



4201 Lake Cook Rd.  
Northbrook, IL 60062

Office or Medical Space Available for Lease

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[www.xroadsadvisors.com](http://www.xroadsadvisors.com)



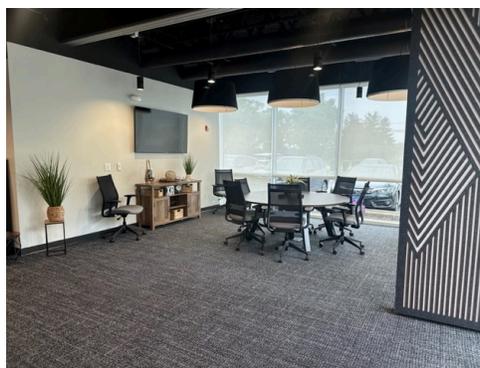
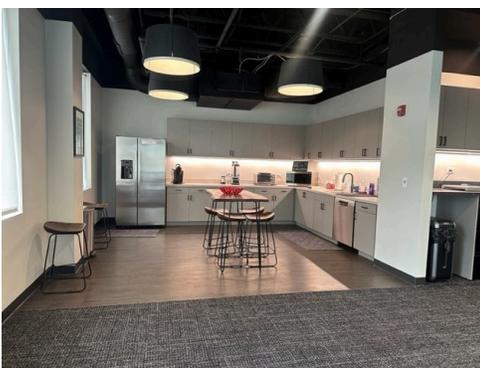
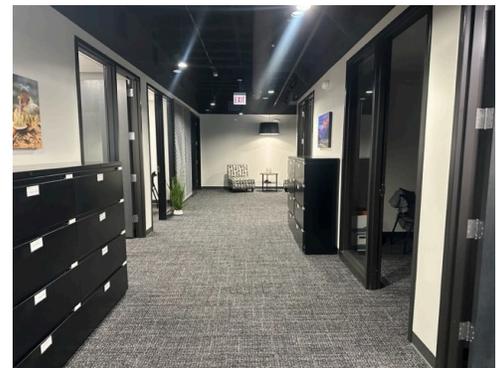
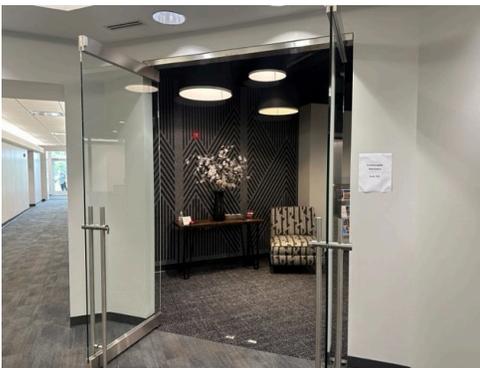
# Property Description:

4201 Lake Cook Road offers a premier office opportunity in one of Chicagoland's most desirable suburban markets. Ideally located at the Lake Cook Road and Sanders interchange, just half a mile from I-294/I-94. The property provides exceptional access to the North Shore, downtown Chicago, and surrounding suburbs. The building features excellent visibility with striking exterior murals and strong branding opportunities for exterior signage. Tenants benefit from a generous Tenant Improvement Allowance, flexible layouts, and professional on-site management by Xroads Advisors. Surrounded by Fortune 500 companies and supported by outstanding demographics, 4201 Lake Cook sets the standard for accessibility, visibility, and corporate presence.

## Availability:

### Suite 100 - 4,142-9,709 SF

First floor premium office or medical suite available. Includes a private exterior entrance, directly off of the east side parking lot. Beautifully built out with high-end finishes, including a double glass door entrance with reception area, 12 private offices, large open conference room with movable divider wall, and an upscale kitchen. This suite has an expansion option of an additional 5,567 contiguous space, totaling 9,709 square feet.

