



 15 MINS TO O'HARE



TWO

CORPORATE CENTER
4000 COMMERCIAL AVE NORTHBROOK, IL

448,320 SF

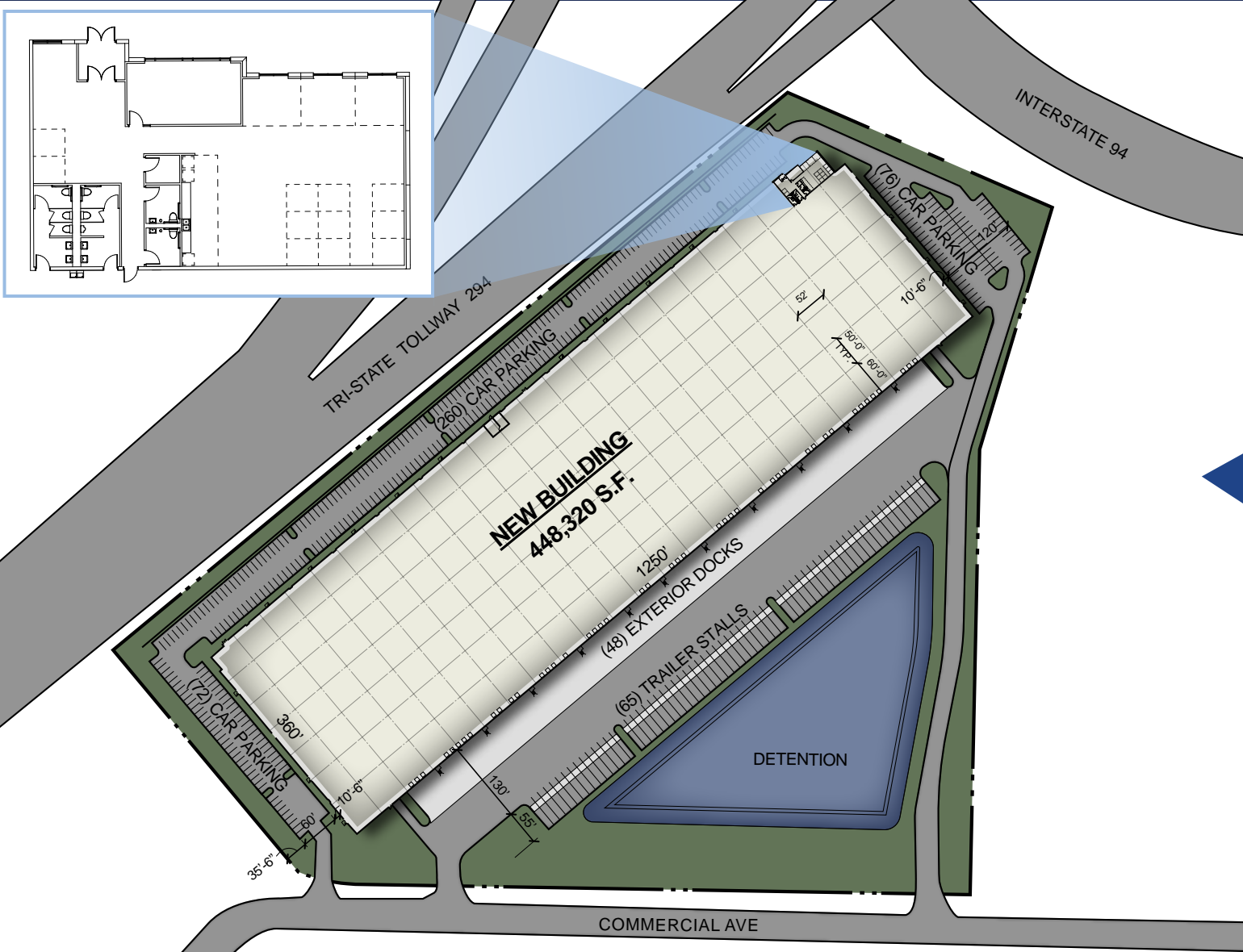
(DIVISIBLE TO ±100,000 SF)

 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:

