

DEERFIELD BUSINESS CENTER

1101-1121 Lake Cook Road
Deerfield, Illinois

For **SALE**
or
LEASE

Deerfield
Business Center
1101-1161

**BUILDING
SIGNAGE
AVAILABLE!**

CBRE

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DEERFIELD BUSINESS CENTER

IDEAL OWNER/USER OPPORTUNITY 21,000 SF - 42,000 SF

Centrally located in the north submarket, Deerfield Business Center is a unique opportunity for a for a user to lease, or an entrepreneurial office user or investor to acquire a single story office complex with Lake Cook Road frontage. 1101 Lake Cook Road of Deerfield Business Center is a free standing 21,140 square foot property that is uniquely designed for use by a single tenant. 1121 Lake Cook Road is a multi-tenant 20,960 square foot building which is 73% leased is also available for lease or purchase. The complex offers flexibility to an owner/occupier or investor to take advantage of in place cash flow through lease obligations extending through June 2020 and subsequently having the ability to occupy the building or re-lease the space to another user. This offering provides a unique opportunity with building and monument signage available with Lake Cook Road visibility.



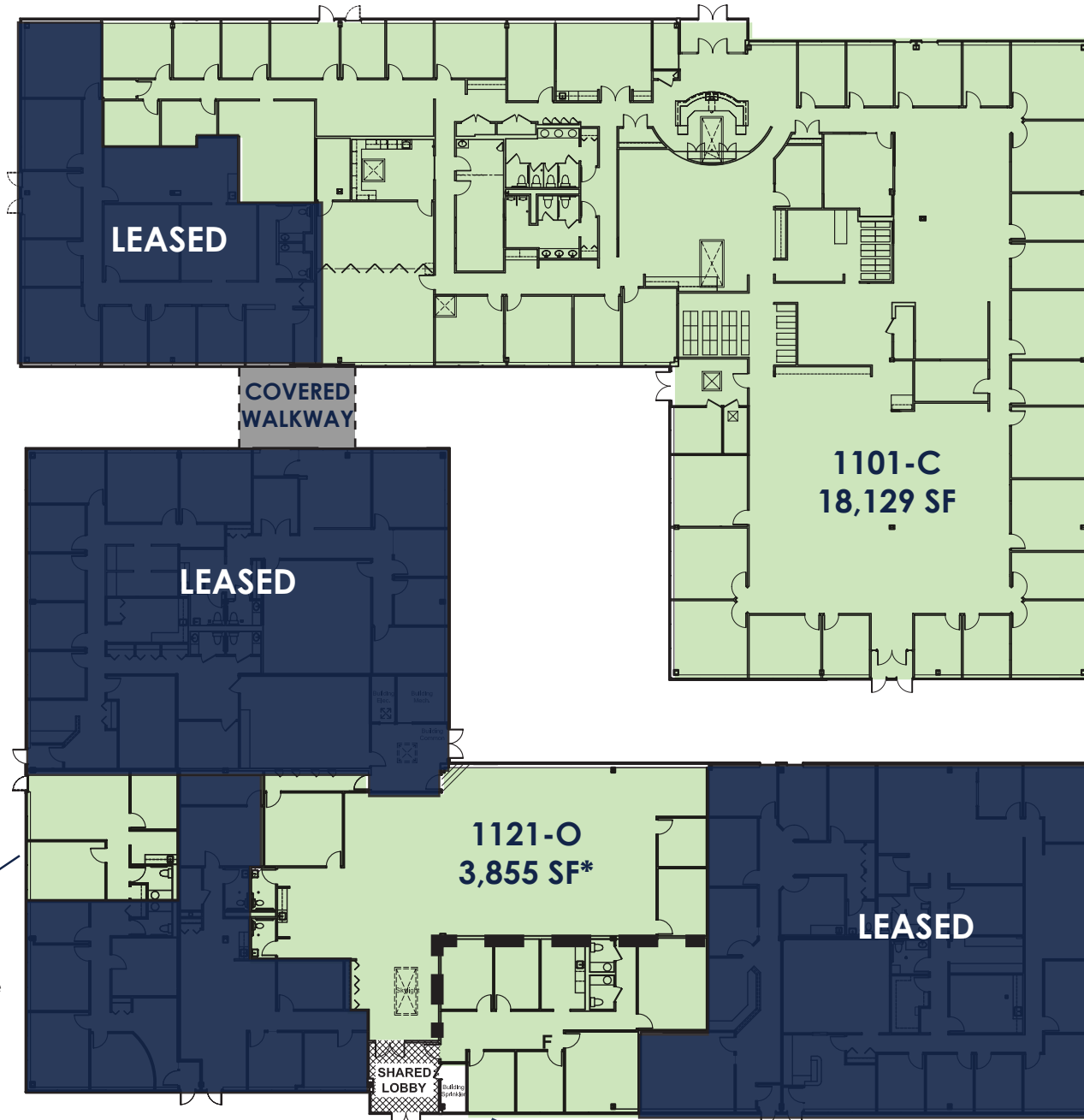
- Ability to purchase one or both buildings
- Building and Monument signage available
- Convenient access to the Tri-State Tollway (I-294) and the Edens Expressway (I-94)
- Individual tenant entry and controlled HVAC
- Close proximity to the Metra Train Station (Lake Cook stop), Northbrook Court Mall, and several hotel and dining options
- 4.0/1,000 Parking Ratio

