



15 MINS TO O'HARE

TWO 94

CORPORATE CENTER



4000 COMMERCIAL AVE NORTHBROOK, IL



448,320 SF

(DIVISIBLE TO $\pm 100,000$ SF)

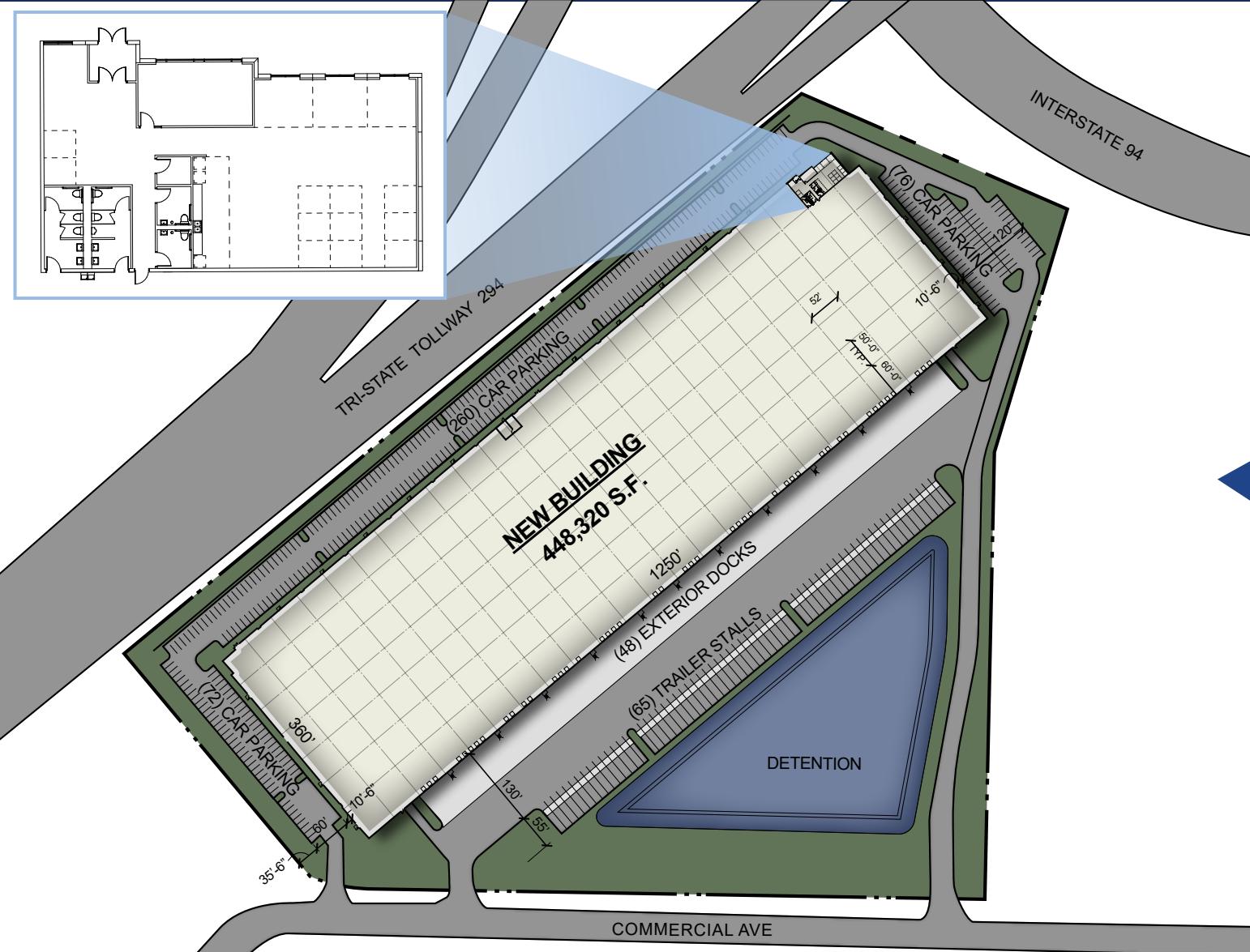
 TA REALTY

 CUSHMAN &
WAKEFIELD

READY FOR OCCUPANCY



WATCH VIDEO



± 100,000 SF
(Divisible to)

