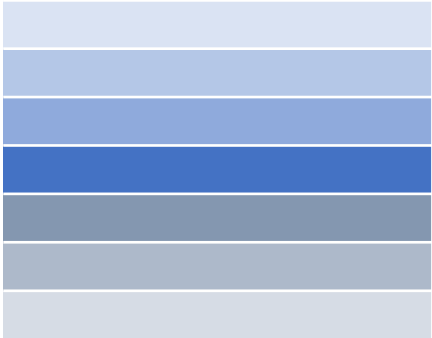




FOR LEASE
Class-A Office & Medical Space

111 Pfingsten Road, Deerfield, IL 60015



4747 W. Peterson Ave., #200
Chicago, IL 60646
www.imperialrealtyco.com

Leasing Contact: Theron May
P: 773-736-6461
E: tmay@imperialrealtyco.com

Deerfield Centre is a Class A office and medical building available for lease in Deerfield. The building offers an urban-centric feel, ideally located in Deerfield's thriving community near Deerbrook Shopping Center, the Lake-Cook Metra Train Station and other local retail, restaurants and hotels. Additionally, the village is well-connected to neighboring communities such as Riverwoods to the west, Highland Park to the east, Northbrook to the south and Bannockburn and Lake Forest to the north.

The property is immediately northwest of the I-94 (Edens Spur) and Waukegan Road (Rt 43) access ramp. The building provides indoor executive heated parking with electric vehicle charging, food service, on-site management and maintenance in a beautifully maintained property.

FOR LEASE

Class-A Office & Medical Space

111 Pfingsten Rd., Deerfield, IL 60015

3,000 – 31,829 SF Available with the Best Class A Rates in the North Suburbs

Amenities:

- \$3 Million Renovation Just Completed in 2021
- 4 Floors of Class A Office & Medical Space
- Landlord Will Build-To-Suit
- Sawtooth Designed Floorplates Allows for Maximum Private Corner Windowed Office Layout
- Multi-Tenant Pylon Sign
- Indoor Heated Garage Parking
- Food Service On-Site
- 0.4 Miles to Lake Cook Metra Train Station (56 Trains Per Day)
- Pace Bus Route #626 Serves the Property
- Immediately NW of I-94 Access Ramp at Rt-43
- 12 Minutes to Chicago Executive Airport
- 14 Minutes to O'Hare International Airport
- 4 Minute Drive to Northbrook Court Mall



Rare Urban/Suburban Transit-Oriented Development

Accessible via a less than 10 minute walk from the Property, the Lake Cook Road Metra station services over 22,000 daily commuters with a total of 56 inbound and outbound trains. This rare amenity is available to very few suburban office assets, which collectively outperform Class A North Cook County occupancy over 6%.



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Lake Cook Metra Train Station is a short 0.4 mile walk with service to Chicago's Union Station and north to Fox Lake. Pace Bus Route 626 serves the property. Numerous restaurants including Portillo's, McAlister's Deli, Panera Bread, City BBQ, Starbucks, MOD Pizza, Chick-fil-A, and many others are in walking distance. Marriott Chicago is across the street. Immediately west are Guidepost Montessori at Deerbrook & Rochelle Zell Jewish High School. Over 51,000 vehicles per day pass the property at Pfingsten and Lake Cook Rd and the building is visible to another nearly 54,000 VPD along I-94. The surrounding communities have seen a massive surge in population growth with a current population of 177,162 in a 5-mile radius with 66,559 households and an average household income of \$151,599.

Owned & Professionally Managed by DIR Development www.dirdevelopment.com

The information herein has been gathered from sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it.