



PLAY VIDEO



THE NEW
10 parkway
north

Parkway North Center | Deerfield, IL

OWNED BY:



LEASED &
MANAGED BY:



NEW LOBBY & TENANT LOUNGE RENOVATIONS

10 PARKWAY NORTH
Parkway North Center, Deerfield, IL



Recent Capital Improvements



New Façade



New Landscaping Plan



New Patio Upgrades



New Lobby Renovation



Refreshed, Modern Elevators



New Tenant Lounge



Renovated Conference/ Training Center



New Daily Meal Delivery Service/ Grab & Go



Multiple Signage Opportunities

For leasing inquiries:

JASON SIMON
+1 847 698 8531
jason.simon@colliers.com

JONATHON CONNOR
847 698 8246
jonathon.connor@colliers.com

Colliers International
6250 N. River Road
Suite 11-100
Rosemont, IL 60018
www.colliers.com/chicago





- > 106,028 RSF - Up to 51,099 RSF Remaining
 - > 1st Floor: 5,000 RSF (fully furnished, move-in-ready)
 - > 2nd Floor: 37,037 RSF (full floor divisible)
 - > 3rd Floor: 1,856 RSF - 7,206 RSF (divisible)
 - Spec Suite B: 7,206 RSF
**Fully Furnished Spec Suite*
 - Suite C: 1,856 RSF
- > Building and monument signage available
- > 405 spaces (4 per 1,000 SF parking ratio)
- > Current telecommunications and fiber providers are AT&T, CenturyLink and Comcast
- > Asking Rental Rate: \$29.75/SF Modified Gross

For leasing inquiries:

JASON SIMON
+1 847 698 8531
jason.simon@colliers.com

JONATHON CONNOR
847 698 8246
jonathon.connor@colliers.com

Colliers International
6250 N. River Road
Suite 11-100
Rosemont, IL 60018
www.colliers.com/chicago



LOCATION HIGHLIGHTS & TRANSPORTATION

10 PARKWAY NORTH
Parkway North Center, Deerfield, IL



Parkway North Center Amenities

- > Immediate access to the Tri-State Tollway (I-294) and proximity to the Edens Expressway (I-94)
- > 85 acre wooded campus with running trails
- > Marriott Suites Hotel with conference facilities, restaurants, lounge, and sundry store
- > Bright Horizons Day Care Center

