



FOR LEASE: 700 – 702 DEERPATH VERNON HILLS, IL

**FOR LEASE: 3,566 – 22,469 – 26,035 – 45,235 RENTABLE SF
DIVISIBLE TO SUIT**

Flexibility for office/lab/storage/showroom combination

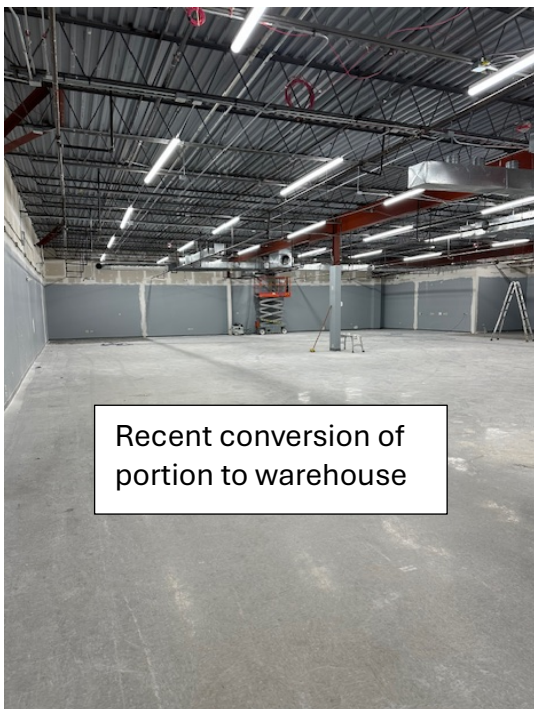
ALSO OFFERED FOR SALE Subject to Offer FOR ENTIRE 45,235 SF

HIGH-END SINGLE-STORY SPACE AT LOW END PRICING

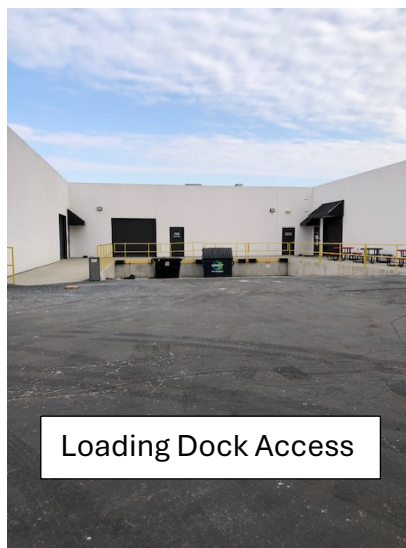
\$15.00 Modified Gross
+ Concessions as Quoted

Low Lake County RE Taxes
\$1.84 PSF 2024 payable 2025

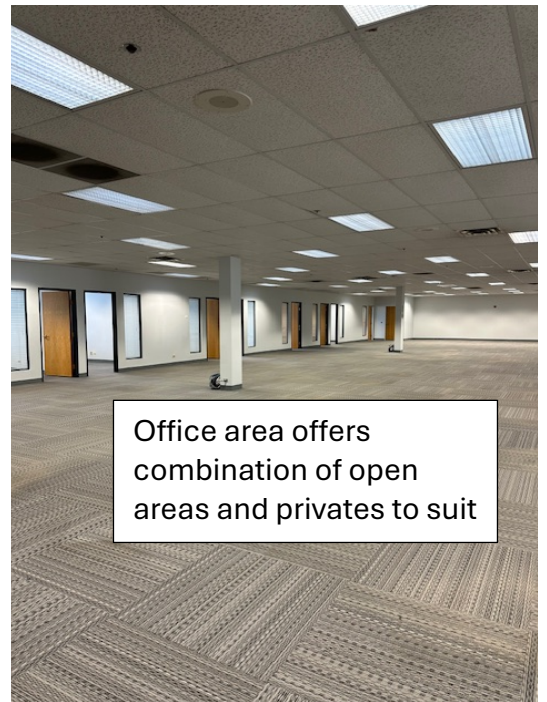
Efficient Operating Expenses
\$1.40 PSF 2025



