



# OFFICE OR RETAIL SPACE FOR LEASE

## DEER GROVE CROSSING 1590 N RAND ROAD PALATINE, IL



### BUILDING FEATURES:

- 302- 2,533 SF Available For Lease
- Retail or 2nd Floor Office Suites available (Office Suites have private entrances, common restrooms & elevator access)
- Prime Corner (Rand & Dundee) with Heavy Traffic Counts over 50,000 Vehicles per day
- Ample Customer and Employee Parking
- Over 246,000 consumers within a 5 Mile Radius

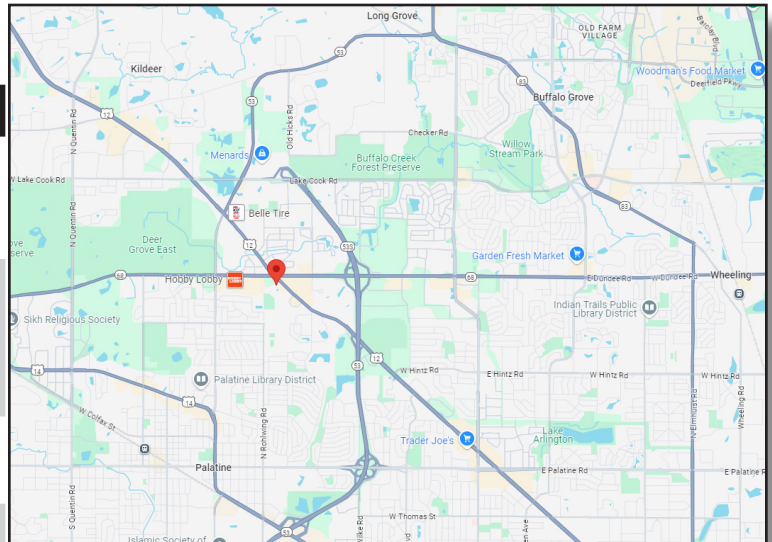
- **Office Rate: \$16.75 PSF Modified Gross**
- **Retail Rate: \$14- \$20 Net + \$11.00 (Taxes & Ops)**
- **Join Tenants: Home Depot, State Farm, Sports Clips & More!!**

### AVAILABLE 2ND FLOOR OFFICE SPACE:

SUITE	SIZE (SF)	SPACE TYPE
201-A	302 -823 SF	Office
201-B	521 SF	Office
203	1,274 SF	Office
204	1,281 SF	Office
205- A	337 SF	Office
205-B	967 SF	Office

### AVAILABLE 1ST FLOOR RETAIL SPACE:

Suite E	2,533 SF	*Former Fitness Space*	\$14 Net
Suite D	1,180 SF	Retail Space	\$20 Net
Suite H	1,050 SF	Retail space	\$20 Net



