



# RIVERWOODS CORPORATE CENTER

2610 LAKE COOK ROAD • RIVERWOODS, IL

Boutique office building in a lush wooded setting

Safer work environment

Irreplaceable location and highway access

Variety of size & space options



[Click here to view us on VTS Marketplace](#)

Monument signage along highly traveled  
Lake Cook Road available



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USER/INVESTOR PURCHASE OPPORTUNITY





Riverwoods Corporate Center is a boutique, 46,207 square foot, Class A building located on 2.88 wooded acres. Only a quarter mile from the 4-way interchange at I-294, the building is in close proximity to many corporate neighbors, restaurants, hotels and retailers.

**Riverwoods Corporate Center was constructed with tenants' wellbeing in mind...**

- Low-density tenant population
- Easy suite access with elevator and two stairwells
- Outdoor communal spaces
- Lower operating expenses and safer environment with limited common elements
- Underground, heated parking available
- Green Globe Certified for meeting high standards in energy and environmental efficiency





## IRREPLACEABLE LOCATION

Immediate access to I-94 via Lake Cook Rd and Deerfield Rd

27 miles to downtown Chicago and 15 miles to O'Hare International Airport

Corporate neighbors include Discover, Baxter, Walgreens and Horizon Therapeutics

## OUTSTANDING DEMOGRAPHICS

5-MILE RADIUS OF SUBJECT PROPERTY



208,723

TOTAL POPULATION



61.8%

PERSONS AGE 25+ WITH BACHELOR'S DEGREE OR HIGHER

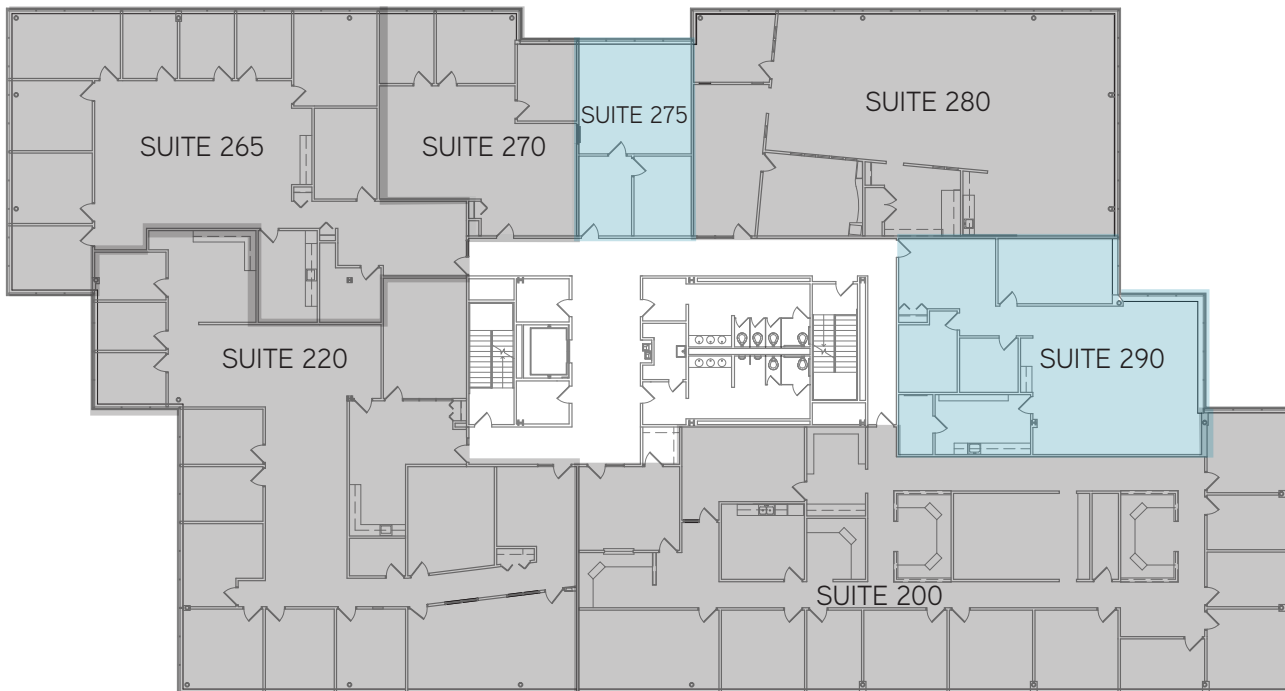
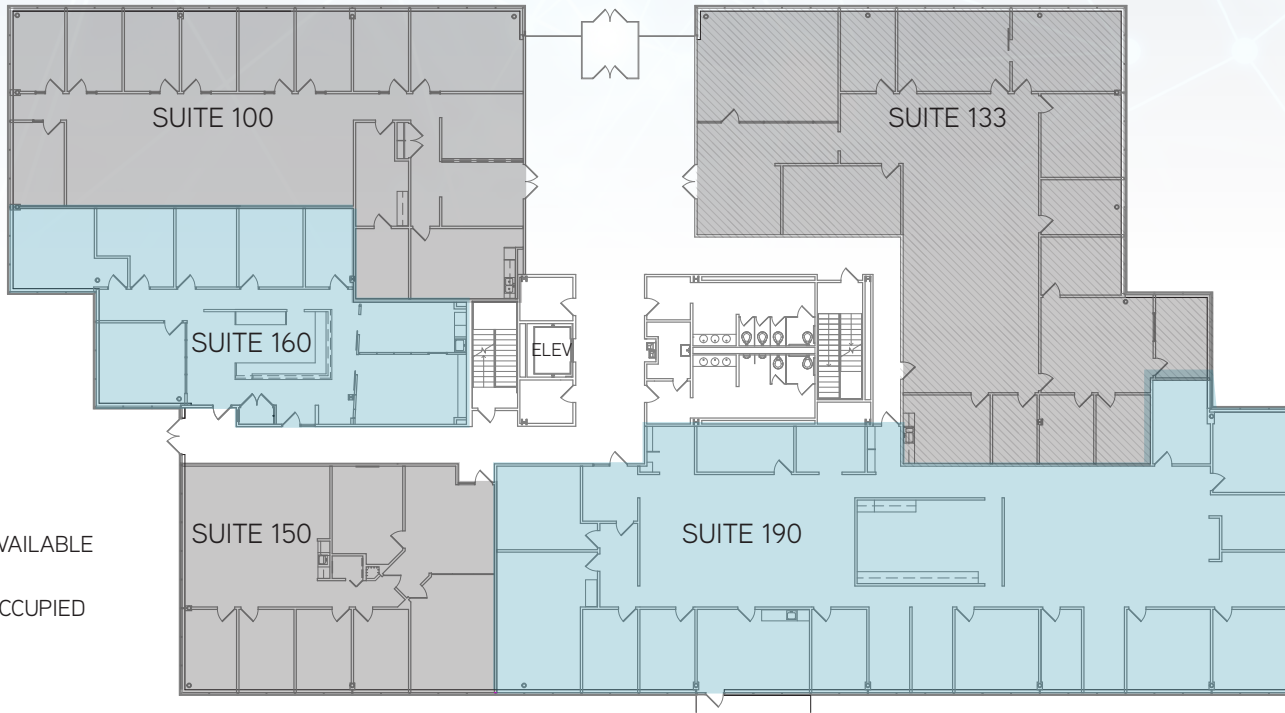


\$106,683

MEDIAN HOUSEHOLD INCOME

Source: Esri, Esri and Bureau of Labor Statistics, U.S. Census. 2020 estimates.