Recent conversion of
portion to warehouse



Loading Dock Access



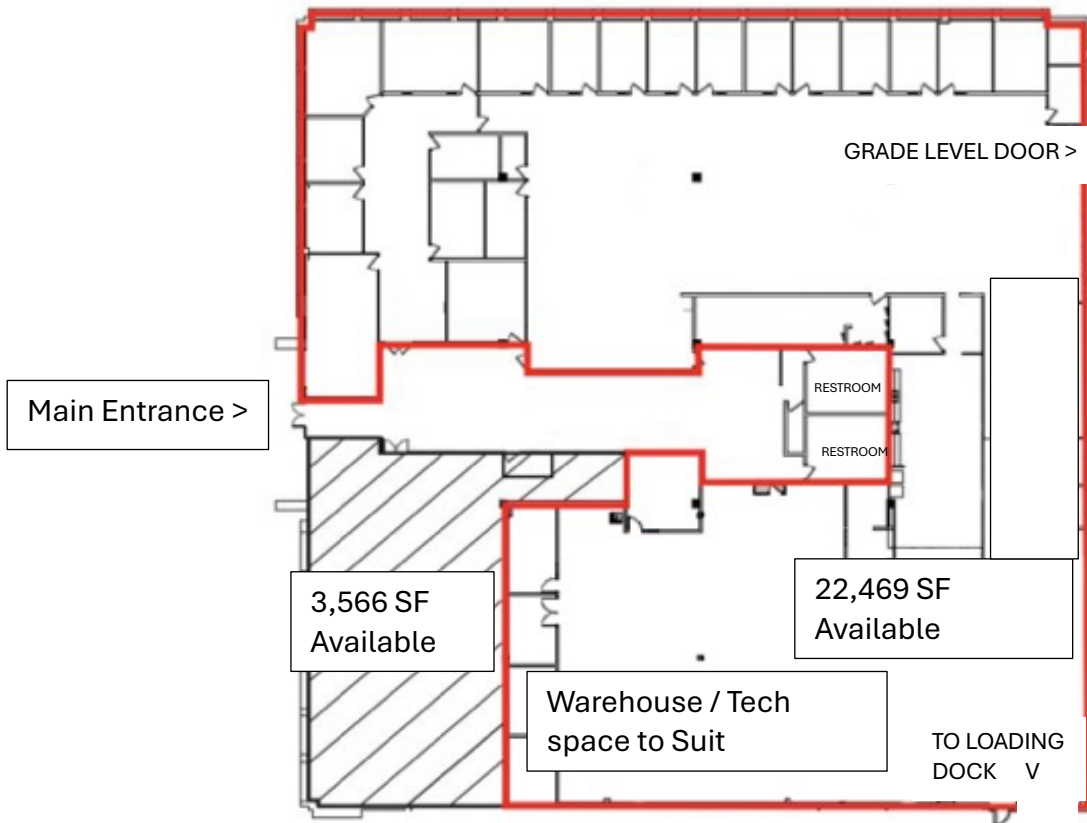
Office area offers
combination of open
areas and privates to suit

FOR LEASE: 3,566 – 22,469 – 26,035 – 45,235 RENTABLE SQUARE FEET

DIVISIBLE TO SUIT

Flexibility for office/lab/storage/showroom combination

700 – 702 N. DEERPATH, VERNON HILL, ILLINOIS



**FOREFRONT
PROPERTIES**_{LLC}

1S450 Summit Ave. #150
Oakbrook Terrace, IL 60181



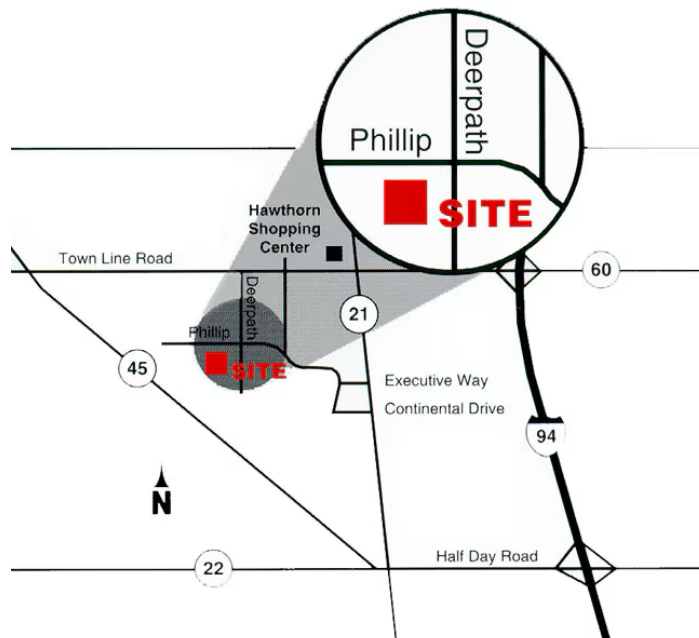
Dave LeCavalier, CCIM
847-272-4030 (X11)