### FOR MORE INFORMATION:

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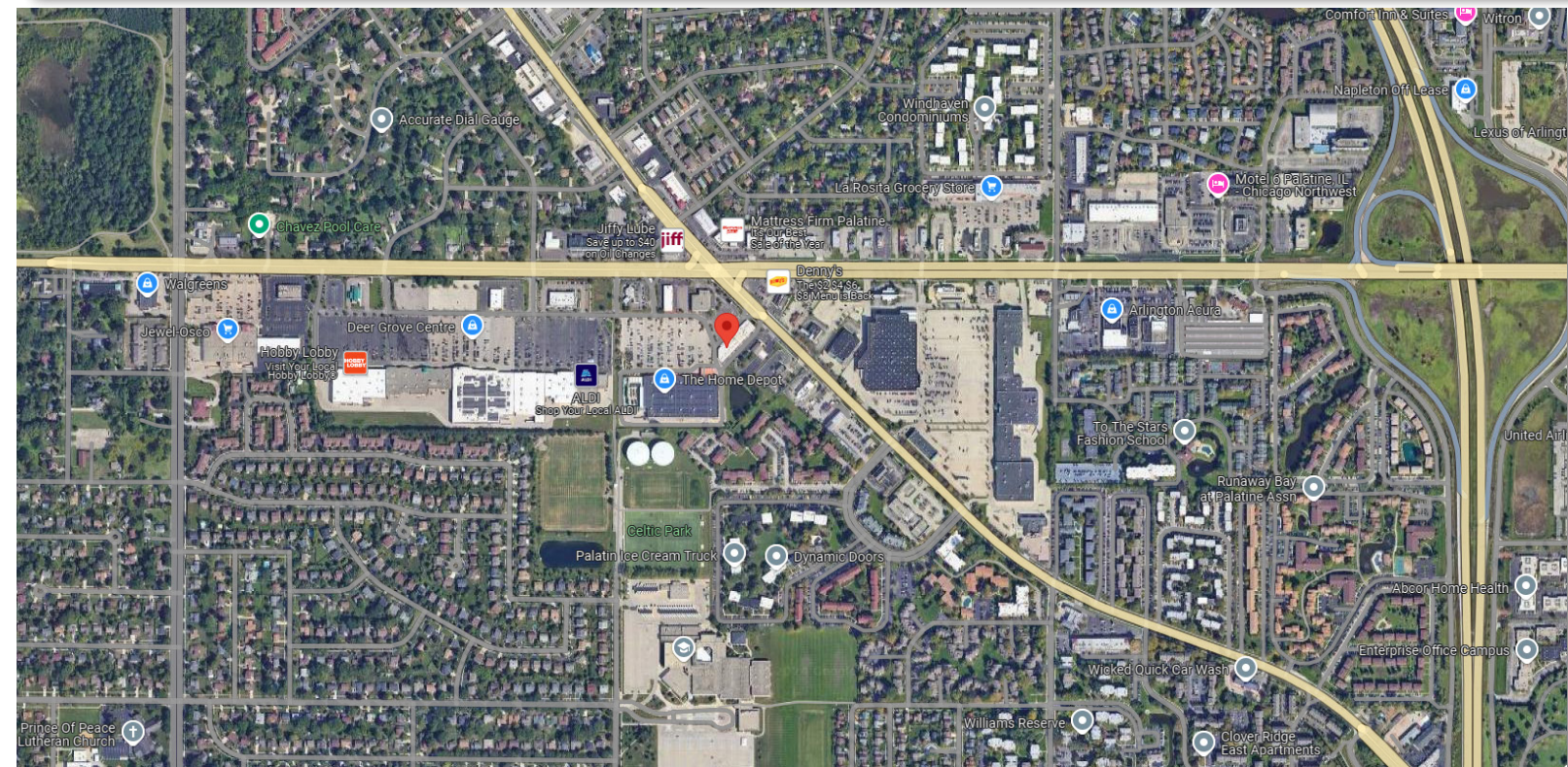
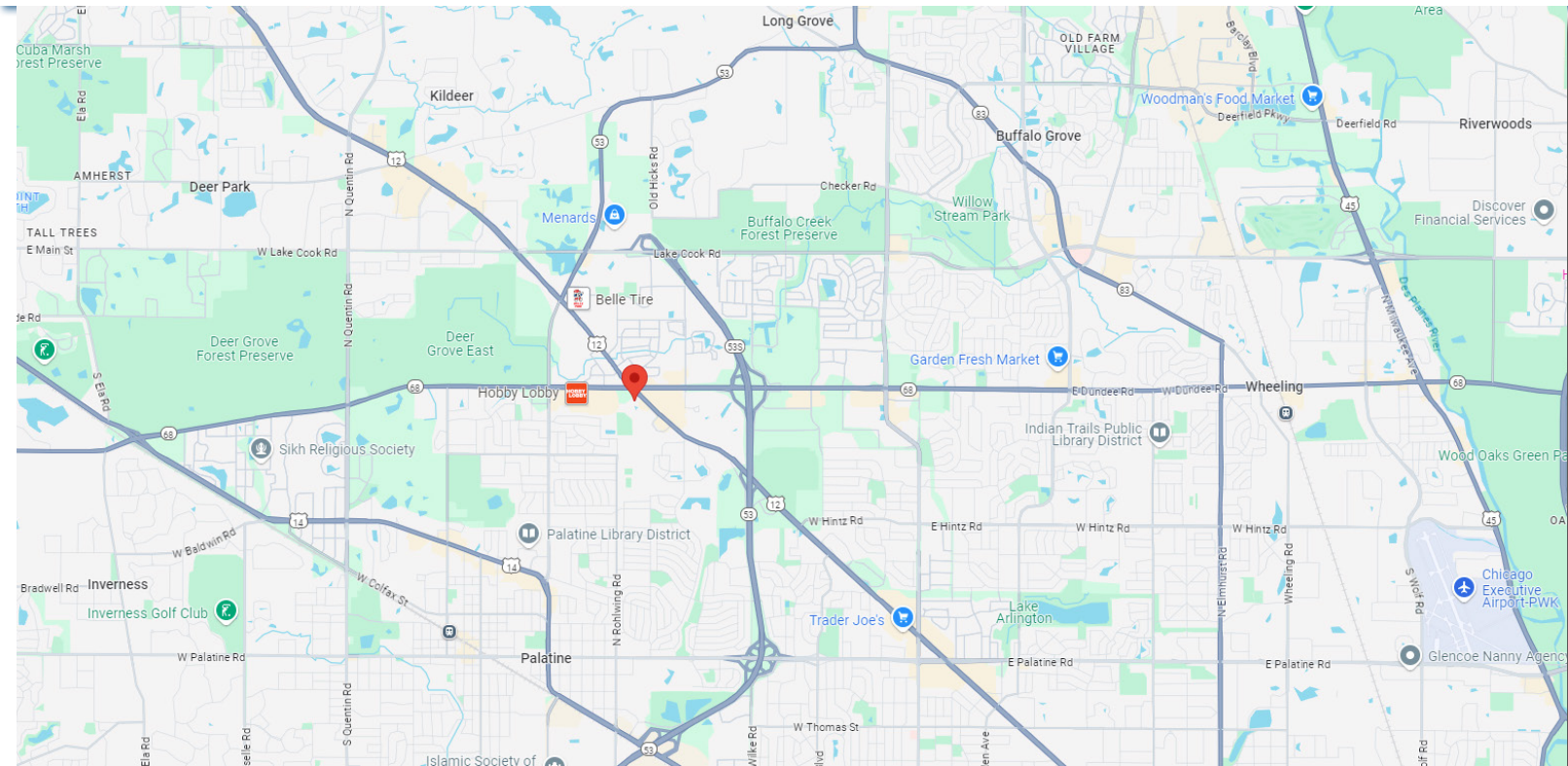


