

444 SKOKIE BLVD. NORTHBROOK, IL 60062



444 Skokie Blvd.
Northbrook, IL 60062

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XROADS REAL ESTATE ADVISORS
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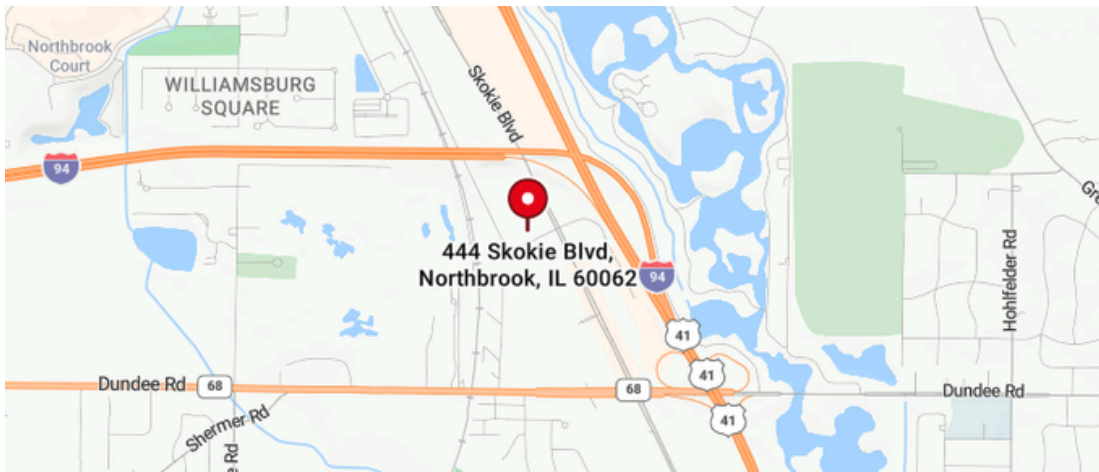
Property and Location Information

This single-tenant office space is fully built out and versatile, suitable for office, medical, or retail use. Boasting prominent monument signage on Skokie Boulevard, the property offers immediate access to I-94 and visibility from the I-94 Spur. Located in the affluent Northbrook suburb, tenants and visitors can benefit from ample parking. This modern facility provides an exceptional leasing option with its strategic location and adaptable design, making it an ideal choice for businesses seeking a high-traffic, versatile commercial space.



Highlights:

- 📍 Northbrook, IL
- Available Q4 - 2026
- Available: 5,500 SF
- Single Tenant Office Building
- Suitable for Office, Medical, or Retail
- Fully Built Out Office Space
- Ample Parking for Tenants and Visitors
- ADA Compliant
- Monument Signage on Skokie Blvd.
- Visible from I-94 Spur
- Excellent Connectivity to Chicagoland Region
- Professionally Managed by Xroads Advisors



