

3,700 SQUARE FEET OFFICE SUITE GREAT NORTHBROOK LOCATION NEAR WILLOW AND SHERMER



2165 Shermer, Unit A, Northbrook, Illinois

- Prominent entry and visibility
- 7 Private Offices plus Conference Room
 - Attractive views
- \$15 full gross including utilities
 - Ample parking

Contact: Jeff Tideman (847) 441-5010

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**FOR LEASE
3,688 SQ. FT. OFFICE SUITE
WILLOW AND SHERMER AREA**

ADDRESS: 2165 Shermer Road, Suite A
Northbrook, Illinois

AVAILABLE: 3,688 sq. ft. (88,611 sq. ft. in the complex)

HEAT AND A/C: Tenant controlled rooftop HVAC units

POWER: Well distributed power, phone and data wiring.

SPRINKLERED: Fully

PARKING: 15 spaces

POSSESSION: 30 days

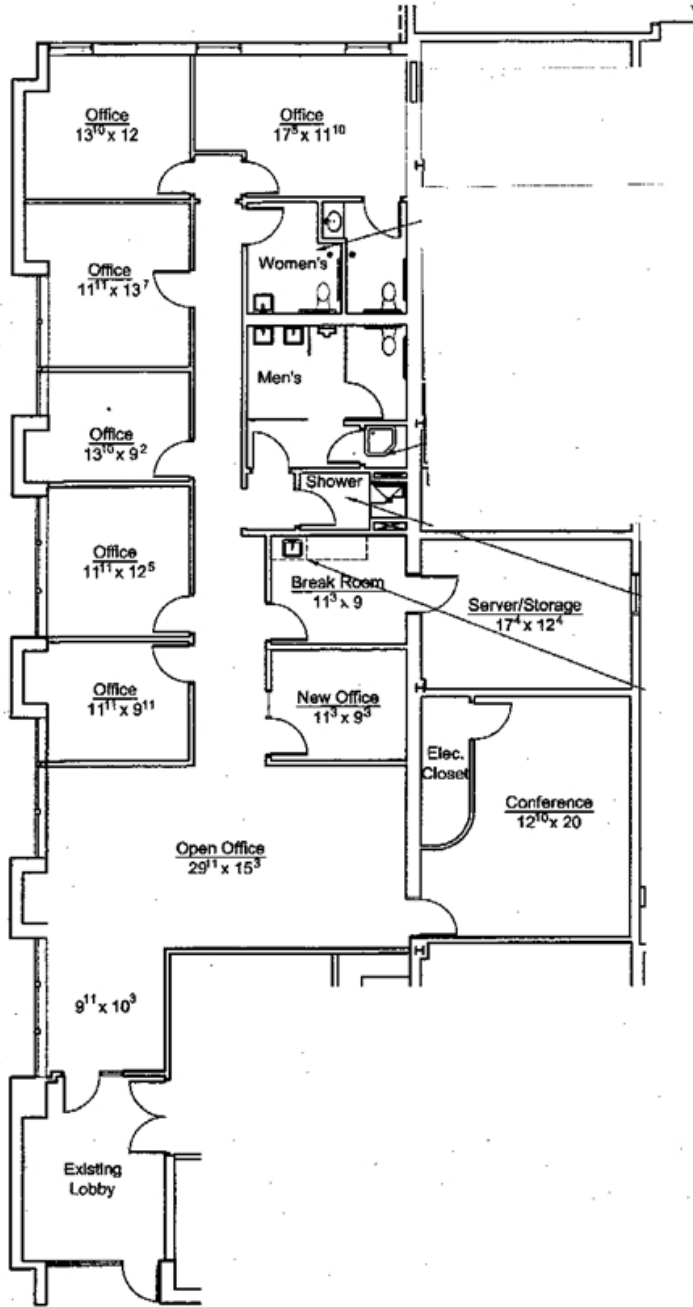
LEASE RATE: \$15.00 per sq. ft. gross

EXPENSES: Rent includes base year real estate taxes and CAM.
Janitorial, heat and electric paid by tenant.

REMARKS: Perimeter office with views of large front yard and mature trees across from Glenbrook North High School. Previous tenant added shower and executive restroom. 24 / 7 access.

**CONTACT: Jeff Tideman
Managing Broker
(847) 441-5010**

FLOOR PLAN
(disregard cross hatch, Break Room and Server/Storage are included)



Floor Plan
Not To Scale

North


**OFFICE ALTERATIONS
2165 SHERMER RD - UNIT A
NORTHBROOK, ILLINOIS**

The drawing indicates the general scope of the building in terms of its layout. Contractors shall field verify any areas dimensions prior to construction. This drawing has been prepared by the Architect, Sullivan G. Northbrook, Inc., 1000 N. Lake St., Suite G, Northbrook, Illinois 60062. Telephone: (847) 715-9951.

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