

3,391 SQUARE FEET LOW COST OFFICE SPACE GREAT NORTHBROOK LOCATION



2177 Shermer Rd., Northbrook, Illinois

- Open, Functional Layout
- Identity and visibility
- Public transportation
- \$15.00 psf modified gross

Contact: Jeff Tideman (847) 345-3860

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**3,391 SQ. FT. FOR LEASE
WILLOW AND SHERMER AREA**

ADDRESS: 2177 Shermer Road,
Northbrook, Illinois

AVAILABLE: 3,391 sq. ft. (88,611 sq. ft. in the complex)

OFFICE AREA: 3,391 sq. ft. Separate entrance. 24/7 access

HEAT AND A/C: Newer rooftop HVAC unit for this space

SPRINKLERED: Yes

PARKING: 10 spaces

POSSESSION: After May 1, 2024

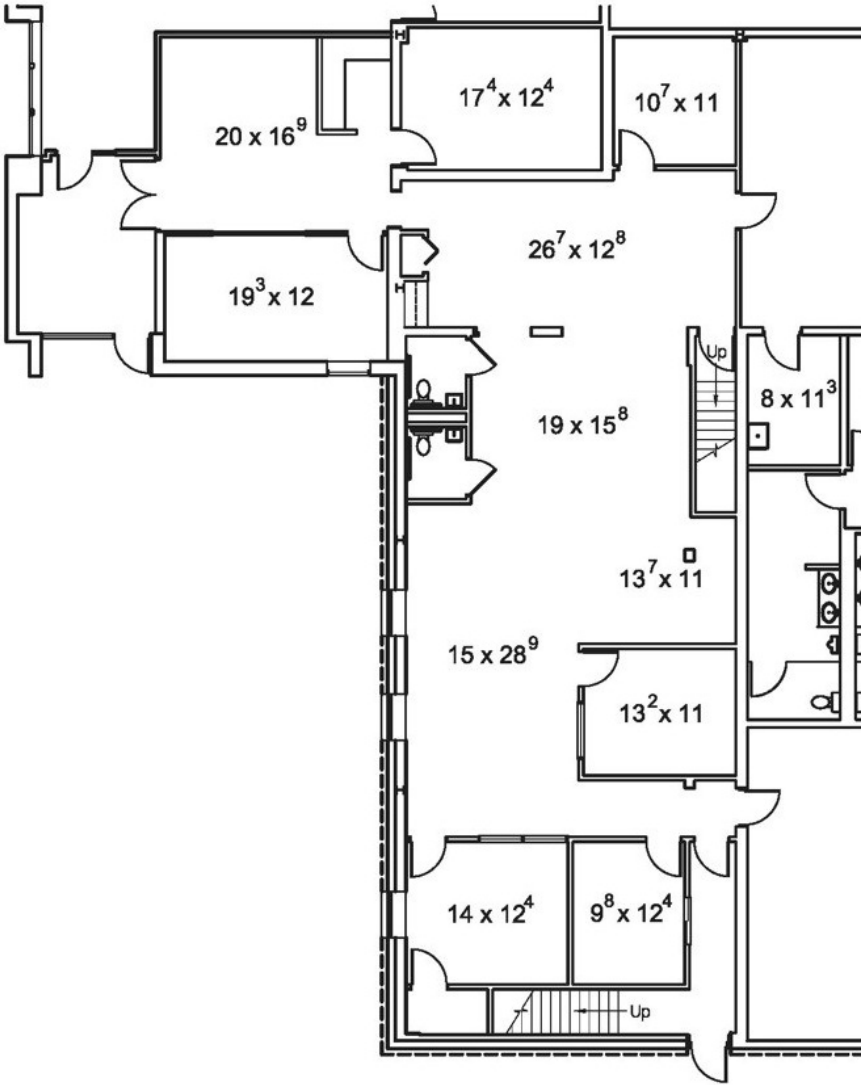
LEASE RATE: \$15.00 per sq. ft. modified gross

EXPENSES: Rent includes base year real estate taxes, and CAM. Heat, electric, trash service and janitorial paid by tenant.