Convenient to

Deerfield Metra Station

- > 5 minutes / 1.6 miles

Lake Cook Rd Metra Station

- > 8 minutes / 3.3 miles

O'Hare International Airport

- > 21 minutes / 16 miles

Chicago Executive Airport

- > 10 minutes / 5.3 miles

Wisconsin / Illinois Border

- > 30 minutes / 28 miles



JASON SIMON

847 698 8531

jason.simon@colliers.com

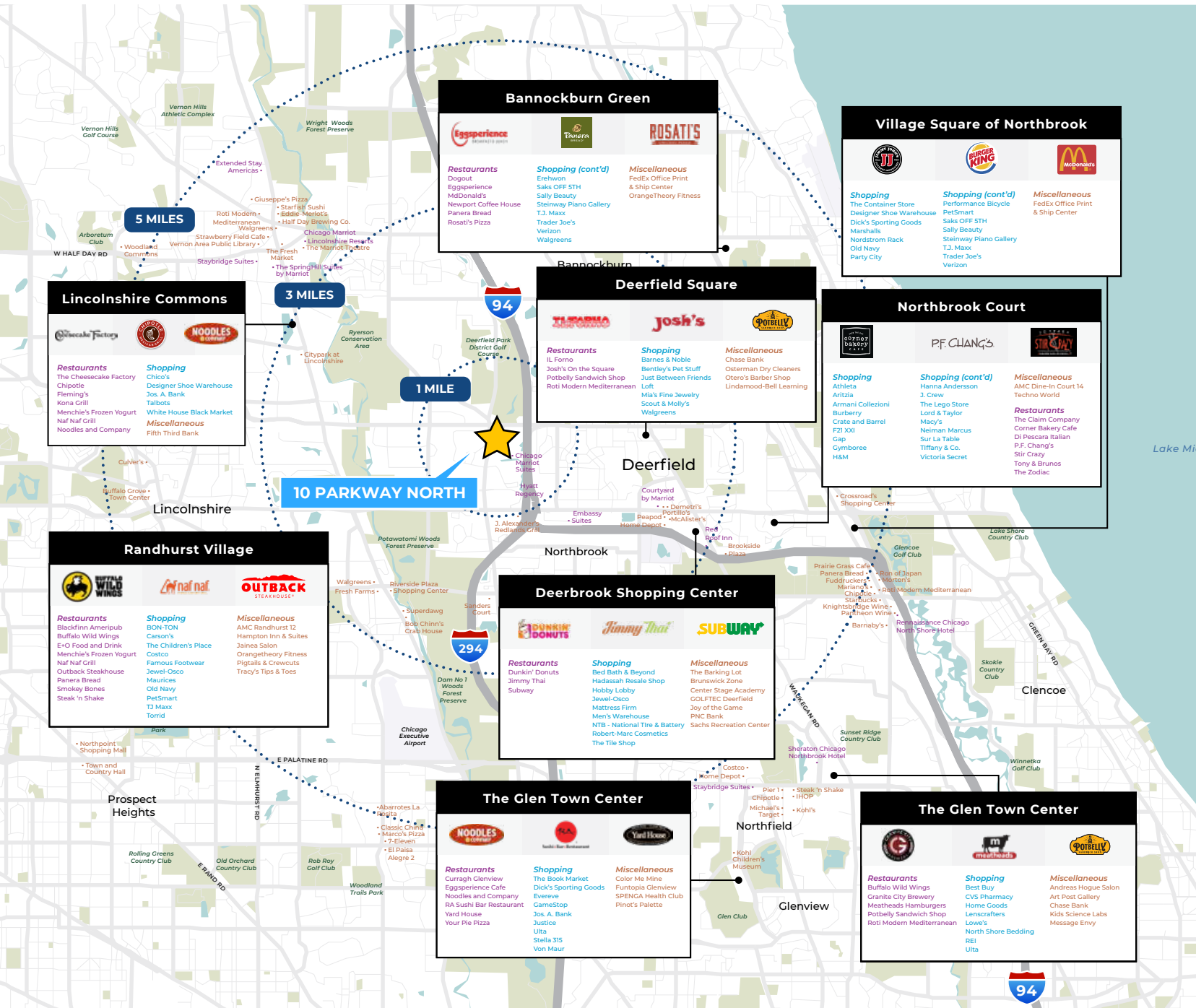
JONATHON CONNOR

847 698 8246

jonathon.connor@colliers.com

LOCAL AMENITIES

10 PARKWAY NORTH
Parkway North Center, Deerfield, IL



JASON SIMON
847 698 8531

jason.simon@colliers.com

JONATHON CONNOR

847 698 8246

jonathon.connor@colliers.com

CORPORATE NEIGHBORS

10 PARKWAY NORTH
Parkway North Center, Deerfield, IL

COMPANY	FORTUNE 2024 RANKING
1 Abbott	99
2 Abbvie	73
3 Allstate	84
4 Baxter	274
5 Big Apple Bagels	-
6 CDW	166
7 CF Industries	365
8 Caterpillar	68
9 Fortune Brands	469
10 Walgreens Boots Alliance	27
11 Discover Financial	273
12 Astellas Pharma US	-
13 Takeda	-
14 Tenneco	-
15 Pfizer	38
16 Pactiv Corporation	-
17 Brunswick Corporation	-
18 CVS Health	6
19 Aon	-
20 W.W. Grainger	272
21 Essendant	-
22 Anixter	-
23 Stepan	-
24 ITW	260
25 Forsythe	-
26 LanzaTech	-
27 Packaging Corp. of America	-
28 US Foods Holding	117
30 Vyair	-
31 Camping World	-
32 Consumer Credit Union	-
33 Old World Industries	-
34 IDEX	-



