



PLAY VIDEO



THE NEW 10 parkway north

Parkway North Center | Deerfield, IL

OWNED BY:  CORE ACQUISITIONS

LEASED & MANAGED BY:



NEW LOBBY & TENANT LOUNGE RENOVATIONS

10 PARKWAY NORTH
Parkway North Center, Deerfield, IL



Recent Capital Improvements



New Façade



New Landscaping Plan



New Patio Upgrades



New Lobby Renovation



Refreshed, Modern Elevators



New Tenant Lounge



Renovated Conference/ Training Center



New Daily Meal Delivery Service/ Grab & Go



Multiple Signage Opportunities

For leasing inquiries:

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PROPERTY DESCRIPTION

10 PARKWAY NORTH
Parkway North Center, Deerfield, IL



- > 106,028 RSF - Up to 51,099 RSF Remaining
 - > 1st Floor: 5,000 RSF (fully furnished, move-in-ready)
 - Spec Suite - 3,095 RSF
 - > 2nd Floor: 37,037 RSF (full floor divisible)
 - > 3rd Floor: 1,856 RSF - 7,206 RSF (divisible)
 - Spec Suite B: 7,206 RSF
**Fully Furnished Spec Suite*
 - Suite C: 1,856 RSF
- > Building and monument signage available
- > 405 spaces (4 per 1,000 SF parking ratio)
- > Current telecommunications and fiber providers are AT&T, CenturyLink and Comcast
- > Asking Rental Rate: \$29.75/SF Modified Gross

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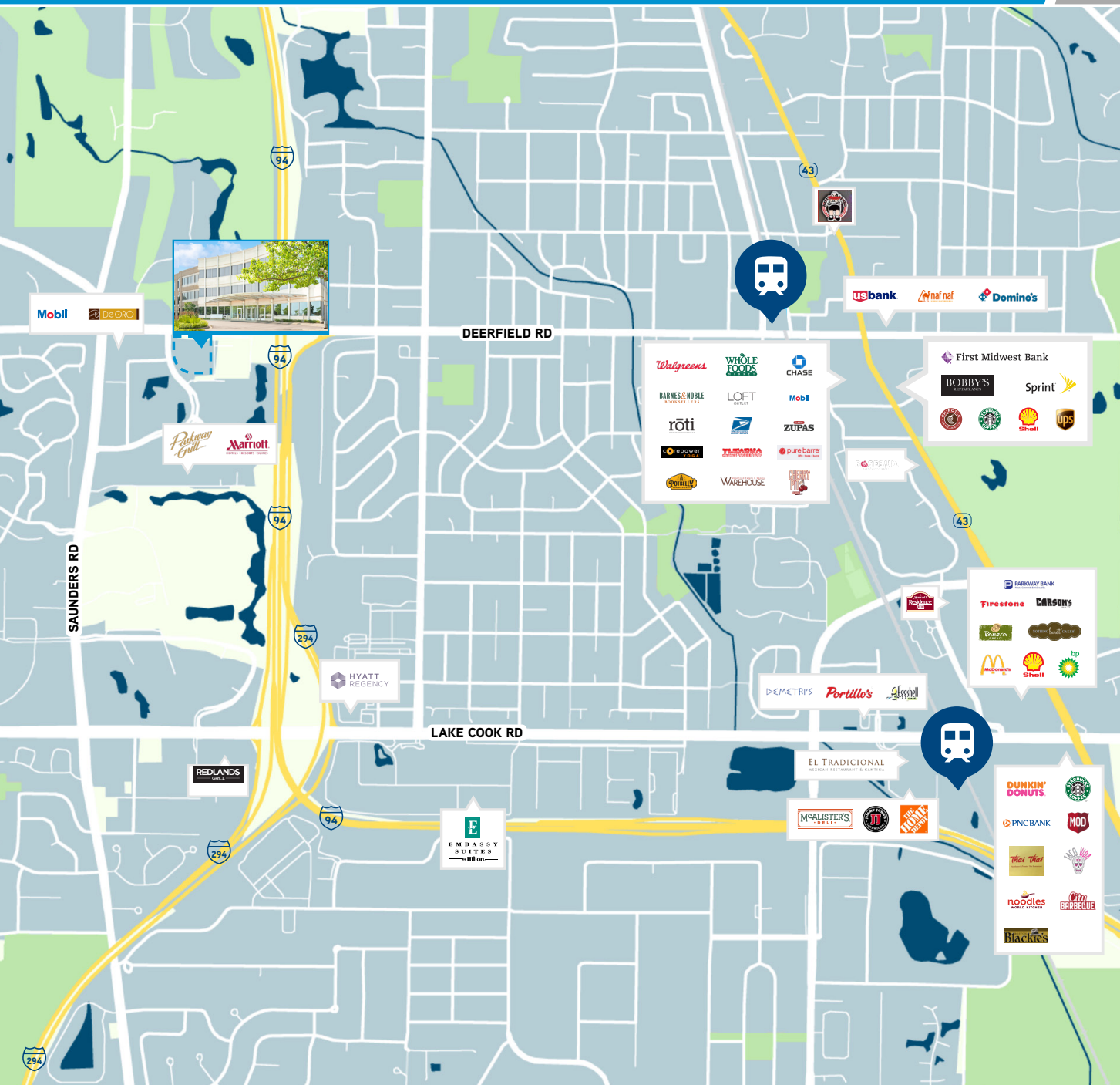
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LOCATION HIGHLIGHTS & TRANSPORTATION