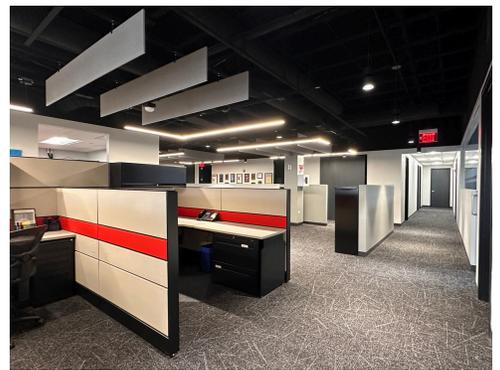


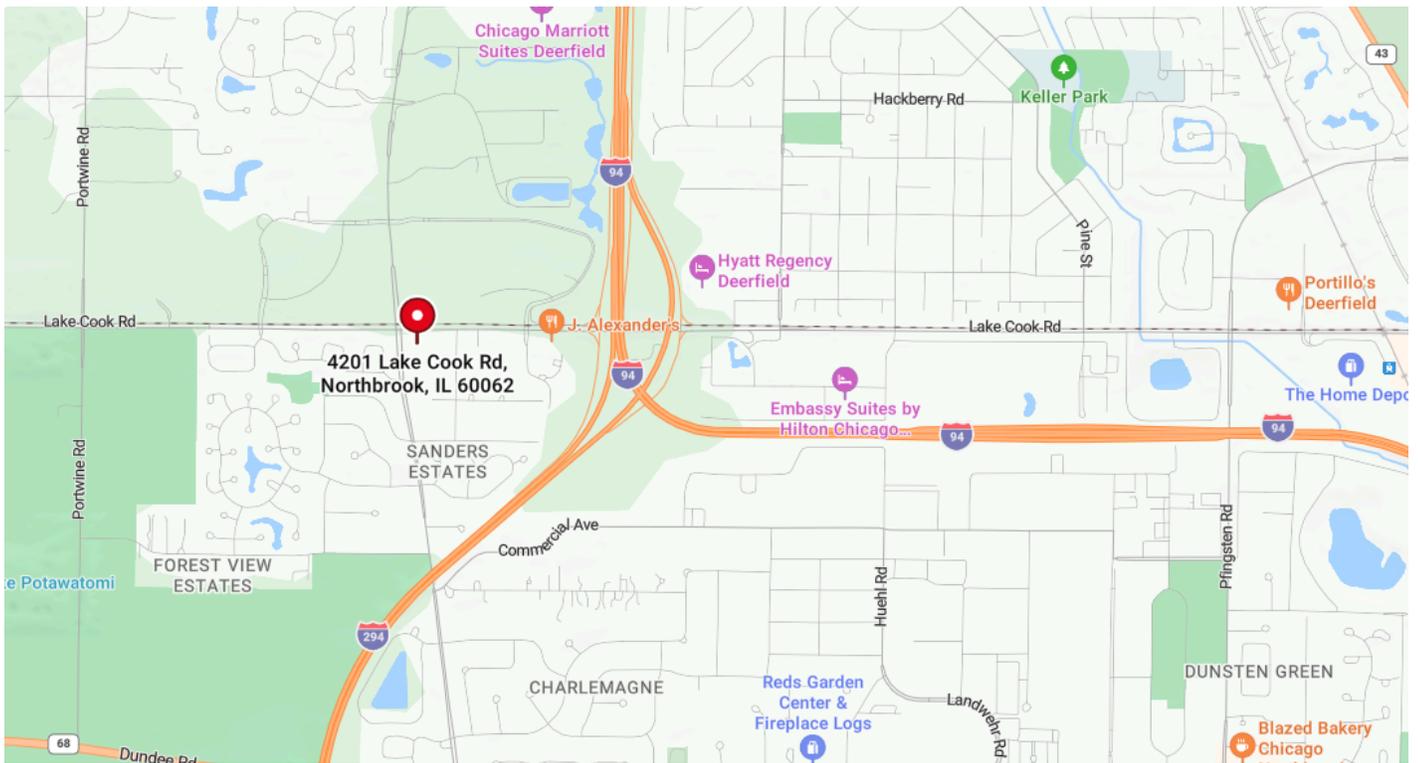
Exterior Entrance



## Suite 102 - 5,567-9,709 SF

First floor premium office or medical suite available. Includes a private exterior entrance, on the south side of the building. Beautifully built out with a receptionist's and waiting area, kitchen with high-end finishes, conference room, private offices, and additional work stations. This suite starts at 5,567 SF and has an expansion option with Suite 100, totaling 9,709 SF.





Managed On-site by  
Xroads Advisors

Immediate Access to  
I-294 and I-94

Prime Location at the  
Lake Cook & Sanders  
Road Interchange

Close Proximity to  
Hotels and Public  
Transit Options

15 miles from O'Hare  
International Airport

Generous TIA Package

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