4811 Emerson Suite 112 Palatine, IL 60067





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## FOR MORE INFORMATION:

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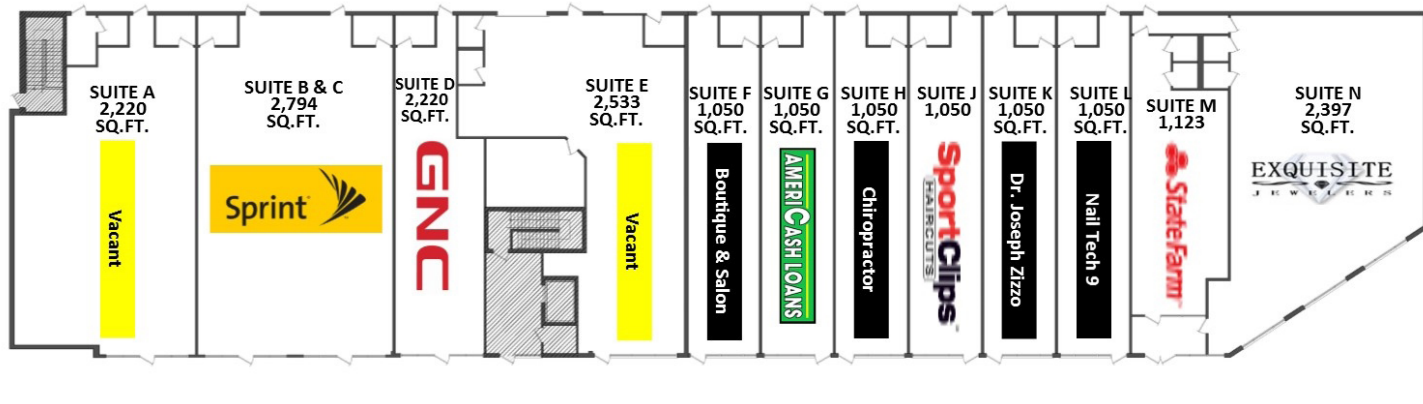




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## SITEPLANS:







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# OFFICE OR RETAIL SPACE FOR LEASE

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## 2ND FLOOR LAYOUT (OFFICE SUITES WITH ELEVATOR ACCESS)



