

707 Lake Cook Rd

Deerfield, IL 60015



Property Description

Discover this modern office property at 707 Lake Cook Rd in Deerfield, IL. With flexible floor plans, ample parking, and high-speed internet, this property provides a professional and accommodating space for tenants. Benefit from on-site management, customizable spaces, and convenient amenities, ensuring a practical and comfortable workspace for your business needs.

Property Highlights

- Modern architecture
- Flexible floor plans
- Ample parking
- High-speed internet connectivity

Offering Summary

| | |
|------------------|--------------------|
| Lease Rate: | \$24.50 SF/yr (MG) |
| Number of Units: | 38 |
| Available SF: | 786 - 3,108 SF |
| Lot Size: | 26,963 SF |
| Building Size: | 79,383 SF |

| Demographics | 0.25 Miles | 0.5 Miles | 1 Mile |
|-------------------|------------|-----------|-----------|
| Total Households | 197 | 782 | 2,913 |
| Total Population | 409 | 1,692 | 6,906 |
| Average HH Income | \$141,814 | \$163,277 | \$196,791 |

BILL GOLD | 773.792.3000 x251 | 847.736.8000 | bill@troyrealtyltd.com

6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | TROY-COMPANIES.COM

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Terms are subject to errors, omissions and change without notice.

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Lease Information

| | | | |
|--------------|----------------|-------------|---------------|
| Lease Type: | MG | Lease Term: | Negotiable |
| Total Space: | 786 - 3,108 SF | Lease Rate: | \$24.50 SF/yr |

Available Spaces

| Suite | Tenant | Size (SF) | Lease Type | Lease Rate | Description |
|--------------------------------|-----------|-----------|----------------|---------------|--|
| 707 Lake Cook Suite 115 | Available | 786 SF | Modified Gross | \$24.50 SF/yr | Two Offices and Storage |
| 707 Lake Cook, Suite 260 | Available | 1,562 SF | Modified Gross | \$24.50 SF/yr | Two Exam Rooms, Lab space, Therapy Room, Storage Reception, and Waiting Room |
| 707 Lake Cook, Suite 311 | Available | 951 SF | Modified Gross | \$24.50 SF/yr | Three Offices, Storage, Reception (Water in One Office) |
| 707 Lake Cook, Suite 318 | Available | 839 SF | Modified Gross | \$24.50 SF/yr | One Office, Bullpen, and Conference Room |
| 707 Lake Cook, Suite 350 (340) | Available | 3,108 SF | Modified Gross | \$24.50 SF/yr | Two Offices, Bullpen, Conference Room, Break Room, reception, and IT Closet. |
| 707 Lake Cook, Suite 276 | Available | 798 SF | Modified Gross | \$24.50 SF/yr | Wide Open Plan, Can be built out easily |

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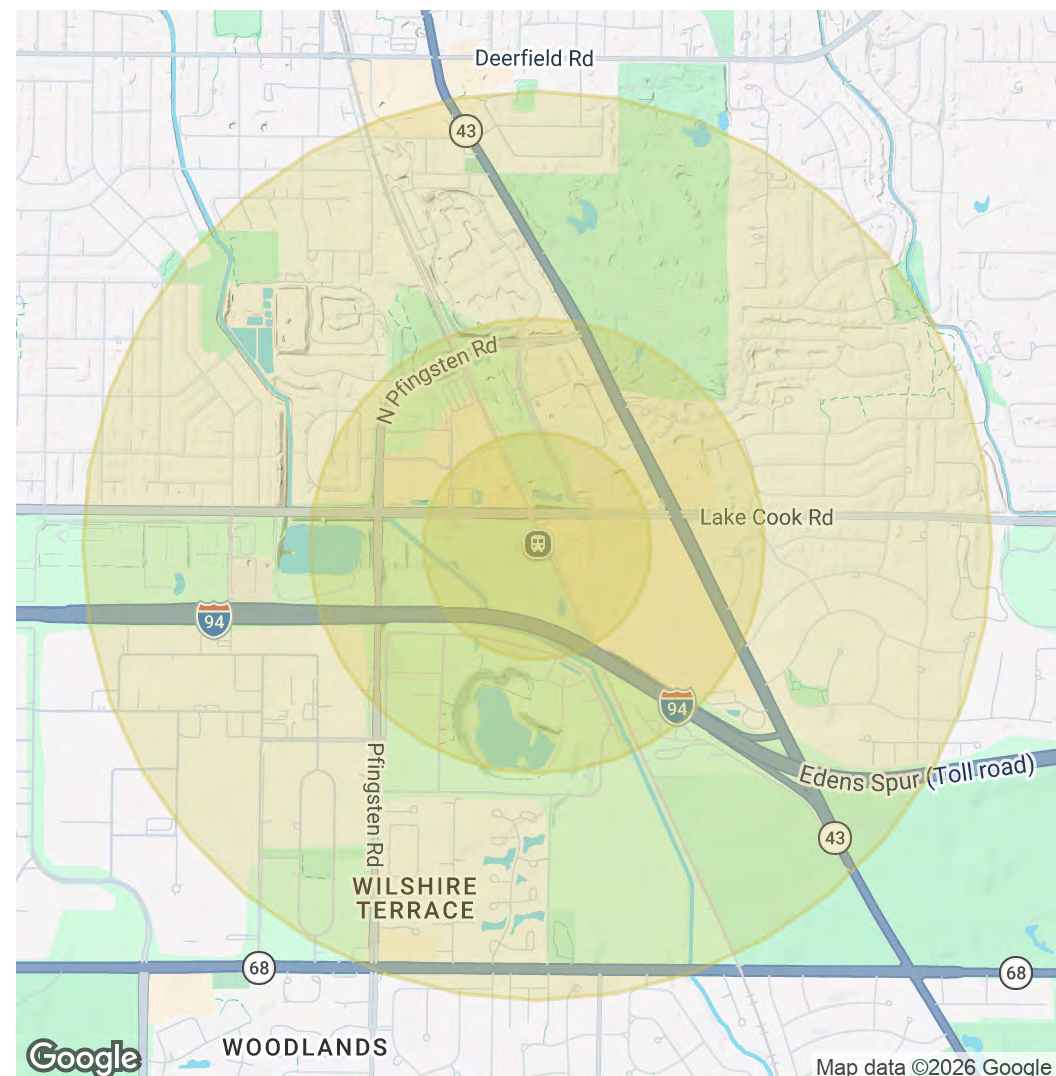
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| Population | 0.25 Miles | 0.5 Miles | 1 Mile |
|----------------------|------------|-----------|--------|
| Total Population | 409 | 1,692 | 6,906 |
| Average Age | 61.3 | 56.7 | 51.6 |
| Average Age (Male) | 60.8 | 55.4 | 49.9 |
| Average Age (Female) | 62.0 | 57.6 | 52.6 |

| Households & Income | 0.25 Miles | 0.5 Miles | 1 Mile |
|---------------------|------------|-----------|-----------|
| Total Households | 197 | 782 | 2,913 |
| # of Persons per HH | 2.1 | 2.2 | 2.4 |
| Average HH Income | \$141,814 | \$163,277 | \$196,791 |
| Average House Value | \$536,560 | \$561,122 | \$610,358 |

2023 American Community Survey (ACS)



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