Josh Lapins
224-436-4557

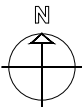
dave@forefrontproperties.com

josh@forefrontproperties.com

The above information is subject to verification and no liability for errors or omissions is assumed. Listing may be withdrawn without notice.

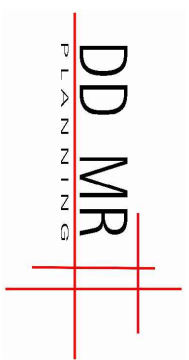
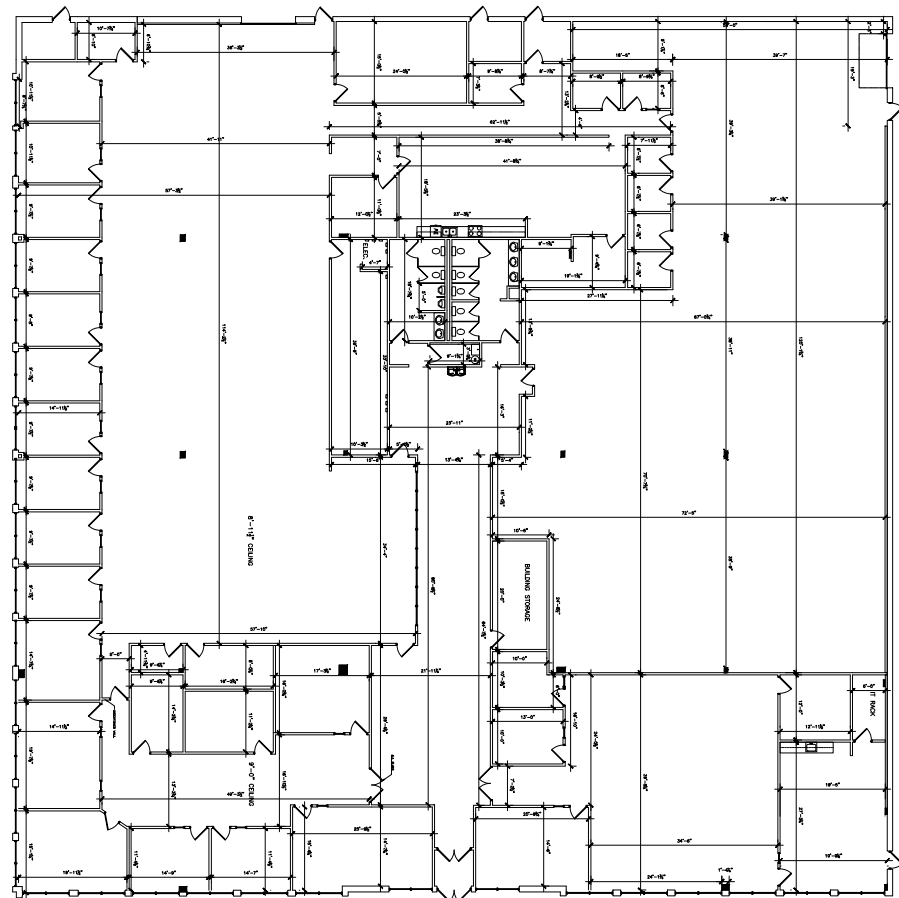


- Dynamic South Lake County Location**
- Convenient access to 94/60 4-way interchange
 - Amenity intensive in shadows of Hawthorn Mall, full range of restaurants, hotels, fitness centers and entertainment options
 - Abundant housing and multifamily options providing strong labor pool



700 Deerpath Dr.
Vernon Hills, IL 60061

As-Built



04/16/26