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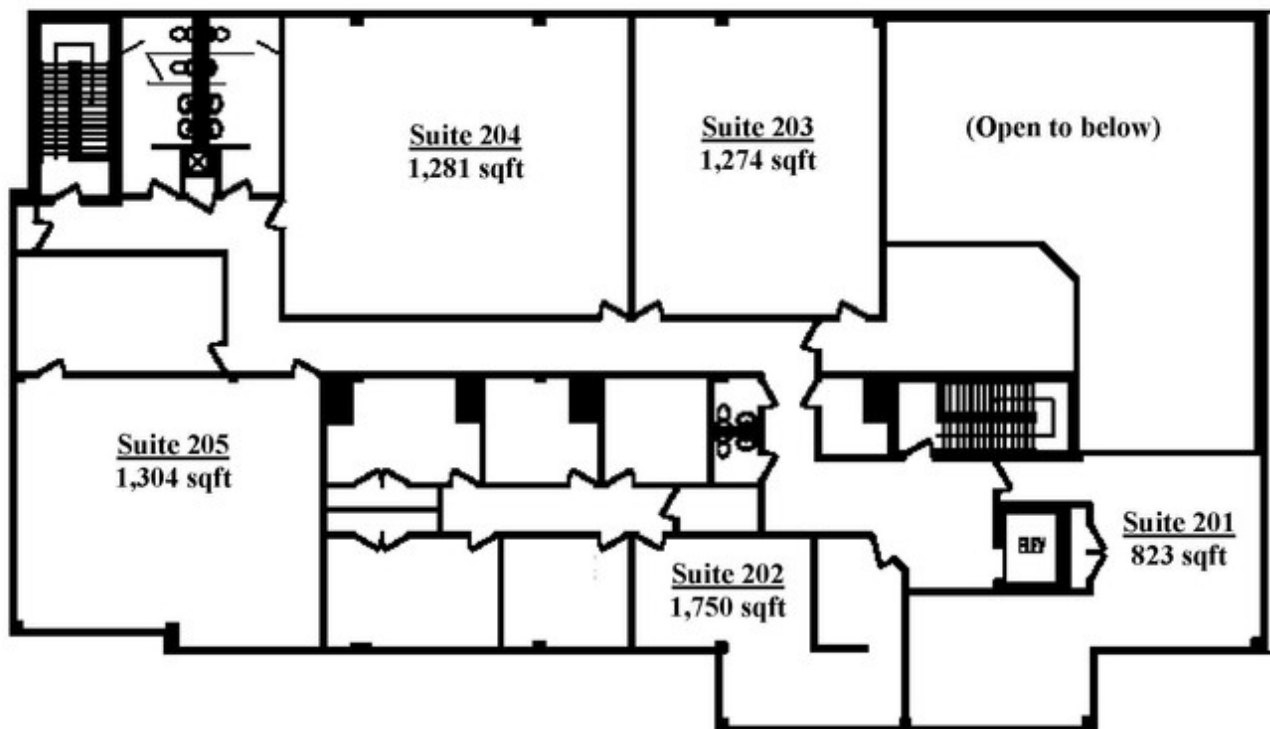


