



QUALIFIED BID DEADLINE **SEPTEMBER 10** ::::::::::::::

Corporate 500 | Leasehold Interest in 700,000± SF North Shore Office

72% Leased Across Four Buildings

 500 – 540 Lake Cook Rd., Deerfield, IL

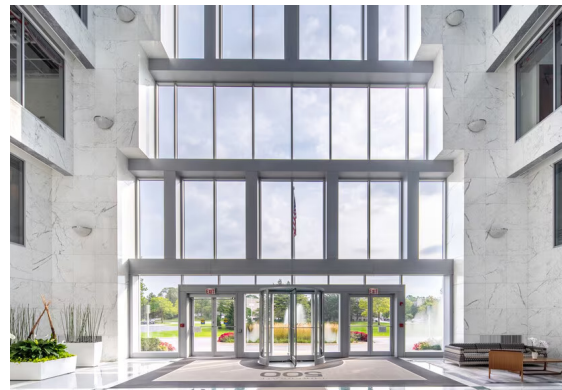
HIGHLIGHTS

- Over 37 tenants across four buildings, representing healthcare, financial services, life sciences, insurance & professional services industries
- Nearly 197,000± SF of available space creates a compelling lease-up & NOI growth opportunity
- Immediate access to I-94, I-294, Lake Cook & Deerfield Metra stations, O'Hare & Chicago Executive Airport, & abundant retail, dining & hospitality amenities
- Campus-style environment with each building offering large floor plates, abundant parking, on-site amenities & flexible tenant configurations
- Large tenants include Vantive, TerSera Therapeutics & Wells Fargo Wealth Advisory

DETAILS

Corporate 500 is a rare opportunity to acquire the leasehold interest in a premier, institutional-grade office campus encompassing 700,000± SF across four buildings. Situated on 31± park-like AC in Deerfield, Illinois, this offering provides investors and users with control of the existing building improvements under a long-term ground lease with 94 years remaining and benefits of the related operating upside within one of the North Shore's most established and desirable suburban office markets.

Currently 72% leased to a diversified roster of more than 37 tenants, the asset combines durable in-place income with compelling upside potential. A weighted average lease term (WALT) of approximately 5.9 years provides income stability, while nearly 197,000± SF of available space offers a significant value-add lease-up opportunity.



Steve Madura

847.504.2478

smadura@hilcoglobal.com

Michael Kneifel

847.201.2322

mkneifel@hilcoglobal.com

Cooper Jones

847.504.8749

cjones@hilcoglobal.com

Hilco Global and First Financial Network, Inc. in cooperation with Jeff Azuse, IL Broker, Lic. #471.011086. The information contained herein is subject to inspection and verification by all parties relying on it to formulate a bid. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers, their representatives or Auctioneer. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2026 Hilco Global.

855.755.2300

HilcoRealEstateSales.com