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Parkway North Center Amenities

- > Immediate access to the Tri-State Tollway (I-294) and proximity to the Edens Expressway (I-94)
- > 85 acre wooded campus with running trails
- > Marriott Suites Hotel with conference facilities, restaurants, lounge, and sundry store

Convenient to

Deerfield Metra Station
> 5 minutes / 1.6 miles

Lake Cook Rd Metra Station
> 8 minutes / 3.3 miles

O'Hare International Airport
> 21 minutes / 16 miles

Chicago Executive Airport
> 10 minutes / 5.3 miles

Wisconsin / Illinois Border
> 30 minutes / 28 miles

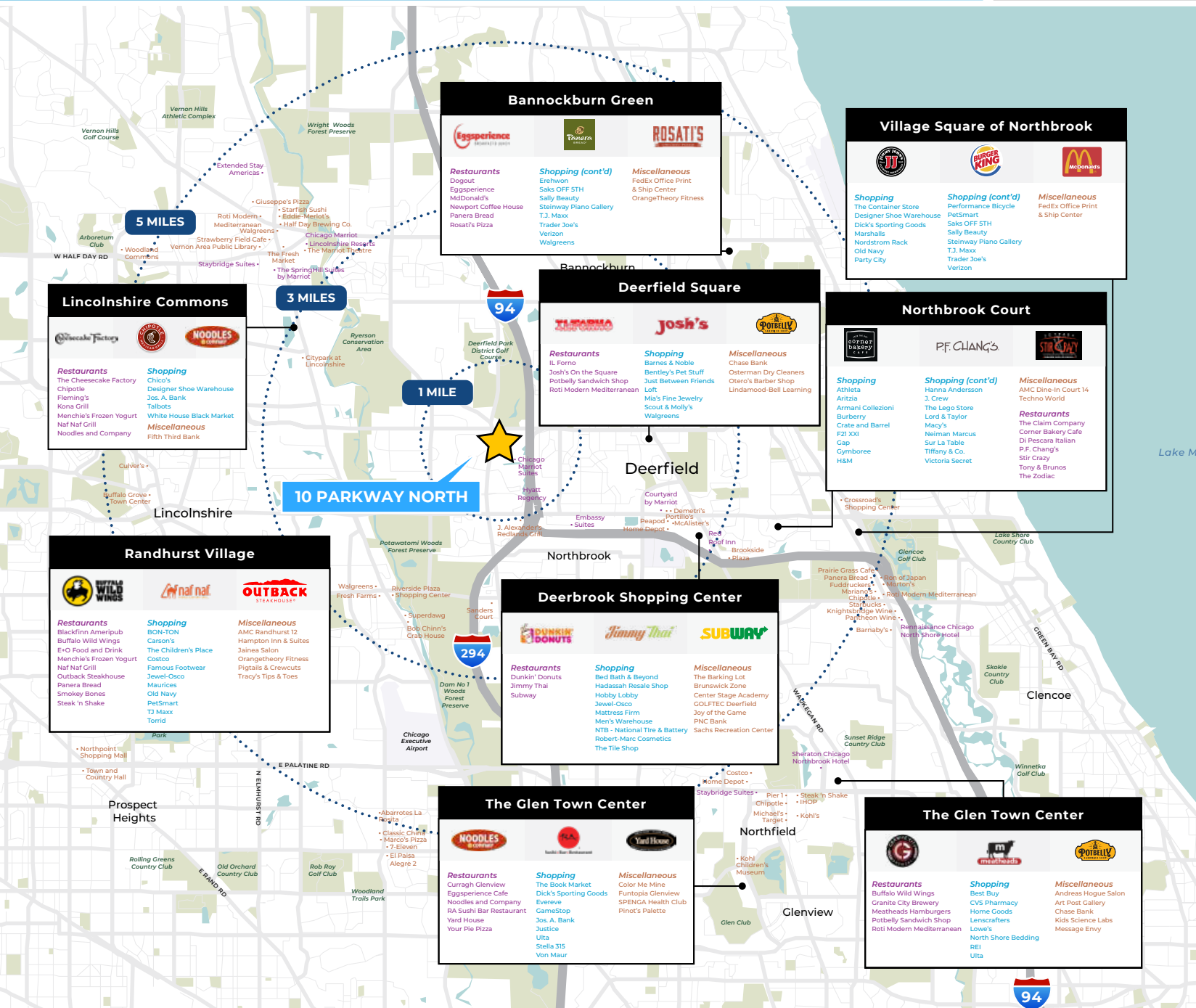


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CORPORATE NEIGHBORS

10 PARKWAY NORTH
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COMPANY	FORTUNE 2024 RANKING
1 Abbott	99
2 Abbvie	73
3 Allstate	84
4 Baxter	274
5 Big Apple Bagels	-
6 CDW	166
7 CF Industries	365