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DEER GROVE CROSSING

1590 N RAND ROAD PALATINE, IL

## 2ND FLOOR LAYOUT (OFFICE SUITES WITH ELEVATOR ACCESS)



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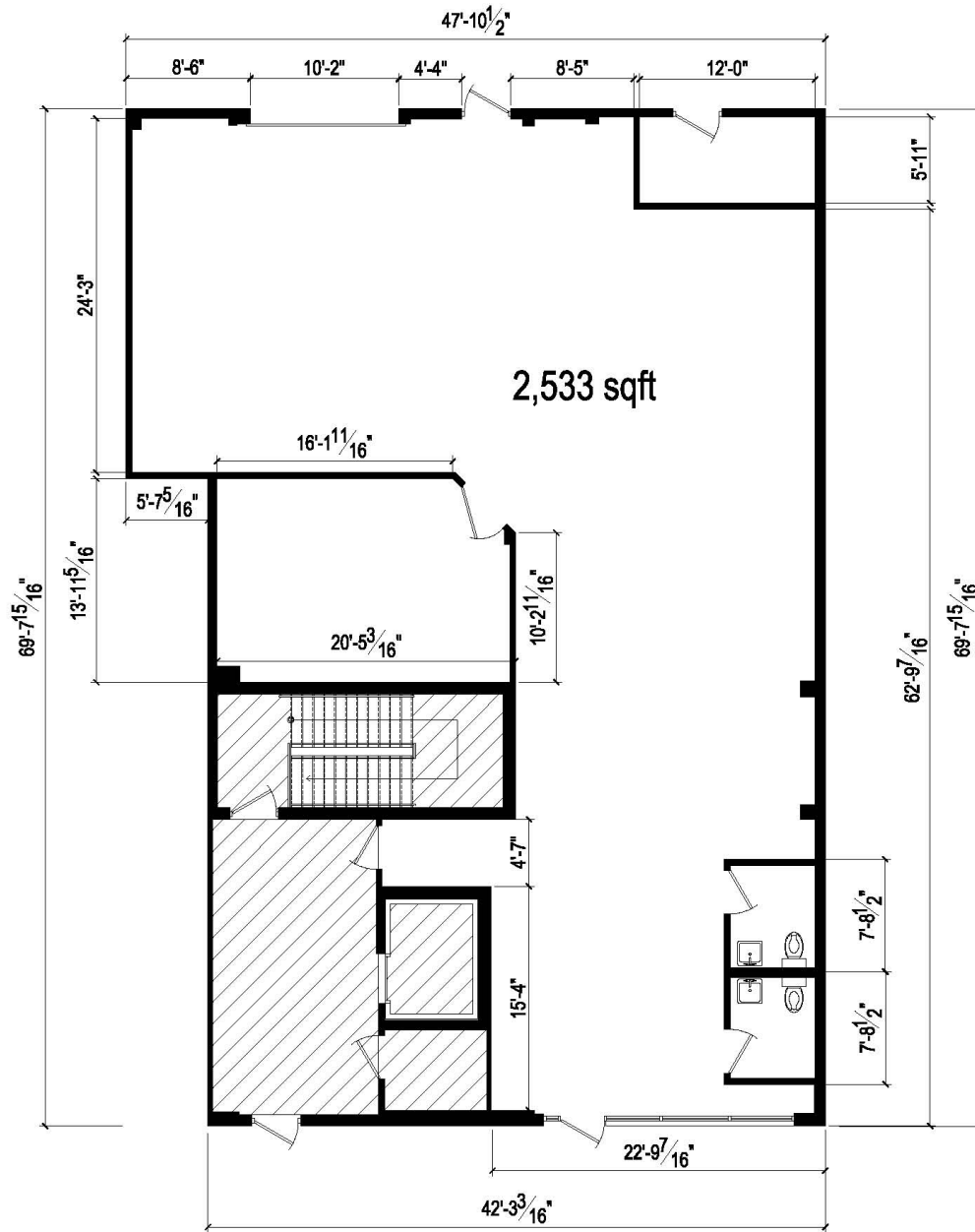
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# OFFICE OR RETAIL SPACE FOR LEASE

DEER GROVE CROSSING 1590 N RAND ROAD PALATINE, IL

SUITE E (2,533 SF) 1ST FLOOR RETAIL SPACE



**SUITE E**  
1590 N. RAND ROAD, PALATINE, IL. 60074

- DENOTES SPACE NOT INCLUDED

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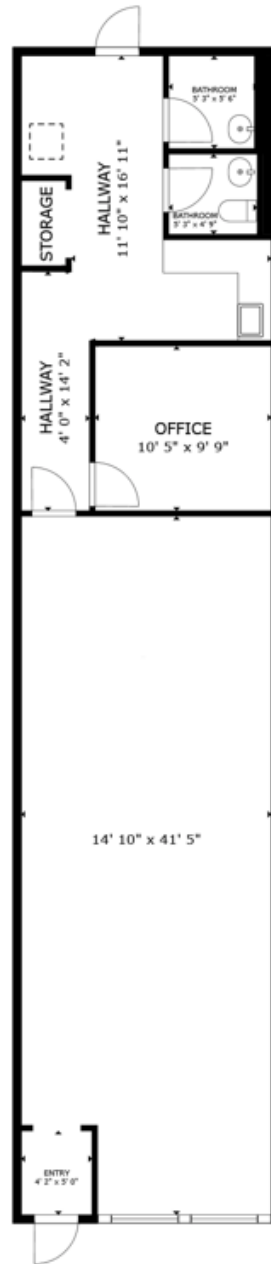
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# OFFICE OR RETAIL SPACE FOR LEASE