JASON SIMON
847 698 8531

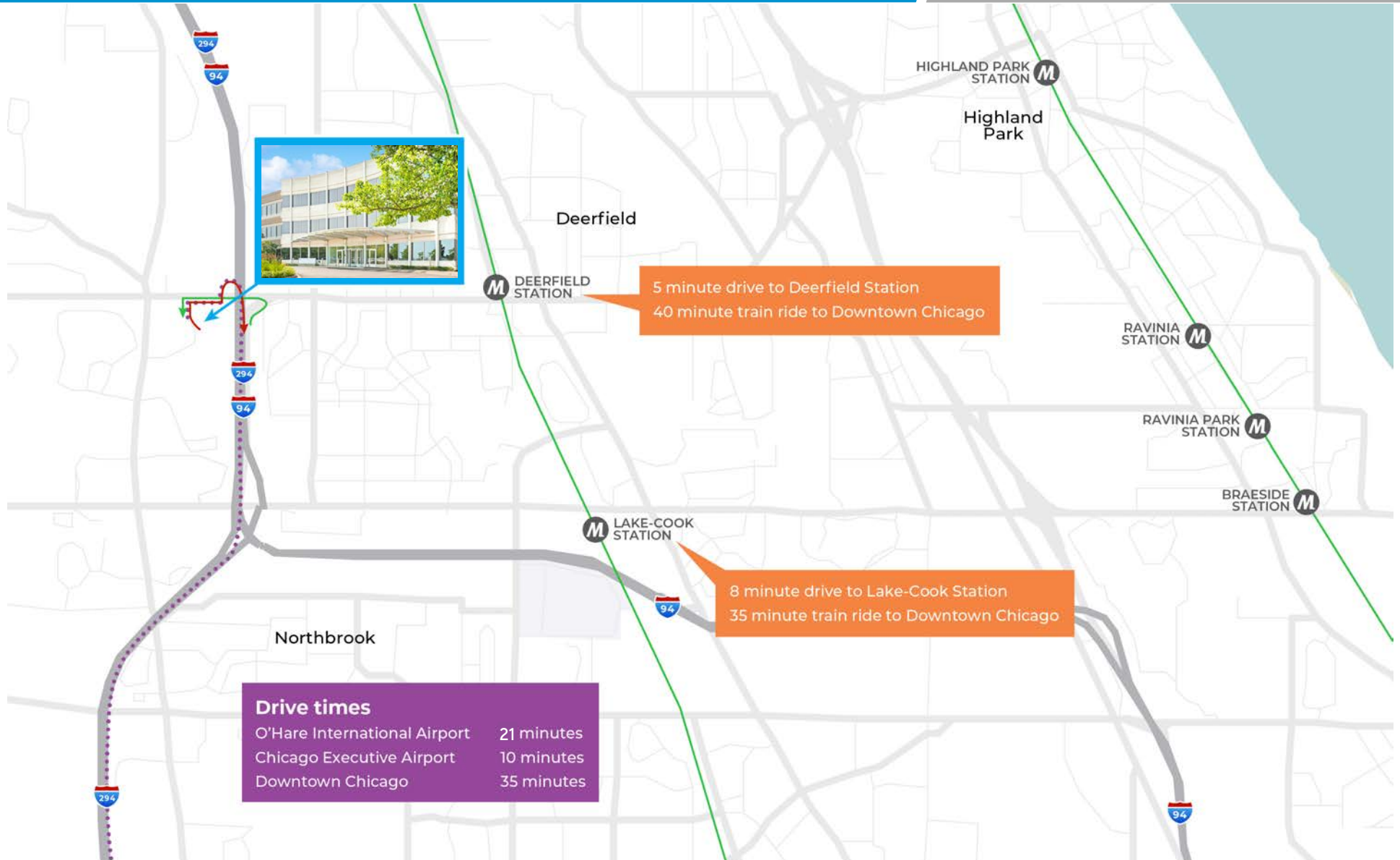
jason.simon@colliers.com

JONATHON CONNOR
847 698 8246

jonathon.connor@colliers.com

TRANSPORTATION MAP

10 PARKWAY NORTH
Parkway North Center, Deerfield, IL



For leasing inquiries:

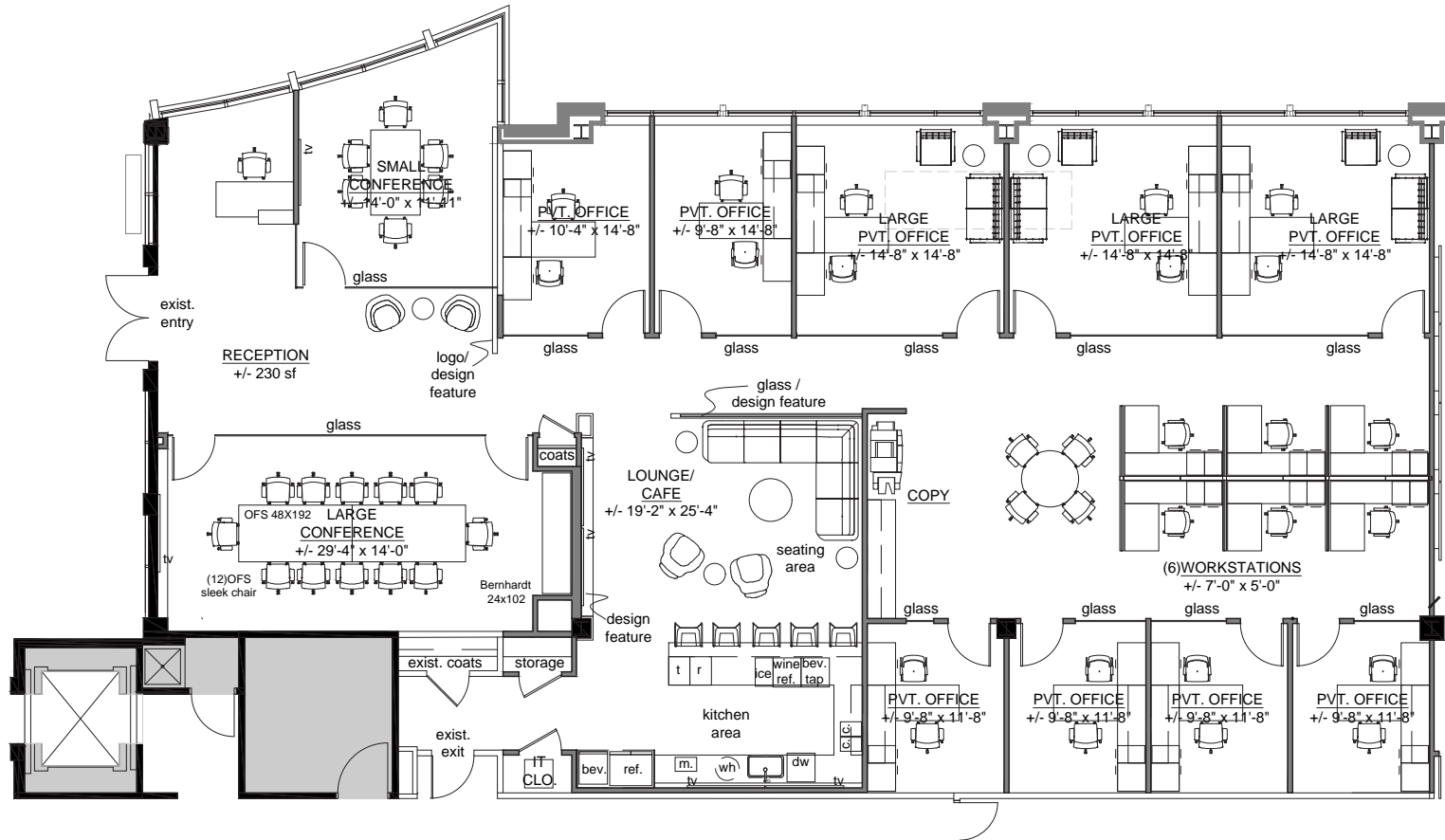
JASON SIMON
+1 847 698 8531
jason.simon@colliers.com