1101 LAKE COOK ROAD BUILDING

- Functional design for single tenant with perimeter offices and multiple conference/training rooms
- Modern design and finishes
- Existing furniture may be available

PRICING INFORMATION

- **LEASE:** \$21.50 gross PSF
- **SALE:** \$140.00 PSF
- Real Estate Taxes: \$5.75 PSF
- Operating Expenses: \$4.00 PSF



1101 BUILDING

- 34 private offices
- 3 conference rooms
- Large training room
- 40 workstations
- furniture available

LEASED

COVERED
WALKWAY

LEASED

1101-C
18,129 SF

1121 BUILDING

1121-B
832 SF

- New spec suite

1121-O
3,855 SF*

LEASED

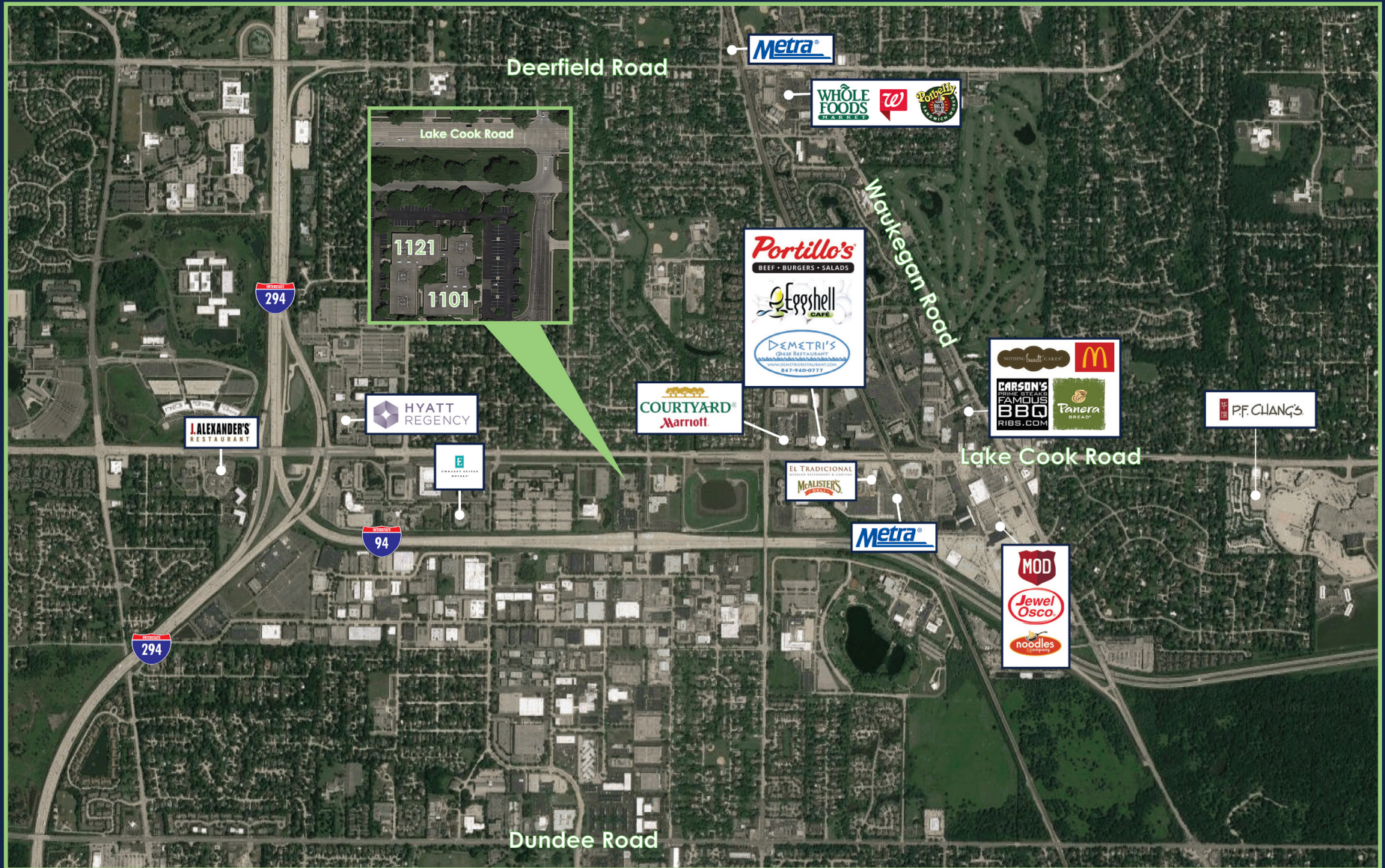
SHARED
LOBBY

1121-L
1,850 SF *

- 8 private offices
- Conference room
- Kitchen area
- Room for 20-30 workstations

* Contiguous for 5,705 SF

AREA AMENITIES



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