DEER GROVE CROSSING 1590 N RAND ROAD PALATINE, IL

SUITE H (1,050 SF) 1ST FLOOR RETAIL SPACE



FLOOR PLAN

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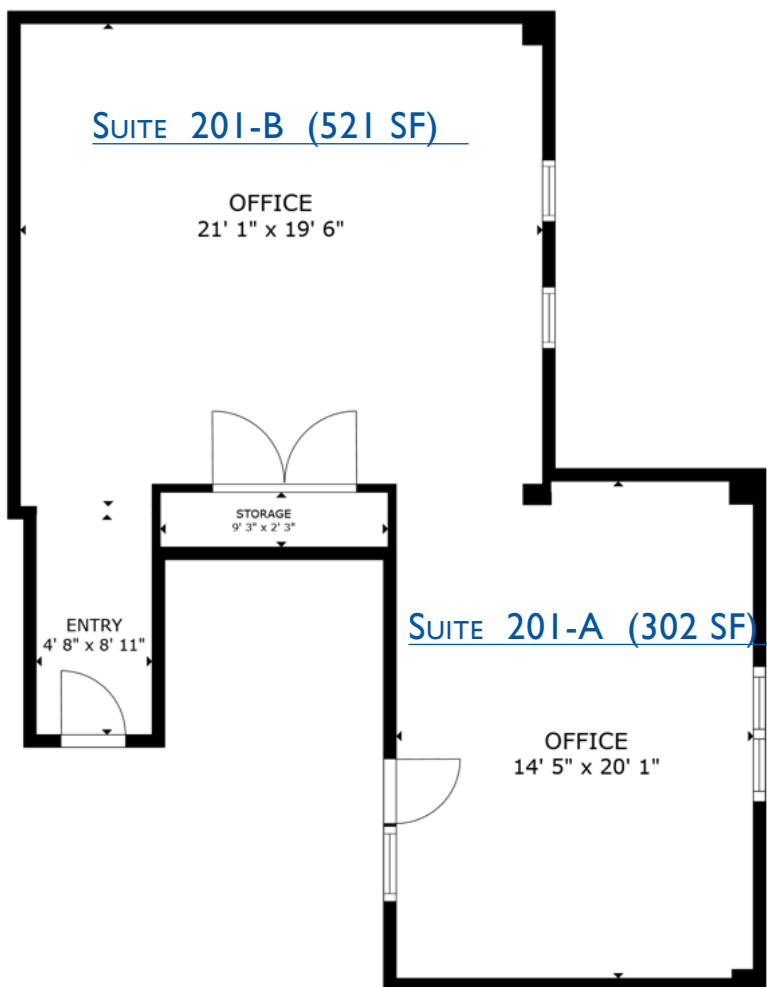




# OFFICE OR RETAIL SPACE FOR LEASE

DEER GROVE CROSSING 1590 N RAND ROAD PALATINE, IL

SUITE 201 (302- 823 SF) 2ND FLOOR OFFICE SPACE(OFFICE SUITES WITH ELEVATOR ACCESS)



FLOOR PLAN

SUITE 201-A (302 SF)

SUITE 201-B (521 SF)

COMBINED

201-A & 201-B = (823 SF)

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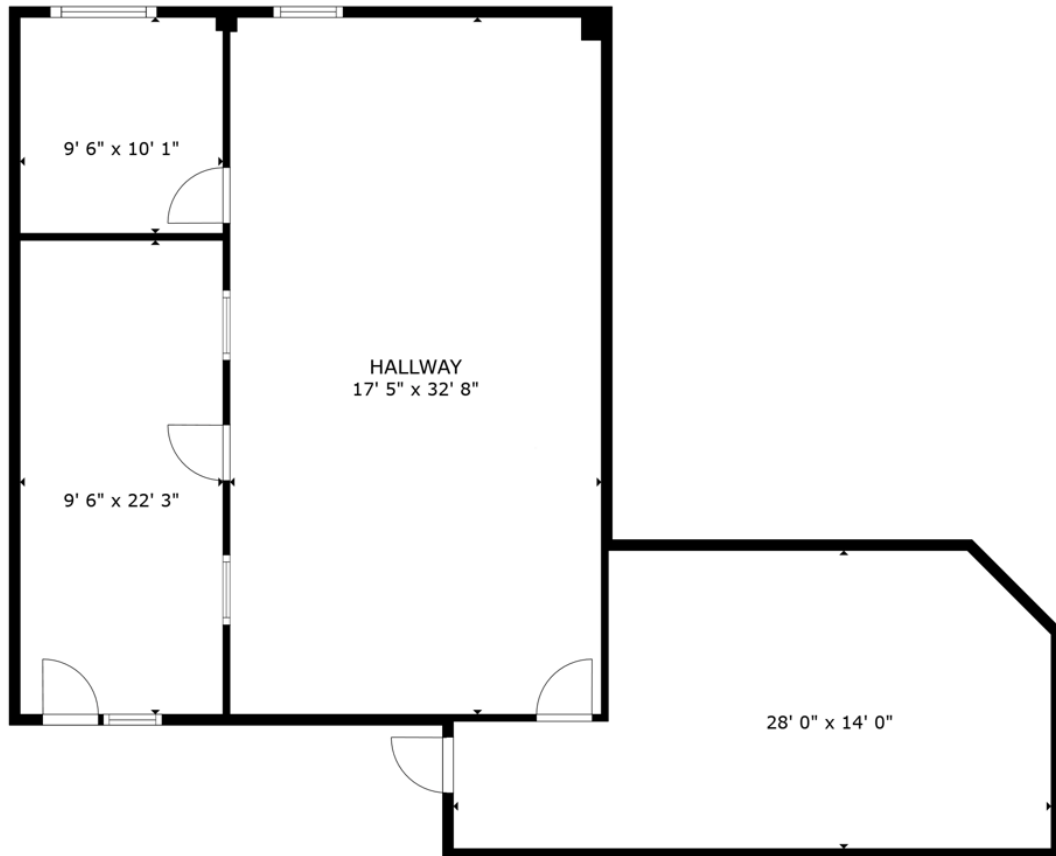
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# OFFICE OR RETAIL SPACE FOR LEASE