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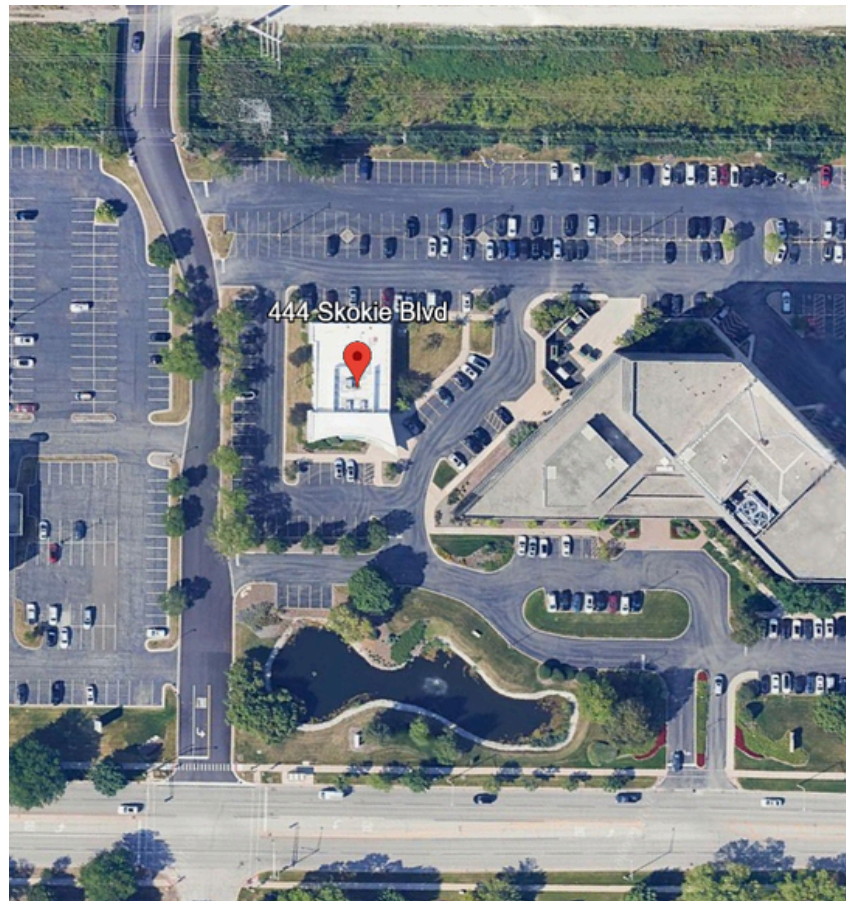
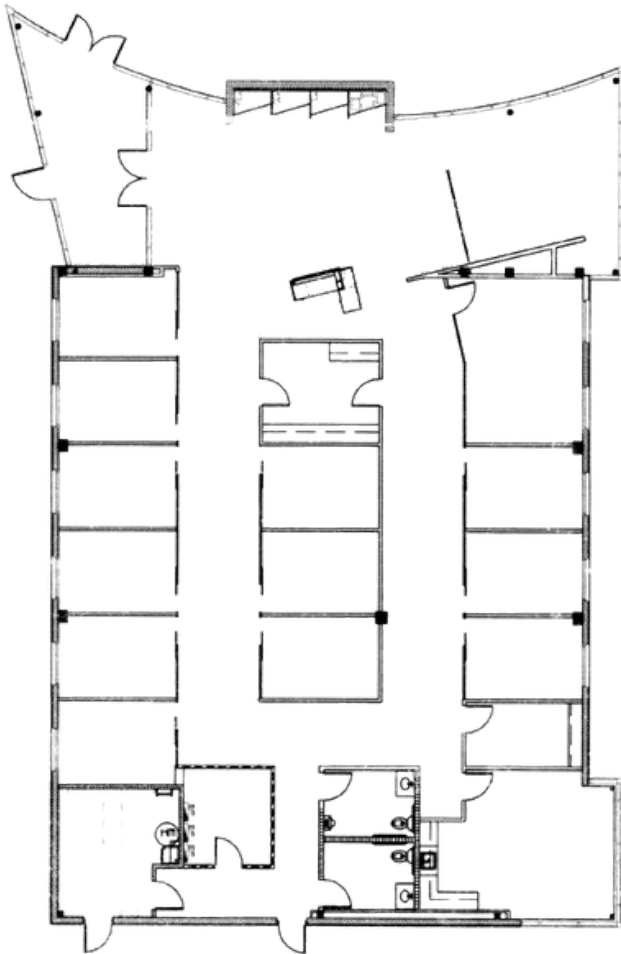
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Availability - 5,500 SF

Located on Skokie Boulevard in Northbrook's premier business corridor, 444 Skokie offers 5,500 SF of fully built out office space. Current build out offers 12 private offices, conference room, kitchen and break area, two ADA compliant washrooms, large lobby, waiting area, and vestibule. Expansion opportunity on both northwest and southeast of the building. This office is visible from the I-94 spur, with prominent monument signage on Skokie Blvd and immediate access to I-94, surrounded by a balanced mix of corporate offices, retail, leisure, and high-quality neighborhoods.