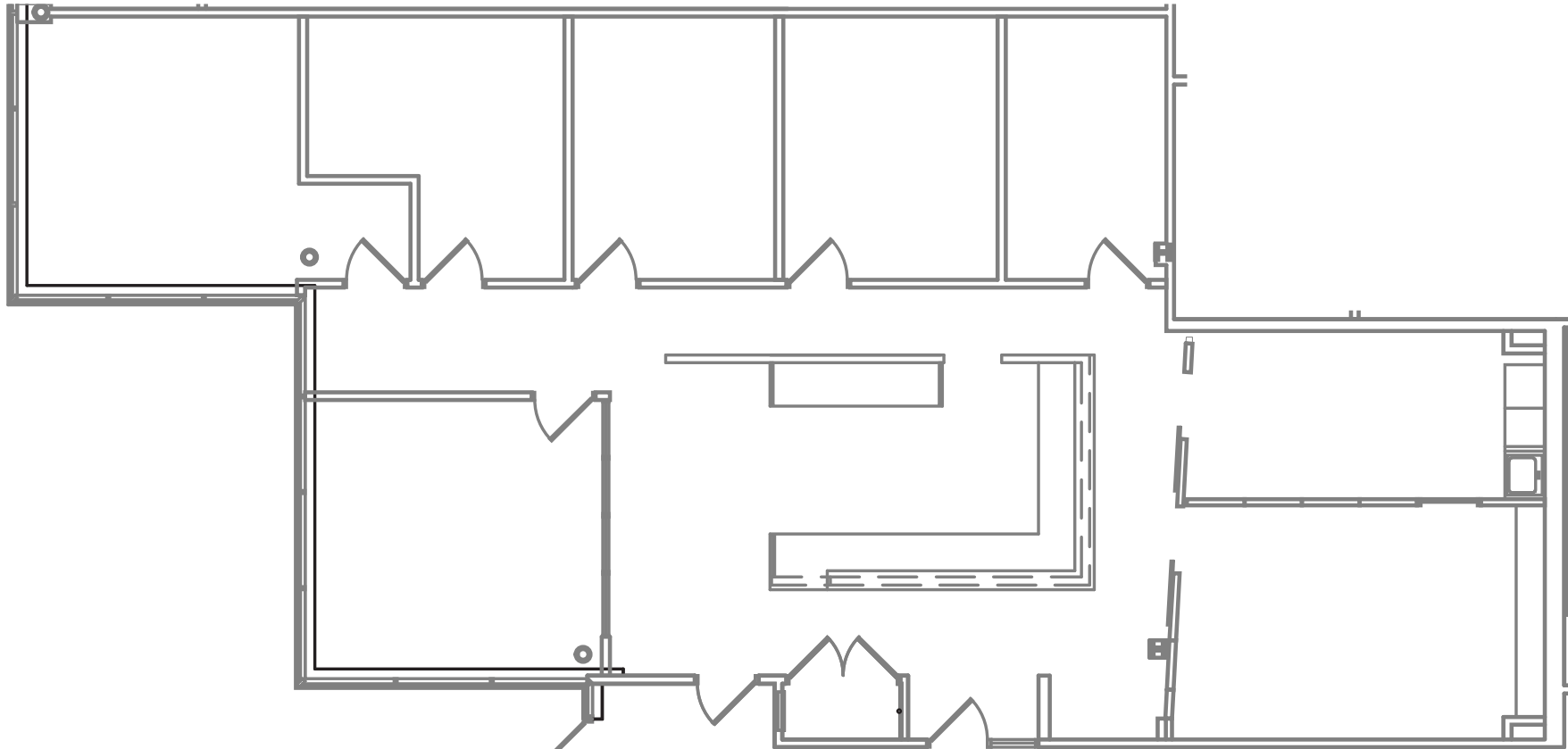
# FLOOR PLANS



## SUITE 160

2,621 RSF

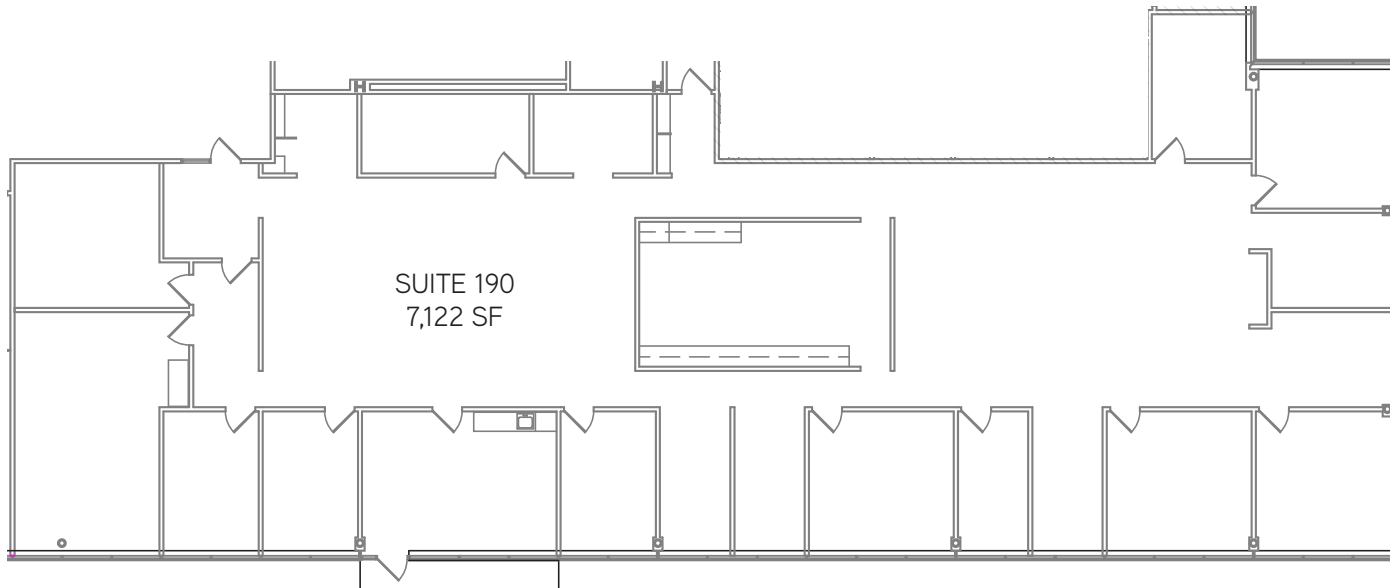
- Private offices
- Conference rooms
- Kitchen
- Office/Medical Users



## SUITE 190

7,122 RSF

- Private offices
- Conference rooms
- Kitchen
- Access to private outdoor patio