6B
Tax incentive

I-294 & I-94
Unmatched exposure

**IMMEDIATE
ACCESS**

TWO 4-WAY INTERCHANGES AT I-294/
LAKE COOK RD AND I-294/WILLOW RD

For more information,
please contact:

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448,320 SF (DIVISIBLE TO $\pm 100,000$ SF)

TOTAL BUILDING SIZE

3,846 SF
OFFICE SIZE

26.54 ACRES
SITE SIZE

2023
YEAR BUILT

408 CARS
CAR PARKING

65 TRAILERS
TRAILER PARKING

36'
CLEAR HEIGHT

76 EXTERIOR DOCKS | 2 DRIVE-IN DOORS
LOADING

50' X 52'
BAY SIZES

TO SUIT
POWER

SUBJECT TO PROPOSAL
LEASE RATE

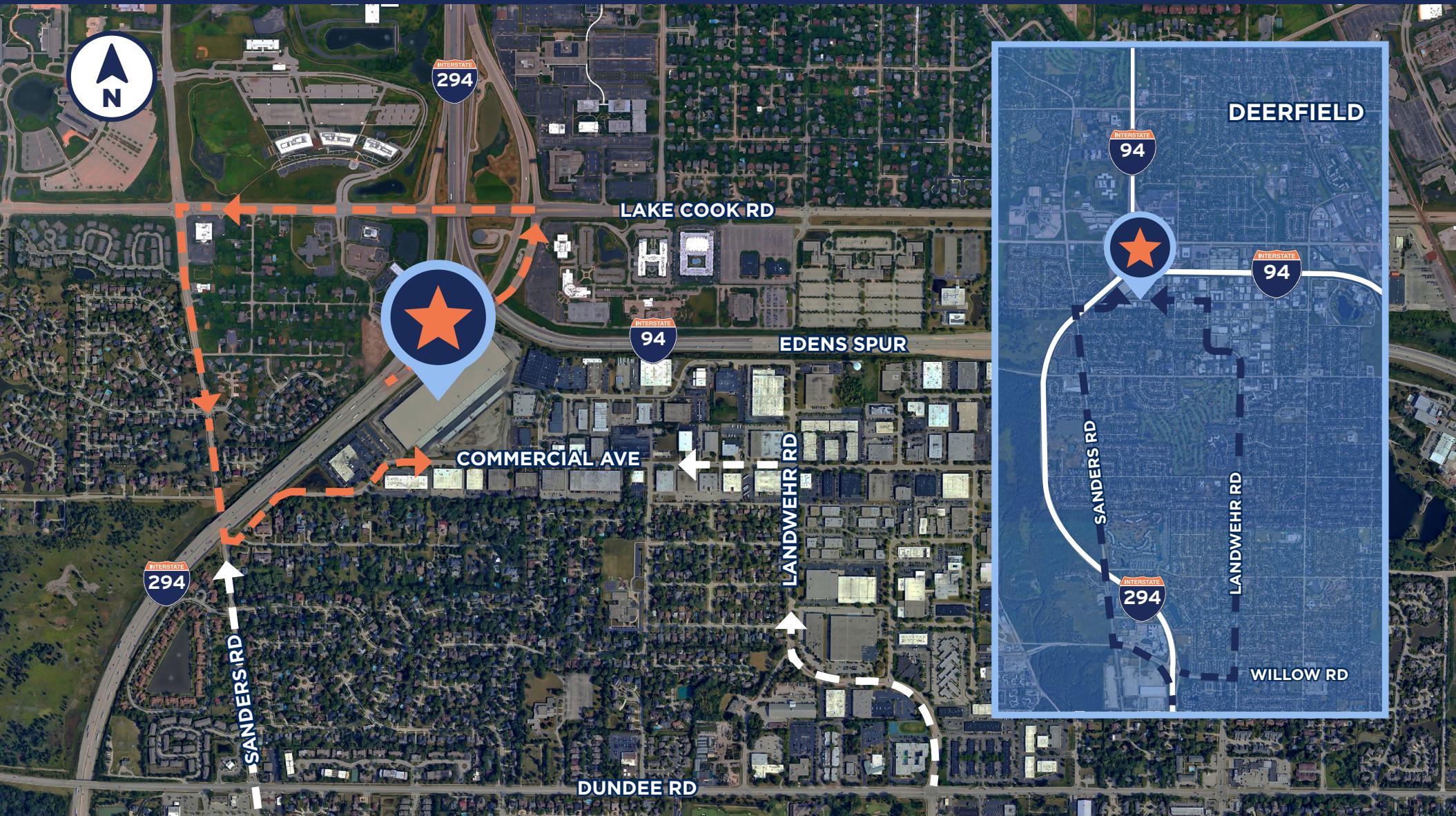
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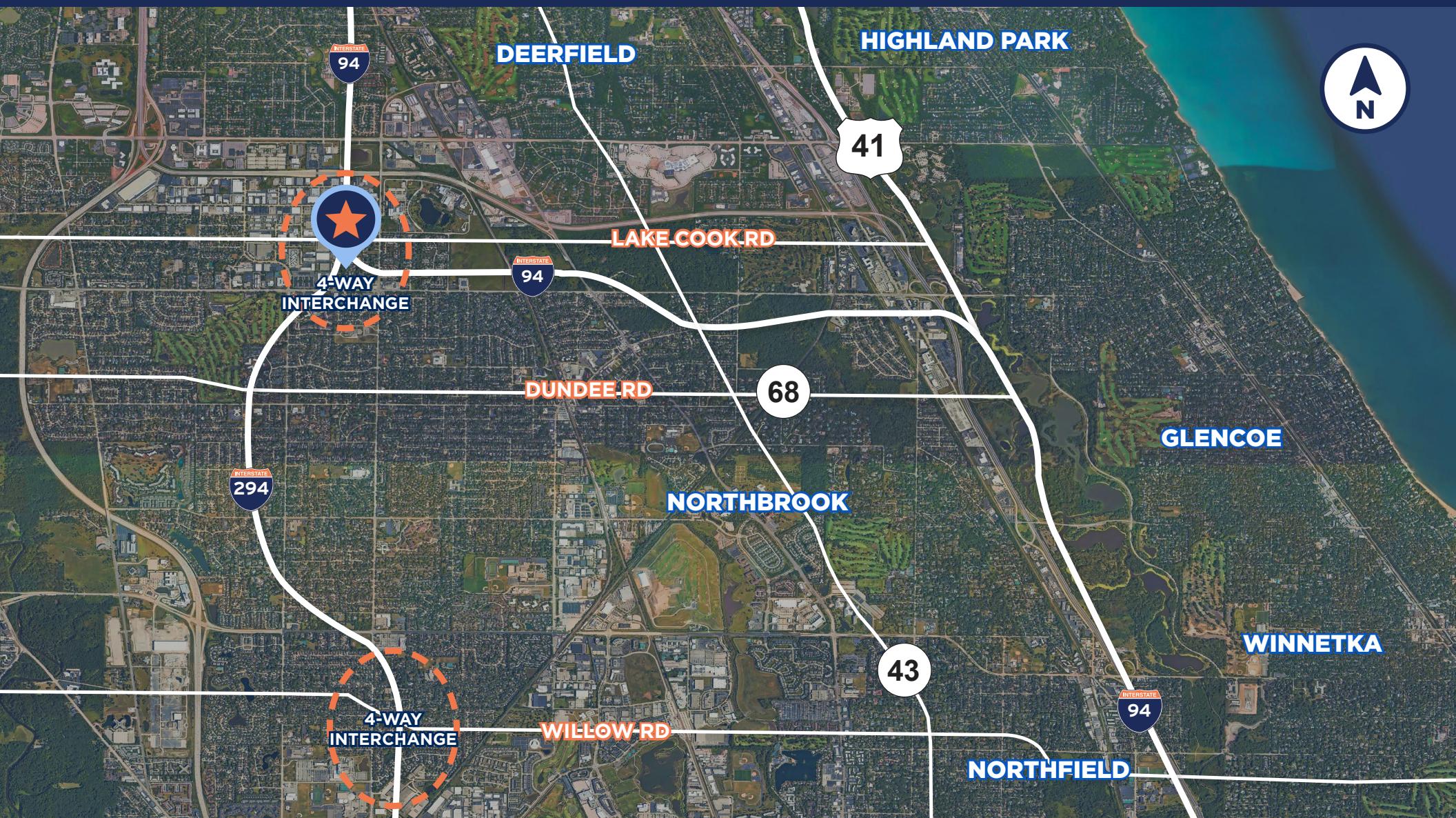
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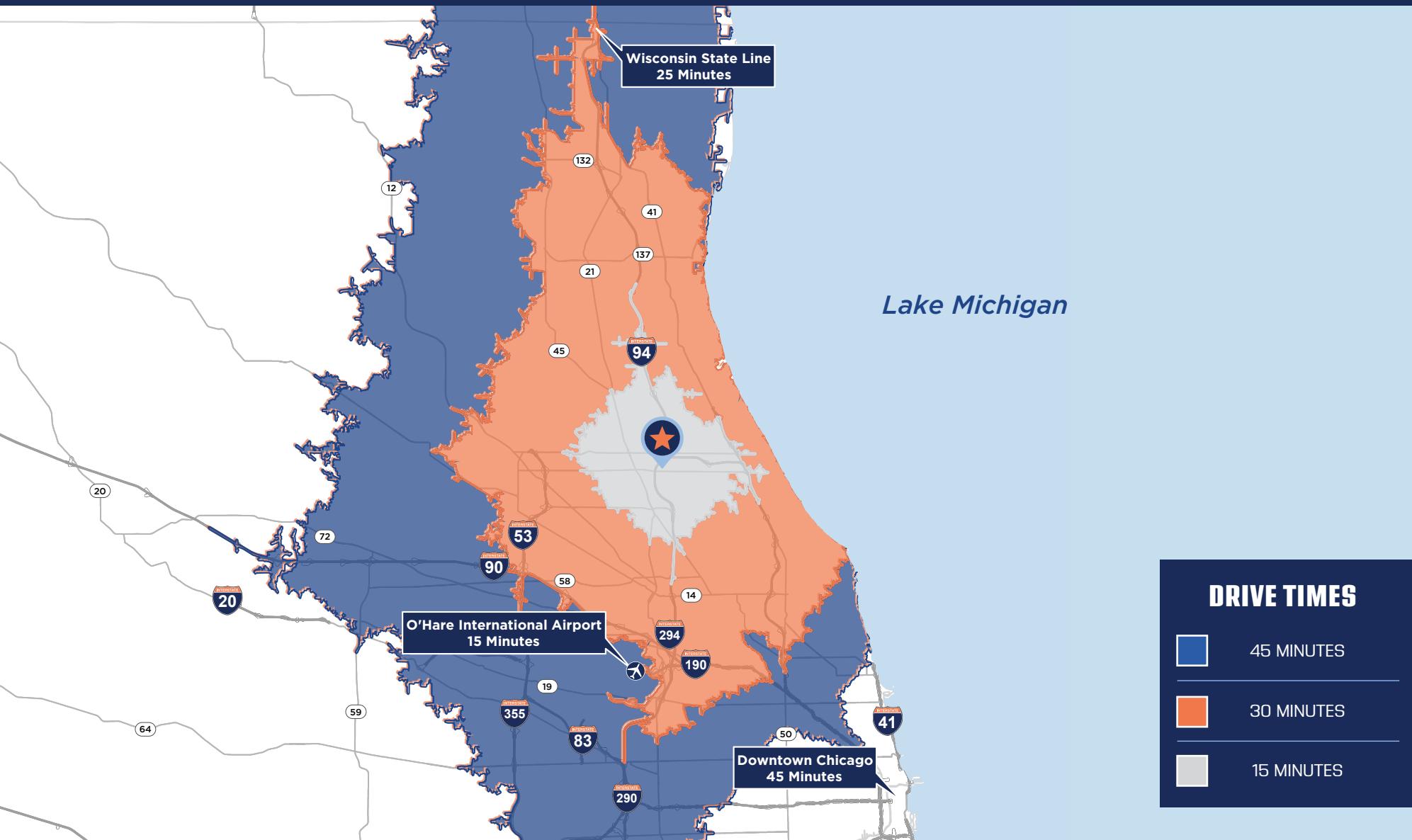
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DRIVE TIMES