JONATHON CONNOR
847 698 8246
jonathon.connor@colliers.com

Colliers International
6250 N. River Road
Suite 11-100
Rosemont, IL 60018
www.colliers.com/chicago



Fully Furnished Spec Suite - Ready for Immediate Occupancy
1st Floor - Suite 120 - 5,000 RSF



For leasing inquiries:

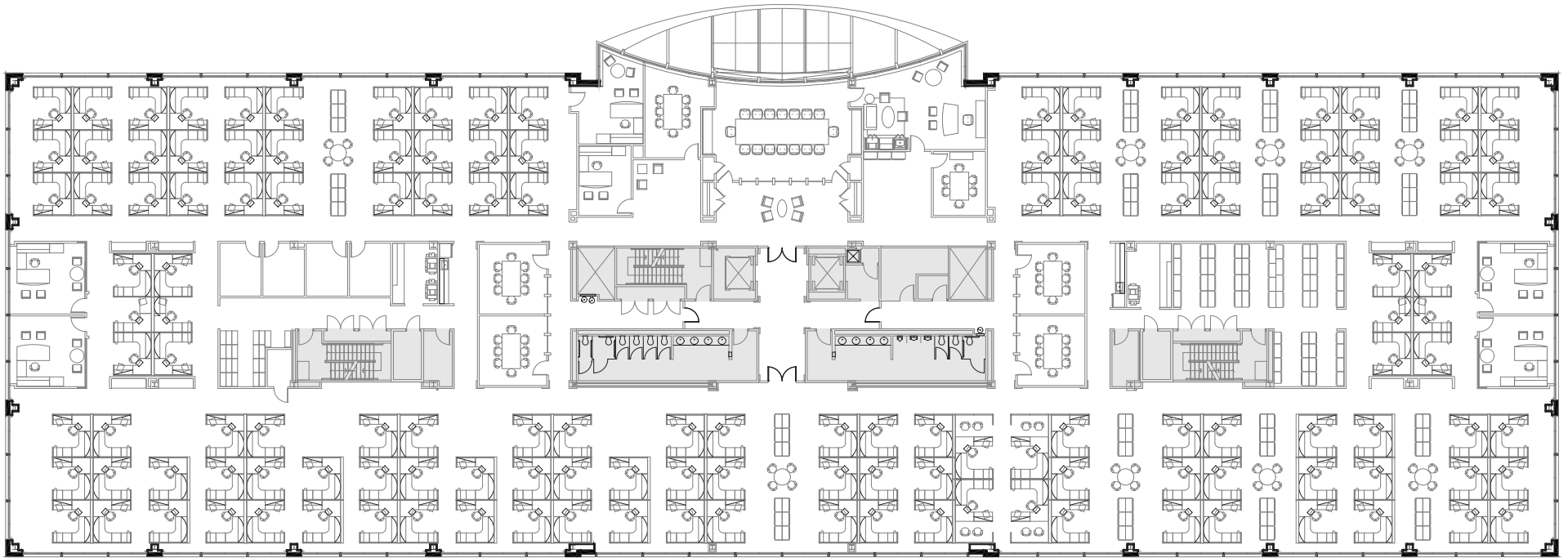
JASON SIMON
+1 847 698 8531
jason.simon@colliers.com