REMARKS: Functional layout with large open space and attractive reception area. Pleasant environment with a large front yard and mature trees across from Glenbrook North High School. Option to add contiguous 2,232 sq. ft. upstairs above this space for only \$10 psf.

**CONTACT: Jeff Tideman
Managing Broker
(847) 441-5010**

APPROXIMATE LAYOUT

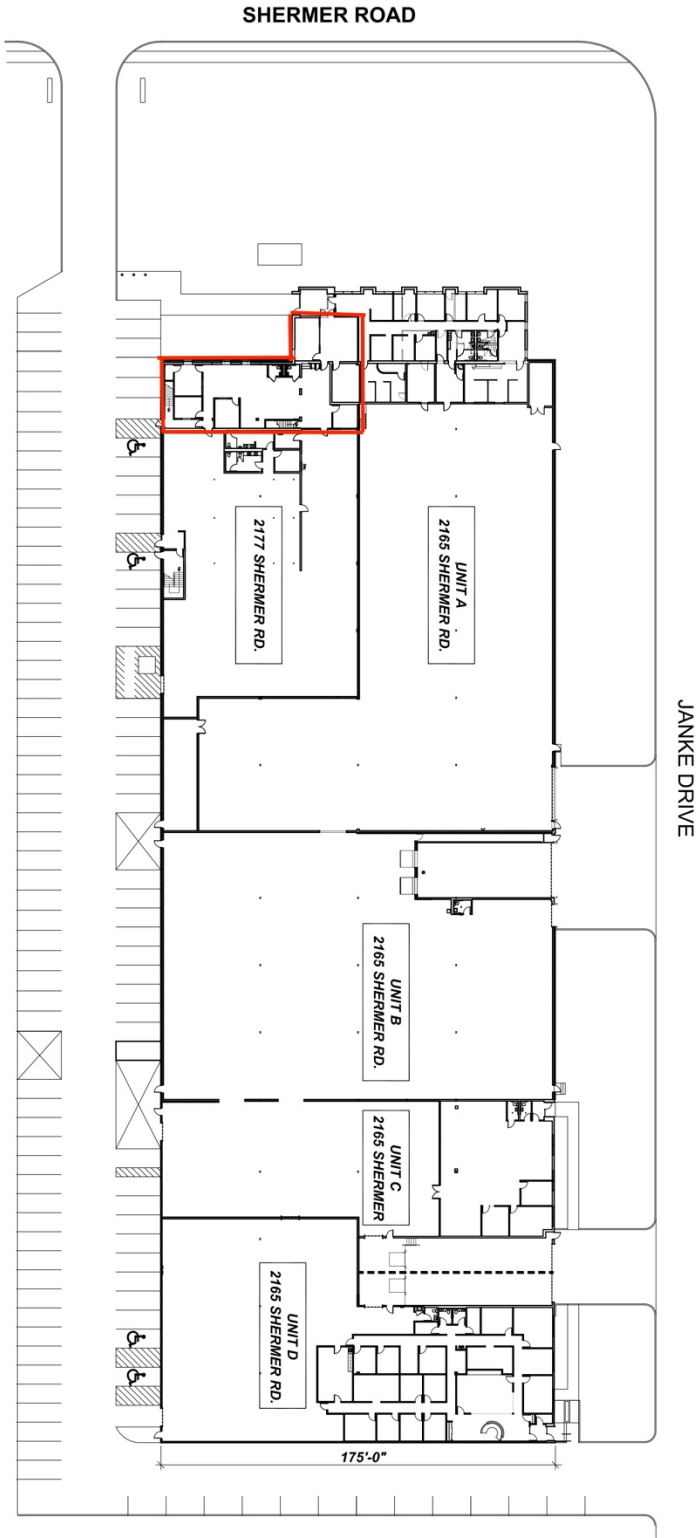


First Floor Plan

Not To Scale



SITE PLAN



Key Plan



This drawing indicates the general scope of the building in terms of its construction. This drawing has been prepared for informational purposes only. It is not intended to be used for any other purpose. The drawing has been prepared by The Tideman Company, Architectural Design, 145 Revere Dr., Skokie, IL 60076. (847) 441-5109.

**2165-2177 SHERMER ROAD
NORTHBROOK, ILLINOIS**

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