- 45 MINUTES
- 30 MINUTES
- 15 MINUTES

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DINING

- 1 Di Pescara
- 2 Maestro Seafood & Grill
- 3 Rosebud Deerfield
- 4 Field House Kitchen & Bar
- 5 Deerfield Italian Kitchen
- 6 Carson's Prime Steaks & Famous Barbecue
- 7 Demetri's
- 8 Fujiyama
- 9 Maharaj Indian Grill
- 10 City Barbeque and Catering
- 11 P.F. Chang's China Bistro
- 12 J. Alexander's
- 13 Buffalo Wild Wings
- 14 Sandella's Flatbread Café

RETAIL

- 1 Deerfield Square
- 2 Deerbrook Shopping
- 3 Northbrook Court
- 4 California Closets
- 5 Scout & Molly's
- 6 HobbyTown USA
- 7 Fleet Feet Sports
- 8 Whole Foods Market
- 9 Pet Supplies Plus
- 10 Athleta
- 11 Marshalls
- 12 Jewel-Osco
- 13 The Home Depot
- 14 Hollywood Feed
- 15 Dollar Tree
- 16 Play It Again Sports
- 17 Office Depot

FAST CASUAL

- 1 The Dog Stop
- 2 Brown's Chicken
- 3 Culver's
- 4 Portillo's Restaurants
- 5 Tropical Smoothie Café
- 6 Big Apple Bagels
- 7 Shake Shack
- 8 Noodles & Company
- 9 Potbelly Sandwich Works
- 10 Domino's Pizza
- 11 Panera Bread
- 12 Dunkin'
- 13 Dunkin'
- 14 Café Zupas
- 15 sweetgreen
- 16 Chick-fil-A
- 17 Chipotle Mexican Grill
- 18 Jimmy John's
- 19 McDonald's US
- 20 Starbucks US
- 21 Starbucks US
- 22 Jersey Mike's
- 23 Dairy Queen
- 24 SUBWAY
- 25 SUBWAY

RECREATION & FITNESS

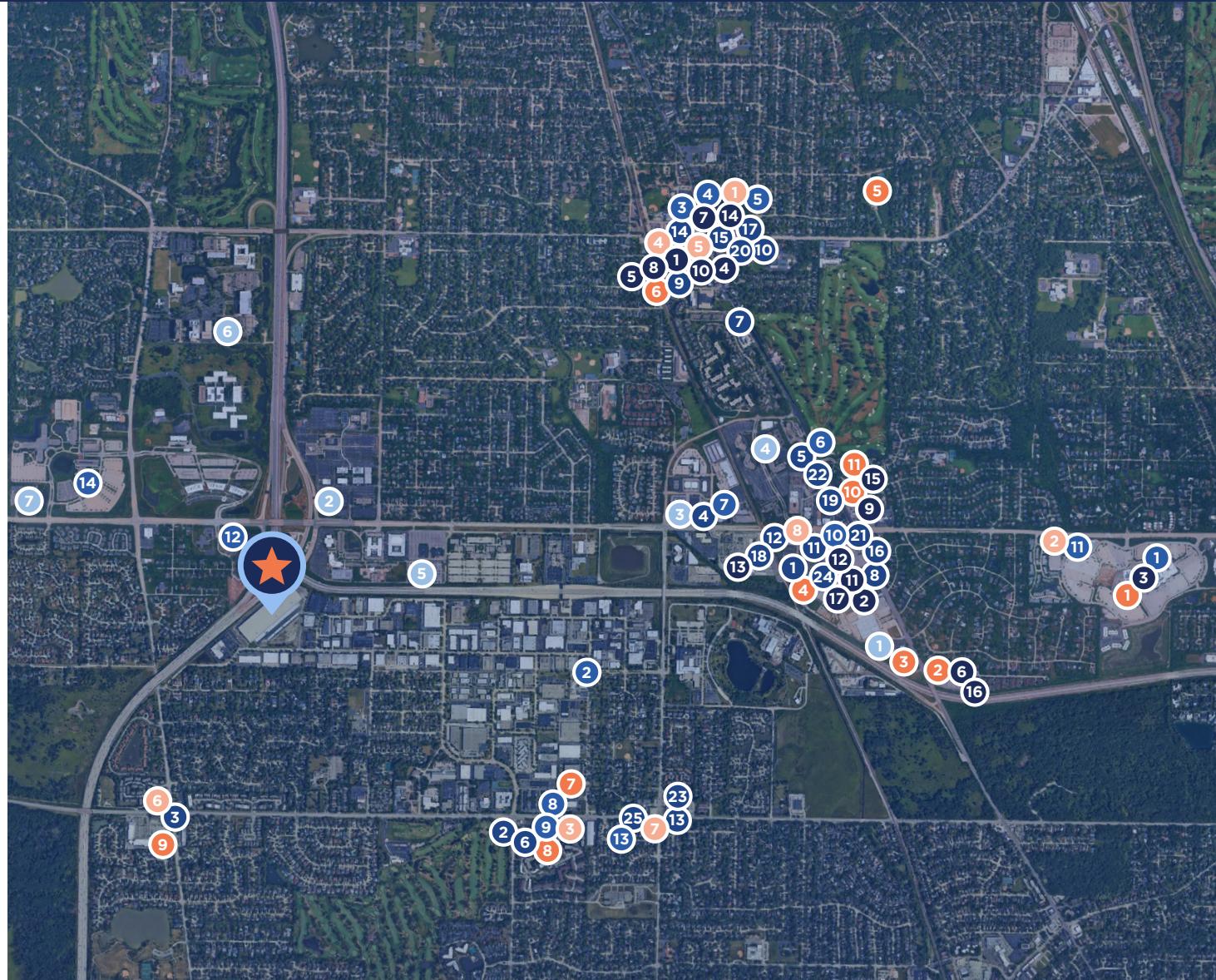
- 1 AMC Dine-In
- 2 Johnson Fitness & Wellness
- 3 GOLFTEC
- 4 USA Swimming
- 5 USA Swimming
- 6 CorePower Yoga
- 7 The Exercise Coach
- 8 Orangetheory Fitness
- 9 VASA Fitness
- 10 Club Pilates
- 11 Planet Fitness