JONATHON CONNOR
847 698 8246
jonathon.connor@colliers.com

Colliers International
6250 N. River Road
Suite 11-100
Rosemont, IL 60018
www.colliers.com/chicago



Existing Conditions & Previous Tenant Furniture Layout 2ND Floor – 37,037 RSF



For leasing inquiries:

JASON SIMON

+1 847 698 8531

jason.simon@colliers.com

JONATHON CONNOR

847 698 8246

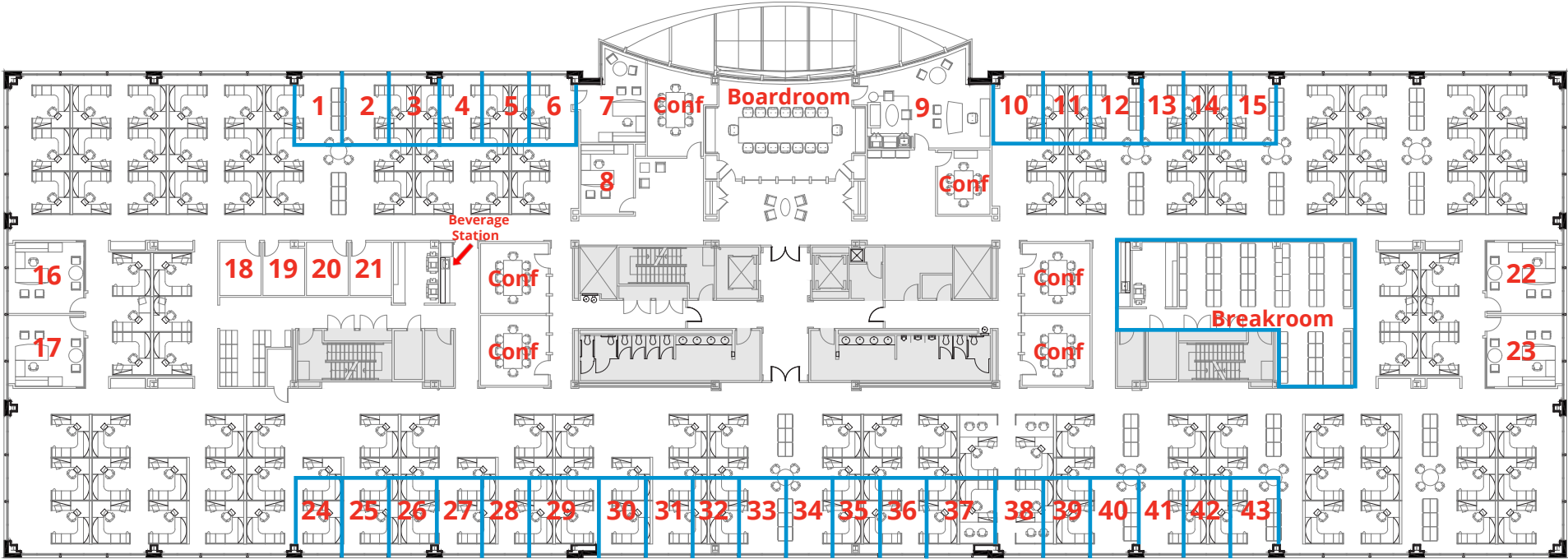
jonathon.connor@colliers.com

Colliers International
6250 N. River Road
Suite 11-100
Rosemont, IL 60018
www.colliers.com/chicago



Potential Perimeter Private Conceptual Plan

2ND Floor – 37,037 RSF



For leasing inquiries:

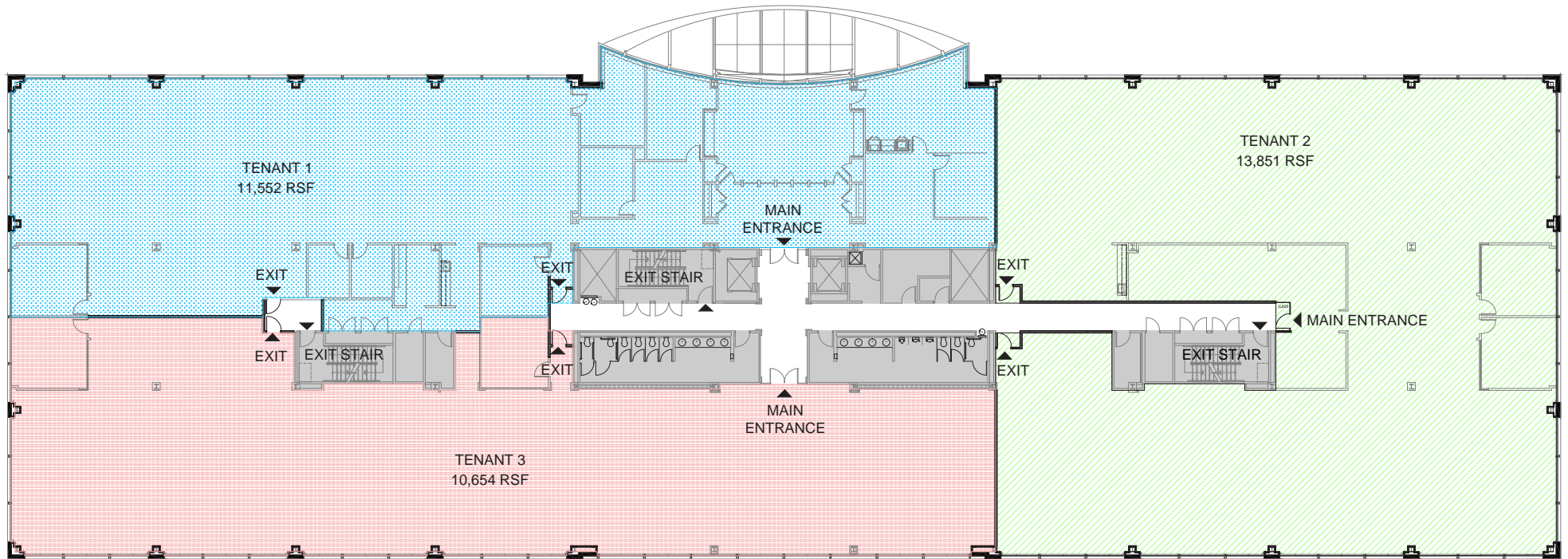
JASON SIMON
+1 847 698 8531
jason.simon@colliers.com

JONATHON CONNOR
847 698 8246
jonathon.connor@colliers.com

Colliers International
6250 N. River Road
Suite 11-100
Rosemont, IL 60018
www.colliers.com/chicago



Potential 3-Tenant Demising Plan 2ND Floor



For leasing inquiries:

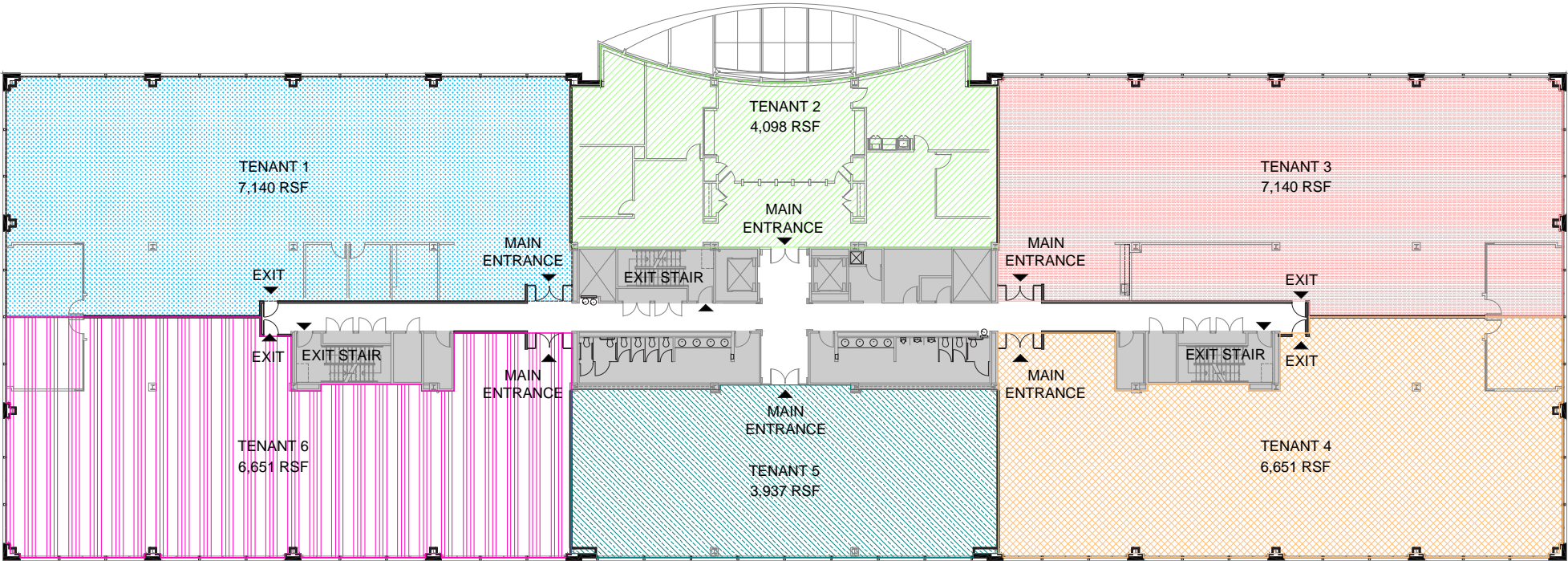
JASON SIMON
+1 847 698 8531
jason.simon@colliers.com