KEITH PURITZ
Vice Chairman
+1 847 720 1366
keith.puritz@cushwake.com

BRETT KRONER
Vice Chairman
+1 847 720 1367
brett.kroner@cushwake.com

ERIC FISCHER
Vice Chairman
+1 847 720 1369
eric.fischer@cushwake.com

MARC SAMUELS
Senior Director
+1 847 720 1368
marc.samuels@cushwake.com



448,320 SF (DIVISIBLE TO ±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

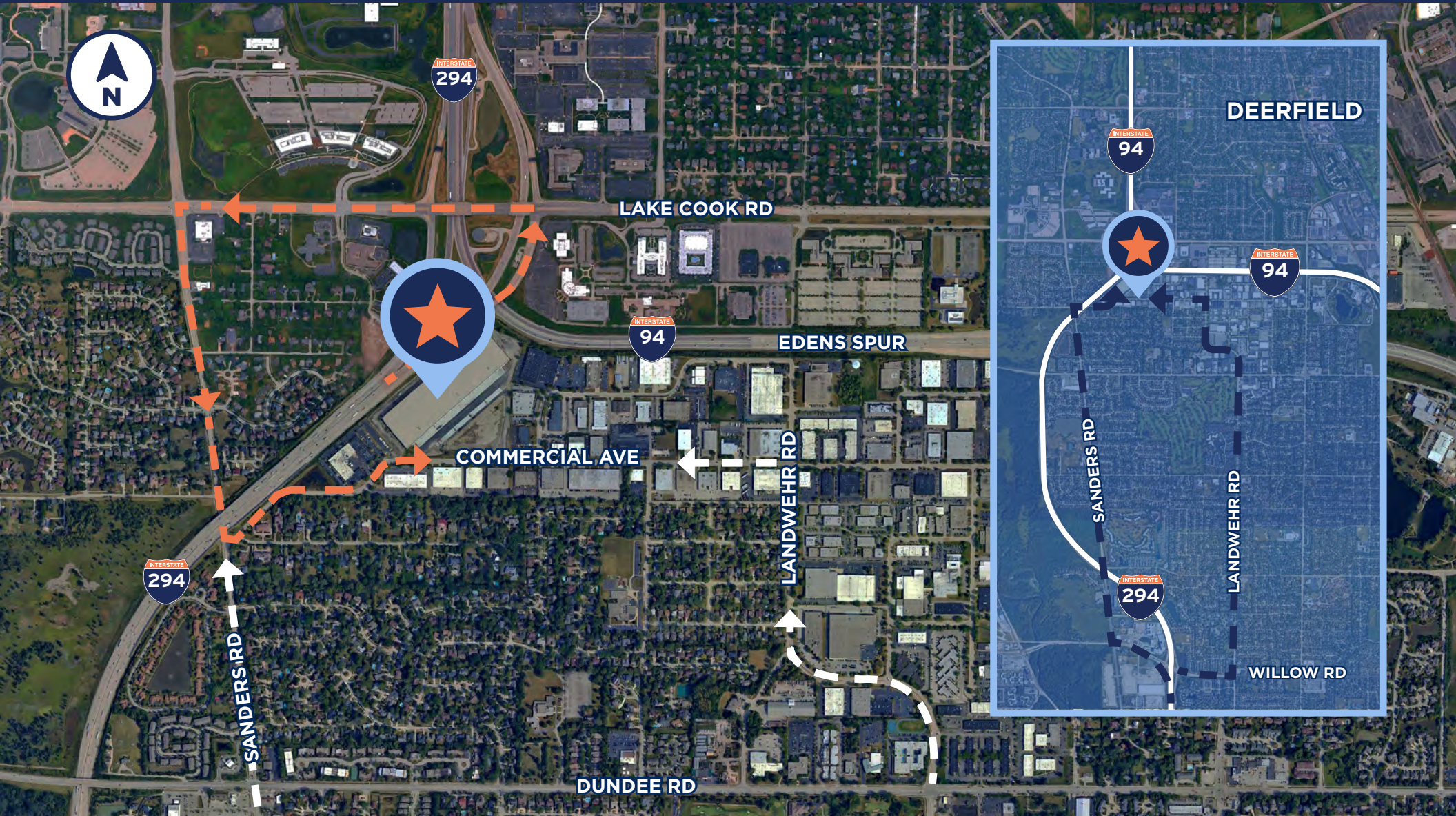
For more information,
please contact:

KEITH PURITZ
Vice Chairman
+1 847 720 1366
keith.puritz@cushwake.com

BRETT KRONER
Vice Chairman
+1 847 720 1367
brett.kroner@cushwake.com

ERIC FISCHER
Vice Chairman
+1 847 720 1369
eric.fischer@cushwake.com

MARC SAMUELS
Senior Director
+1 847 720 1368
marc.samuels@cushwake.com



For more information,
please contact:

KEITH PURITZ
Vice Chairman
+1 847 720 1366
keith.puritz@cushwake.com

BRETT KRONER
Vice Chairman
+1 847 720 1367
brett.kroner@cushwake.com

ERIC FISCHER
Vice Chairman
+1 847 720 1369
eric.fischer@cushwake.com

MARC SAMUELS
Senior Director
+1 847 720 1368
marc.samuels@cushwake.com



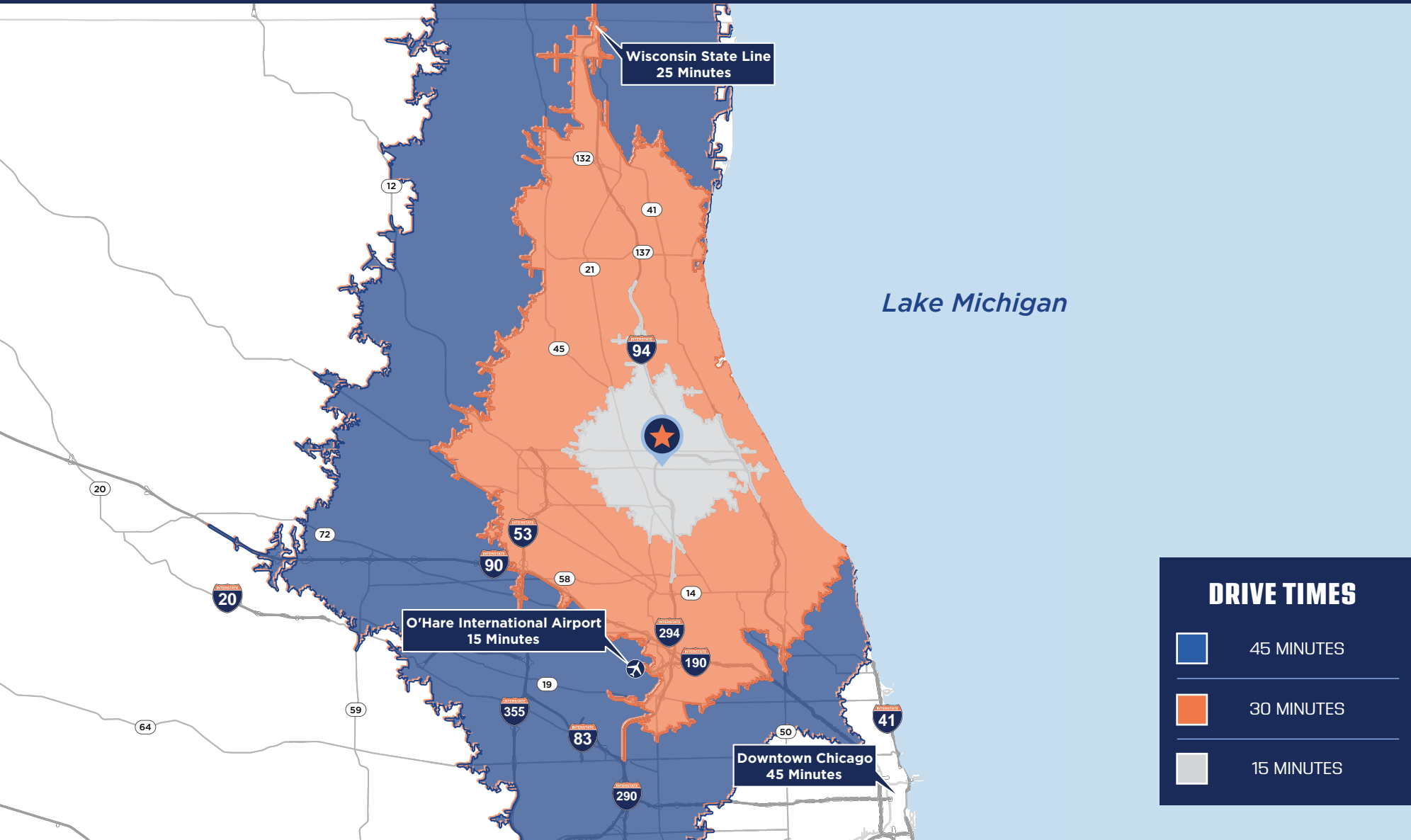
For more information,
please contact:

KEITH PURITZ
Vice Chairman
+1 847 720 1366
keith.puritz@cushwake.com

BRETT KRONER
Vice Chairman
+1 847 720 1367
brett.kroner@cushwake.com

ERIC FISCHER
Vice Chairman
+1 847 720 1369
eric.fischer@cushwake.com

MARC SAMUELS
Senior Director
+1 847 720 1368
marc.samuels@cushwake.com



For more information,
please contact:

KEITH PURITZ
Vice Chairman
+1 847 720 1366
keith.puritz@cushwake.com

BRETT KRONER
Vice Chairman
+1 847 720 1367
brett.kroner@cushwake.com

ERIC FISCHER
Vice Chairman
+1 847 720 1369
eric.fischer@cushwake.com

MARC SAMUELS
Senior Director
+1 847 720 1368
marc.samuels@cushwake.com

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

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

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

RETAIL

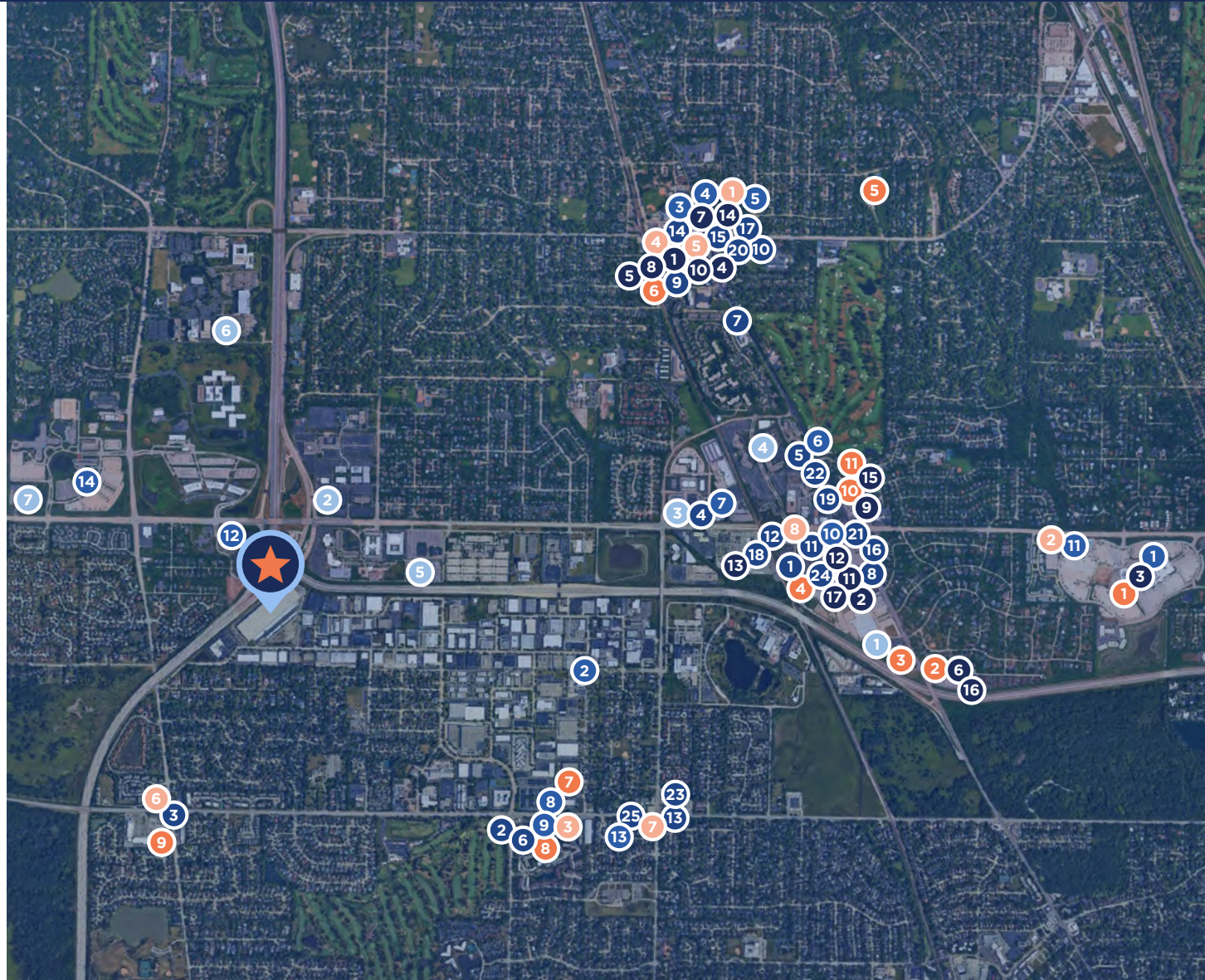
- 1 Deerfield Square
- 2 Deerbrook Shopping
- 3 Northbrook Court
- 4 California Closets
- 5 Scout & Molly's
- 6 HobbyTown USA
- 7 Fleet Feet Sports
- 8 Whole Foods Market
- 9 Pet Supplies Plus
- 10 Athleta
- 11 Marshalls
- 12 Jewel-Osco
- 13 The Home Depot
- 14 Hollywood Feed
- 15 Dollar Tree
- 16 Play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