DEER GROVE CROSSING 1590 N RAND ROAD PALATINE, IL

SUITE 203 (1,274 SF) 2ND FLOOR OFFICE SPACE (OFFICE SUITES WITH ELEVATOR ACCESS)



FLOOR PLAN

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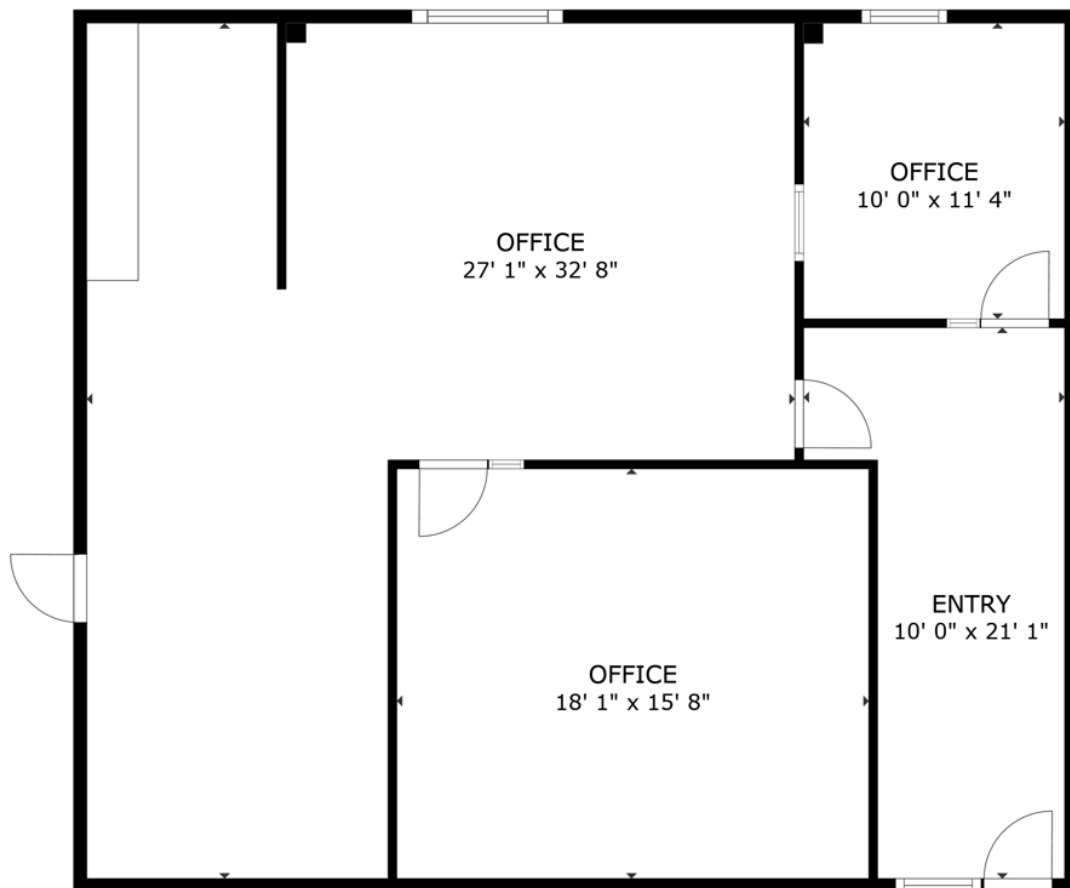