JONATHON CONNOR
847 698 8246
jonathon.connor@colliers.com

Colliers International
6250 N. River Road
Suite 11-100
Rosemont, IL 60018
www.colliers.com/chicago



Potential 6-Tenant Demising Plan 2ND Floor



For leasing inquiries:

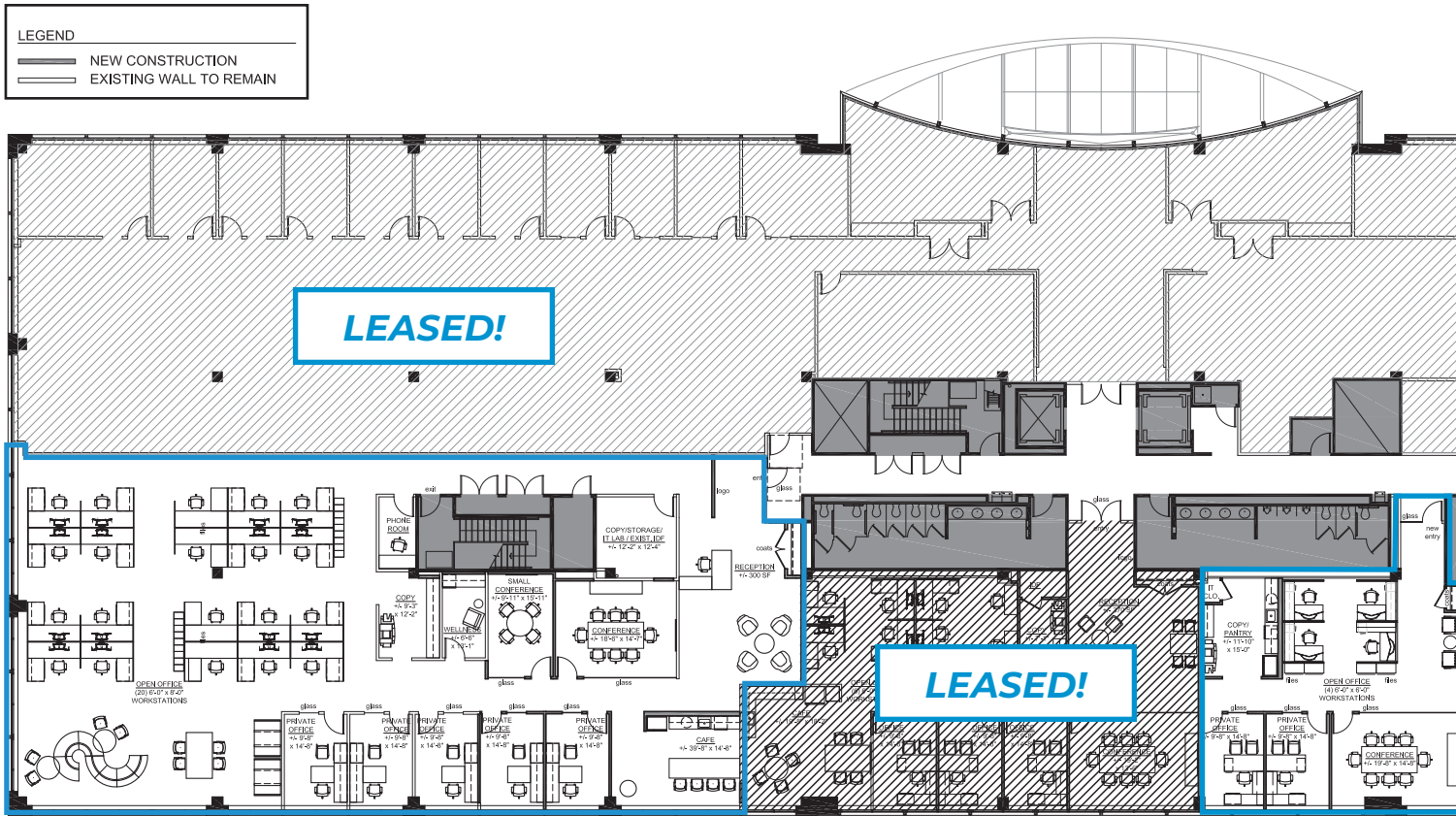
JASON SIMON
+1 847 698 8531
jason.simon@colliers.com

JONATHON CONNOR
847 698 8246
jonathon.connor@colliers.com

Colliers International
6250 N. River Road
Suite 11-100
Rosemont, IL 60018
www.colliers.com/chicago



Fully Furnished Spec Suites - Ready for Immediate Occupancy
3RD Floor - Suite B - 7,206 RSF | Suite C - 1,856 RSF