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Suite Photos



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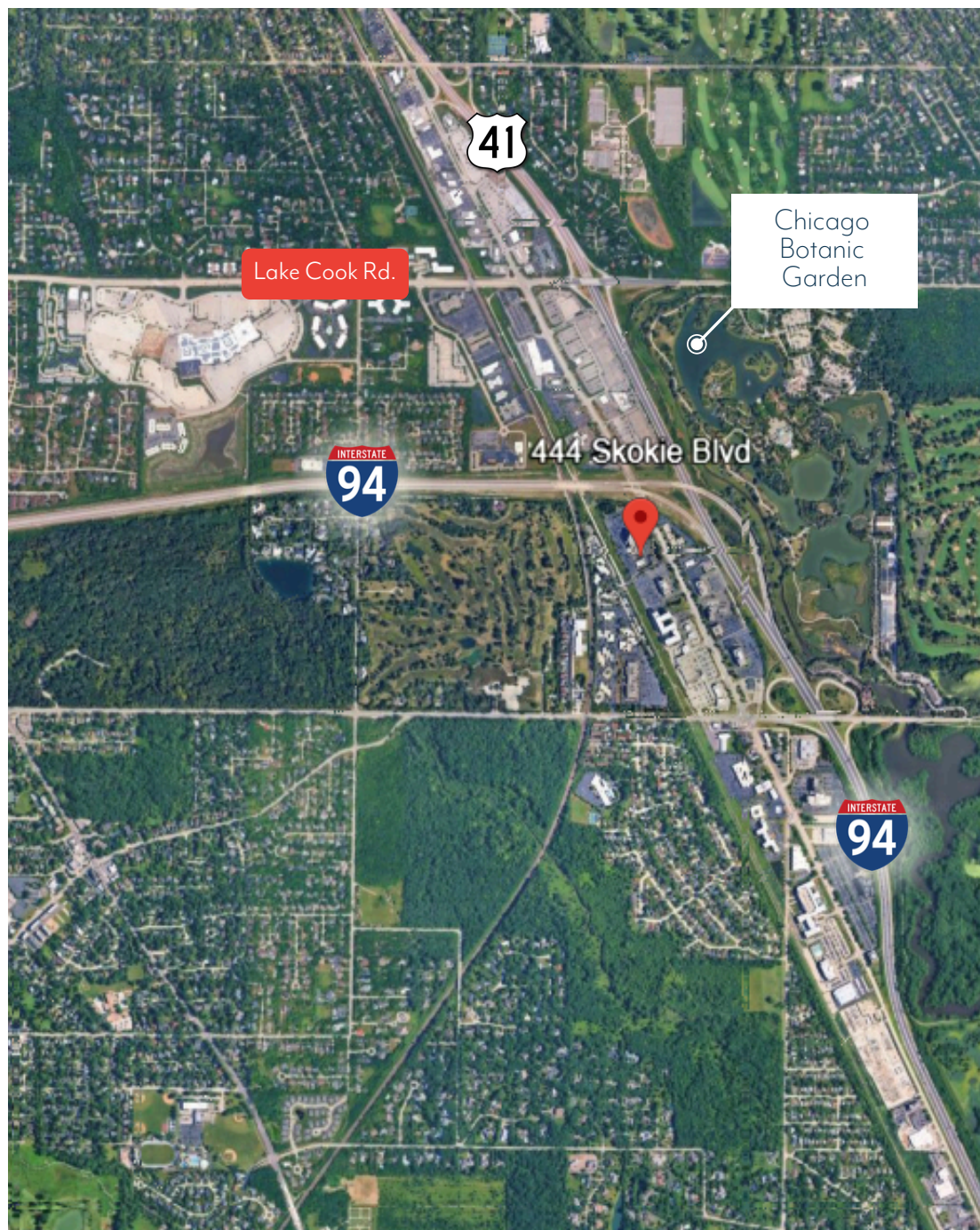
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Location & Map



Situated in the heart of the renowned North Shore, the area offers an array of dining, shopping, and recreational opportunities, most notably the peaceful Chicago Botanic Gardens. Conveniently located near major highways, visible from the I-94 spur, providing easy access to downtown Chicago and O'Hare International Airport (16 mi.). Close proximity to Endeavor Health Glenbrook Hospital (6.9 mi.), Northwestern Medicine (4.9 mi.) in Glenview, and Advocate Lutheran General (12.2 mi.) in Park Ridge. The perfect blend of suburban charm and urban convenience in this desirable Northbrook location, known for its strong residential neighborhoods and well-established commercial corridors.

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