# OFFICE OR RETAIL SPACE FOR LEASE

DEER GROVE CROSSING

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SUITE 204 (1,281 SF) 2ND FLOOR OFFICE SPACE (OFFICE SUITES WITH ELEVATOR ACCESS)



FLOOR PLAN

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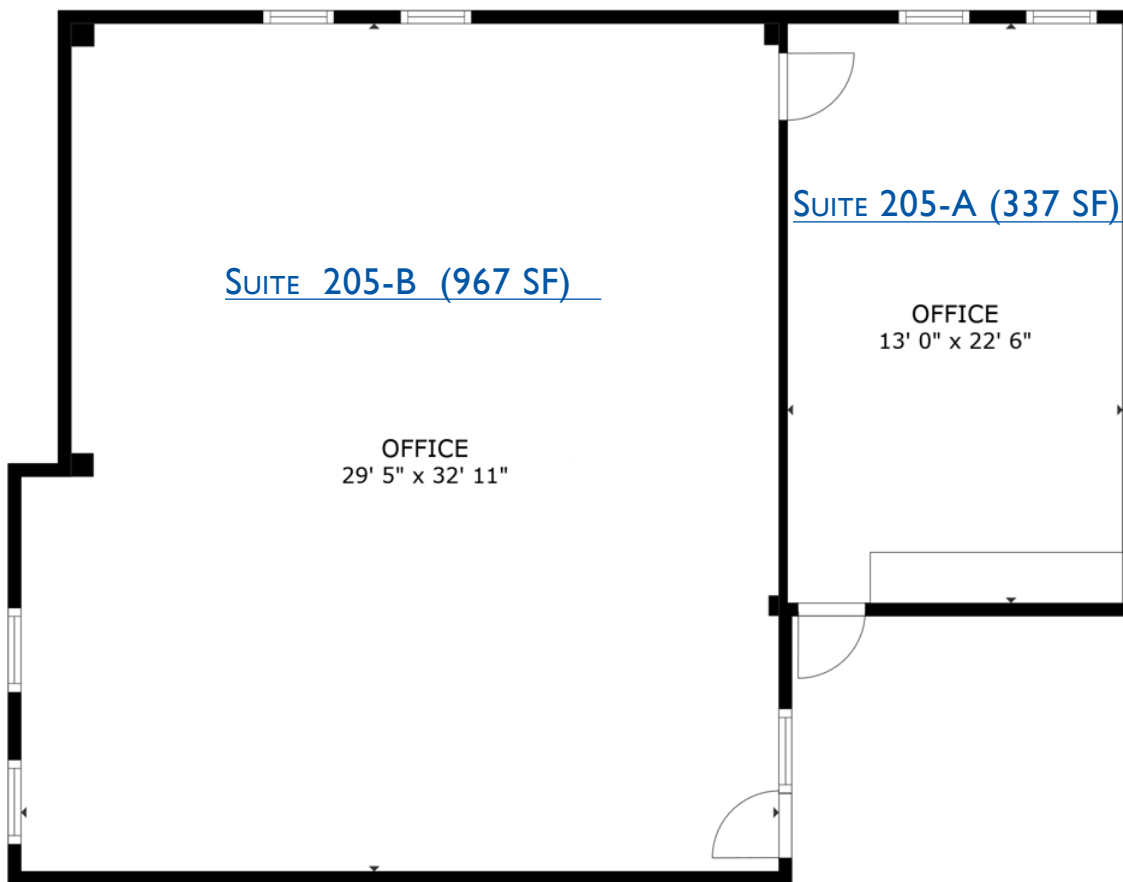
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# OFFICE OR RETAIL SPACE FOR LEASE

DEER GROVE CROSSING 1590 N RAND ROAD PALATINE, IL

SUITE 205 A OR B (337 SF -1,304 SF) 2ND FLOOR (OFFICE SUITES WITH ELEVATOR ACCESS)



FLOOR PLAN

SUITE 205-A (337 SF)

SUITE 205-B (967 SF)

COMBINED

205-A & 205-B = (1,304 SF)

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