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



For more information, please contact:

KEITH PURITZ
Vice Chairman

+1 847 720 1366
keith.puritz@cushwake.com

BRETT KRONER
Vice Chairman

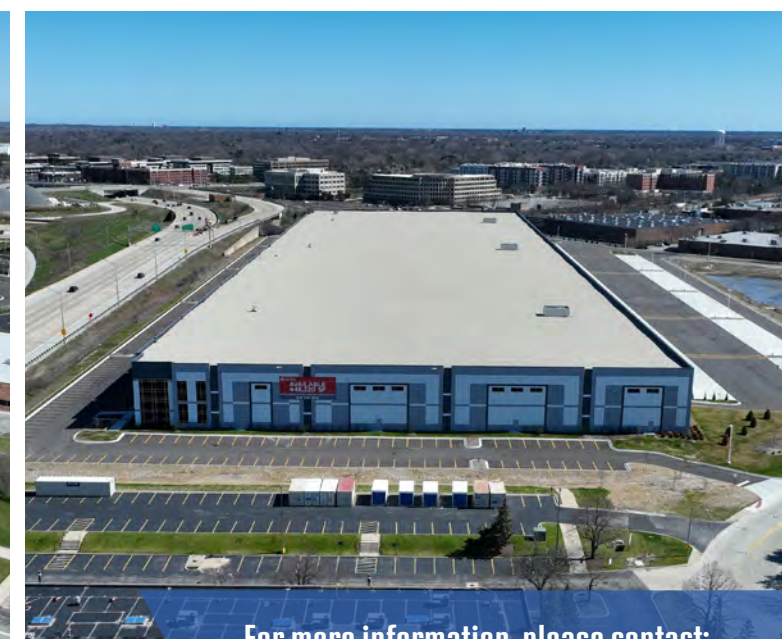
+1 847 720 1367
brett.kroner@cushwake.com

ERIC FISCHER
Vice Chairman

+1 847 720 1369
eric.fischer@cushwake.com

MARC SAMUELS
Senior Director

+1 847 720 1368
marc.samuels@cushwake.com



TWO 94
CORPORATE CENTER
4000 COMMERCIAL AVE NORTHBROOK, IL

For more information, please contact:

KEITH PURITZ
Vice Chairman
+1 847 720 1366
keith.puritz@cushwake.com

BRETT KRONER
Vice Chairman
+1 847 720 1367
brett.kroner@cushwake.com

ERIC FISCHER
Vice Chairman
+1 847 720 1369
eric.fischer@cushwake.com

MARC SAMUELS
Senior Director
+1 847 720 1368
marc.samuels@cushwake.com

