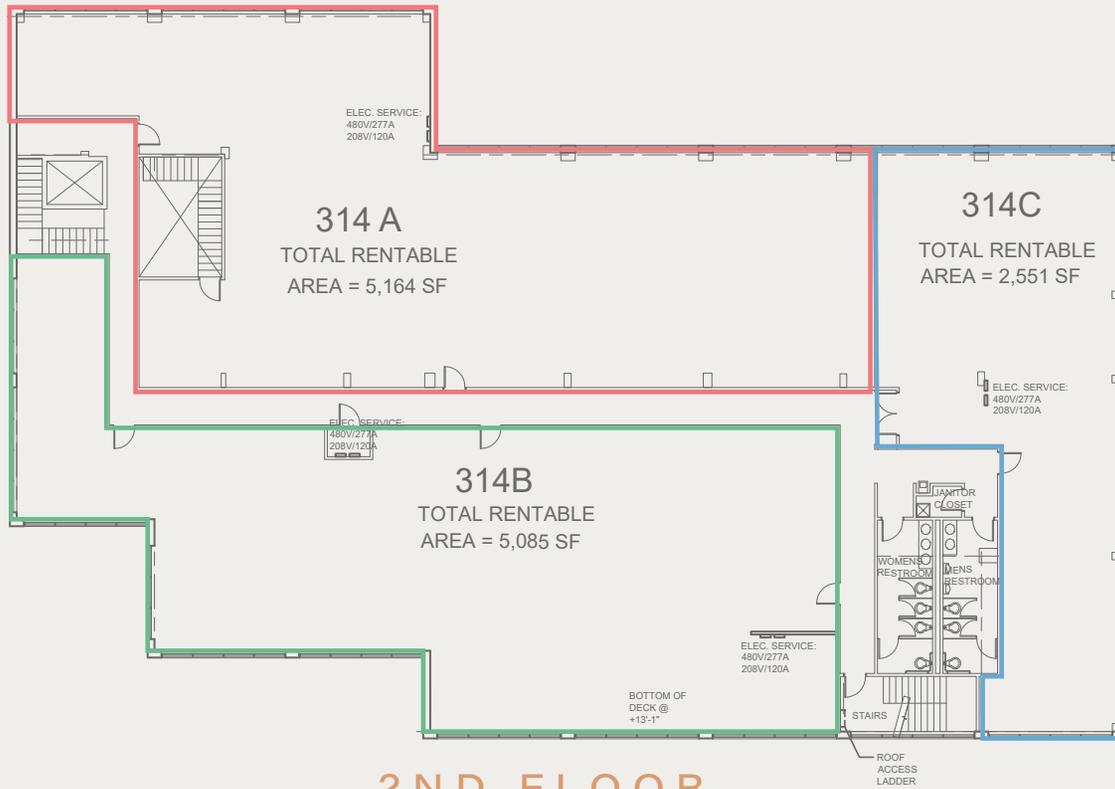
**2ND FLOOR**



**1ST FLOOR**

# FLOOR PLAN

## DEMISIBLE PLAN



2ND FLOOR



1ST FLOOR

# AREA AMENITIES



66,000  
Combined vehicles  
passing per day

\$111K  
Average Household  
Income (5 mile)

226,00  
Population  
(5 mile)

171 K  
Daytime Population  
(5 mile)

\$150 M  
Redevelopment

# EAT, WORK, LIVE



Discover a unique lifestyle office opportunity at The Clove redevelopment in Buffalo Grove, IL. This vibrant, mixed-use space seamlessly blends modern design with community-focused amenities, offering an inspiring environment for businesses. Enjoy a range of restaurants, grocery, retail and green-spaces that promote creativity and connectivity all within walking distance in one of the region's most exciting developments.



# 314 MCHENRY ROAD BUFFALO GROVE



OFFICE/MEDICAL

# 14,565 SF FOR LEASE

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**CBRE**

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