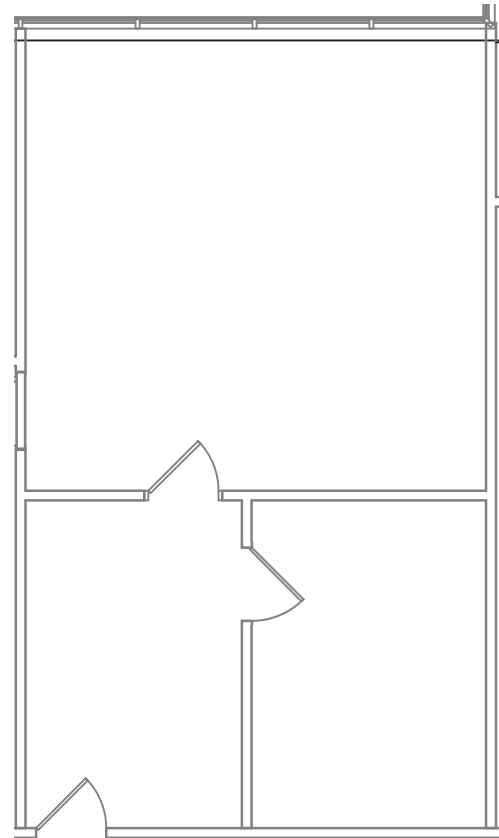


SUITE 275

873 RSF



[Click here to view suite 275](#)



\*Conceptual Furniture Configuration

## SUITE 290

2,206 RSF

- Private offices
- Open space
- Reception
- Kitchen





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