BANKING

- 1 Lake Forest Bank & Trust
- 2 Citibank
- 3 BMO Harris Bank
- 4 BMO Harris Bank
- 5 Chase
- 6 Chase
- 7 Chase
- 8 PNC Financial Services

HOTEL

- 1 Super 8
- 2 Hyatt Regency
- 3 Courtyard by Marriott
- 4 Residence Inn by Marriott
- 5 Embassy Suites Hotels
- 6 Marriott Hotels & Resorts
- 7 Holiday Inn Express



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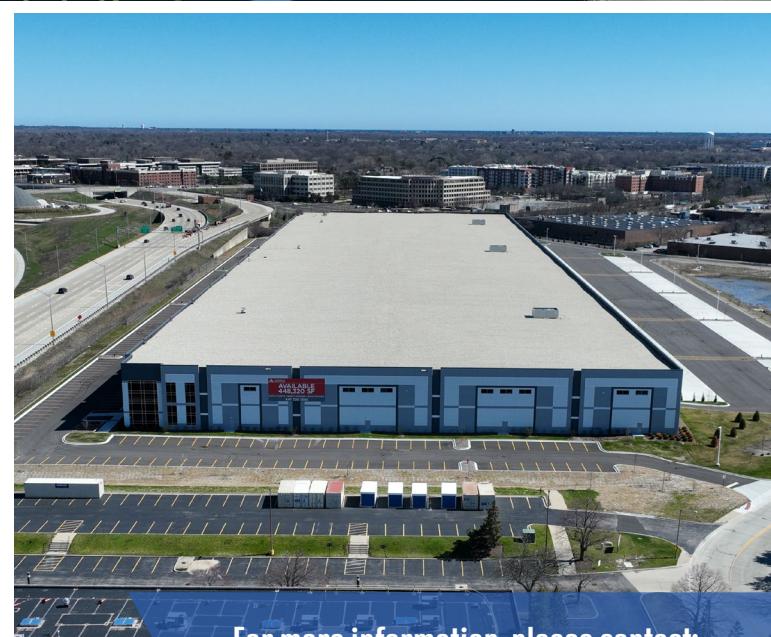
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