LEGEND

- NEW CONSTRUCTION
- EXISTING WALL TO REMAIN

Suite B - 7,206 RSF
*Fully Furnished

Suite C - 1,856 RSF

SUITE B PLAN YIELD - 7,206 RSF	
Total Staff Count:	28
Private Offices:	5
6'-0" x 8'-0" Workstations:	16
6'-0" x 6'-6" Workstations:	6
Reception:	1
Conference:	1
Small Conference:	1
Cafe:	1
Copy/Print:	1
IDF Clo.:	1
Coats:	1

SUITE C PLAN YIELD - 1,856 RSF	
Total Staff Count:	6
Private Offices:	2
6'-0" x 6'-6" Workstations:	4
Reception:	0
Conference:	1
Copy/Print:	1
IDF Clo.:	1
Coats:	1

For leasing inquiries:

JASON SIMON
+1 847 698 8531
jason.simon@colliers.com

JONATHON CONNOR
847 698 8246
jonathon.connor@colliers.com

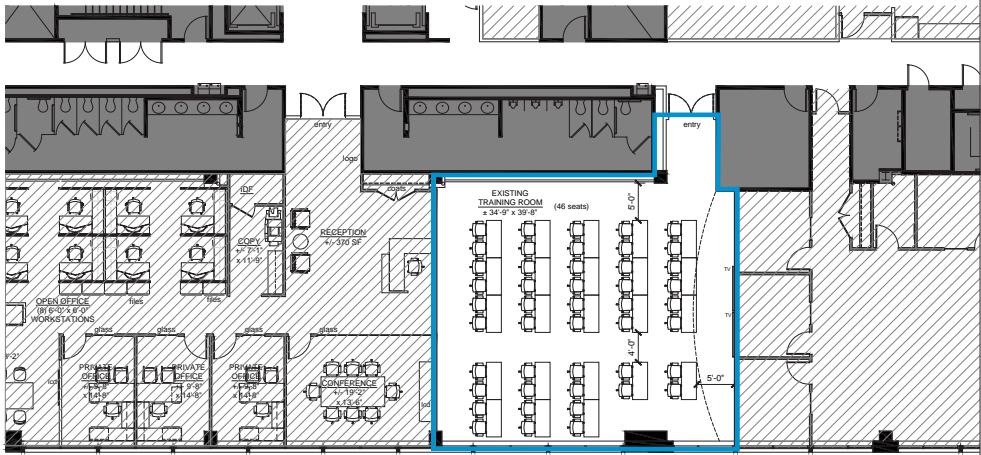
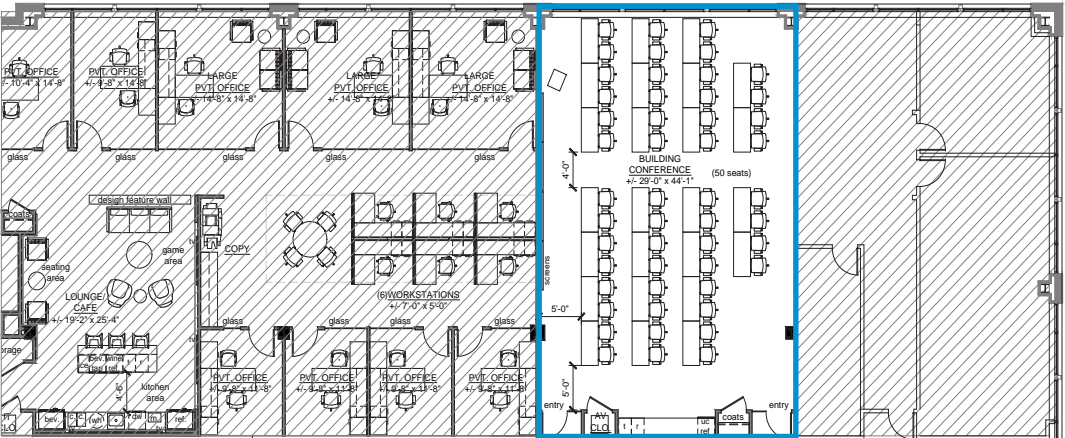
Colliers International
6250 N. River Road
Suite 11-100
Rosemont, IL 60018
www.colliers.com/chicago



Future Conference Center
1st Floor - Seating for up to 50 people

Existing Training Room
3rd Floor - 1,856 RSF - 46 people

LEGEND
 ——— NEW CONSTRUCTION
 ——— EXISTING WALL TO REMAIN



For leasing inquiries:

JASON SIMON
 +1 847 698 8531
jason.simon@colliers.com

JONATHON CONNOR
 847 698 8246
jonathon.connor@colliers.com

Colliers International
 6250 N. River Road
 Suite 11-100
 Rosemont, IL 60018
www.colliers.com/chicago

