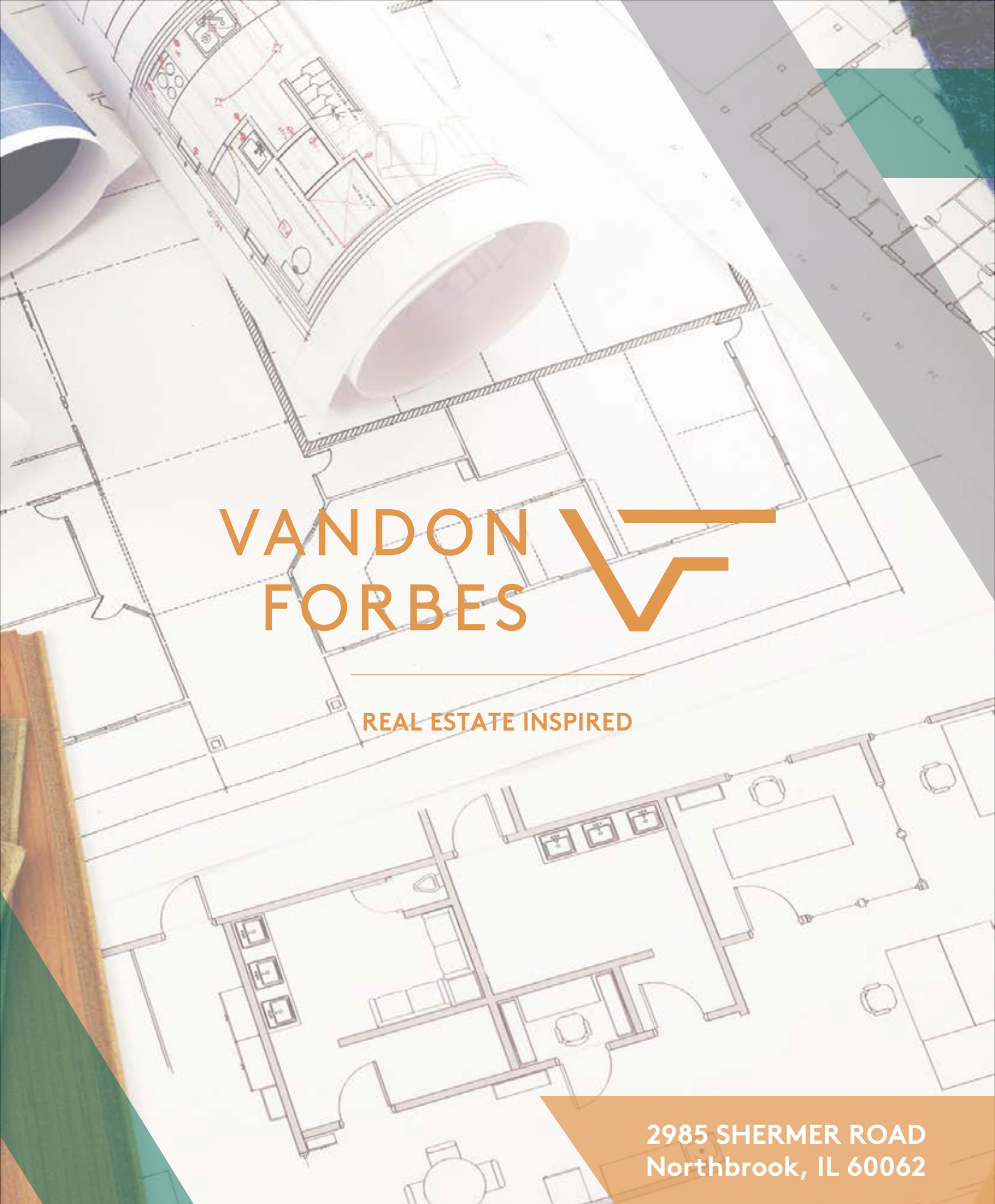


The background of the image is a collage of architectural drawings. A large, detailed floor plan of a multi-story building is the central focus, showing various rooms, corridors, and structural elements. In the top left corner, a rolled-up blueprint is visible, showing a different section of a drawing. The overall aesthetic is professional and design-oriented, with a color palette of muted blues, greys, and earthy tones.

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2985 SHERMER ROAD
Northbrook, IL 60062



2985 SHERMER ROAD - FOR LEASE

A rare opportunity to establish your business within Northbrook's newest premier sports and wellness destination. Located at 2985 Shermer Road and delivering in January 2027, this state-of-the-art development will feature a premier Padel and Pickleball facility alongside 21,200 square feet of available space ideal for sports, wellness, fitness, medical, training, entertainment, and experiential uses. With soaring 40-foot ceilings, abundant parking, modern construction, and exceptional North Shore demographics, visibility, and access, this project offers a unique flagship opportunity in a highly sought-after location.



40 FT CEILING HEIGHT
IDEAL FOR SPORTS + RECREATION



\$28/SF NET
LEASE RATE



21,200 SQ FT
AVAILABLE SPACE



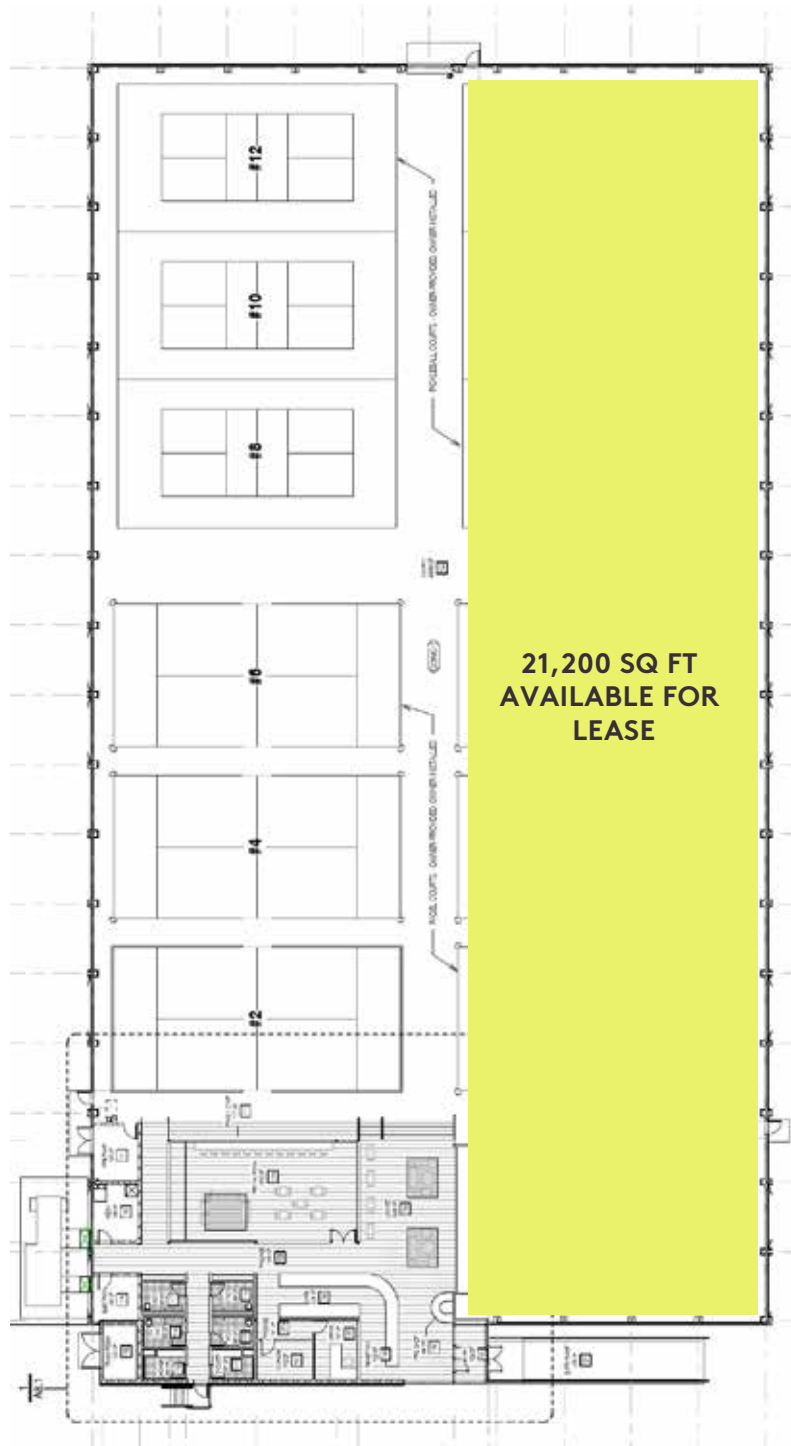
FLEXIBLE ICS ZONING
INDUSTRIAL & COMMERCIAL SERVICES

IDEAL FOR KIDS' GYM | WALL CLIMBING | SPORTS TRAINING | FITNESS



SITE PLAN

2985 SHERMER ROAD





2985 SHERMER ROAD
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LEIBEL MOSCOWITZ

📞 312-498-0319

✉️ lmoscowitz@vandonforbes.com

AARON KAPLAN

📞 773-965-0756

✉️ akaplan@vandonforbes.com