8 Caterpillar	68
9 Fortune Brands	469
10 Walgreens Boots Alliance	27
11 Discover Financial	273
12 Astellas Pharma US	-
13 Takeda	-
14 Tenneco	-
15 Pfizer	38
16 Pactiv Corporation	-
17 Brunswick Corporation	-
18 CVS Health	6
19 Aon	-
20 W.W. Grainger	272
21 Essendant	-
22 Anixter	-
23 Stepan	-
24 ITW	260
25 Forsythe	-
26 LanzaTech	-
27 Packaging Corp. of America	-
28 US Foods Holding	117
30 Vyaire	-
31 Camping World	-
32 Consumer Credit Union	-
33 Old World Industries	-
34 IDEX	-



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TRANSPORTATION MAP

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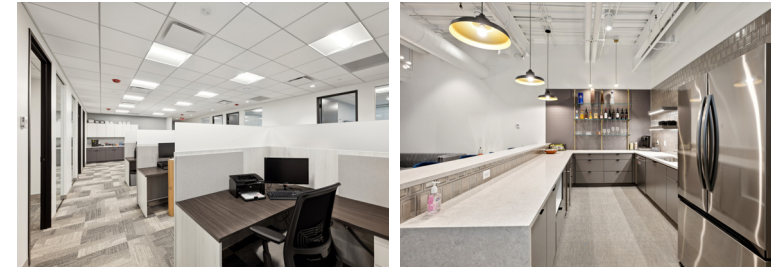
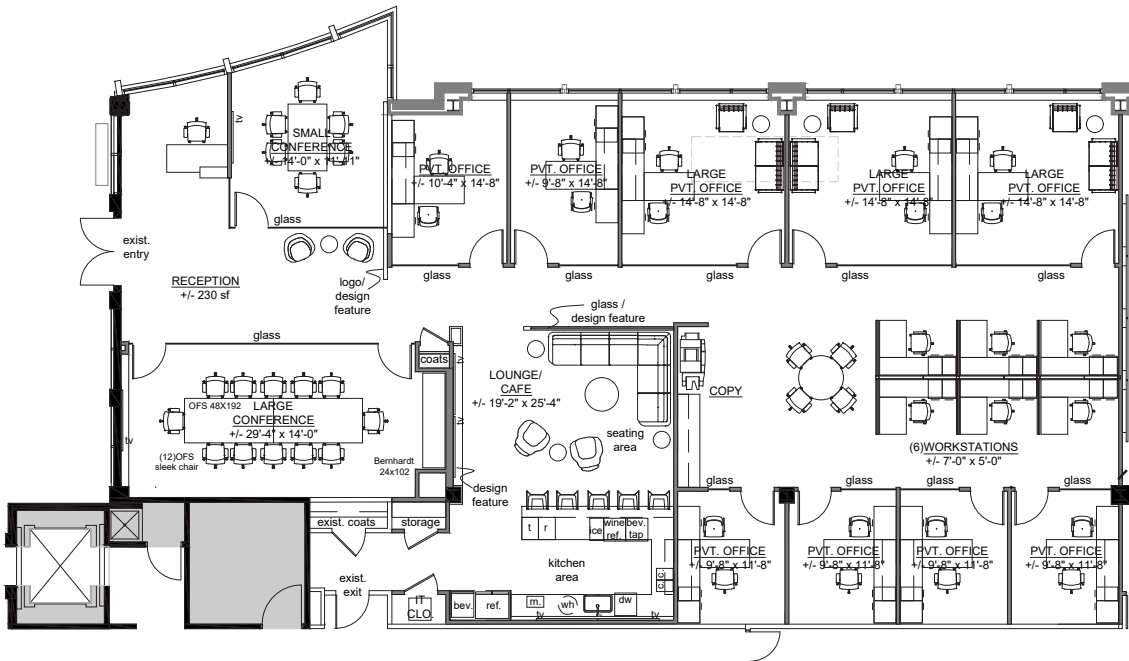
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Fully Furnished Spec Suite - Ready for Immediate Occupancy 1st Floor - Suite 120 - 5,000 RSF



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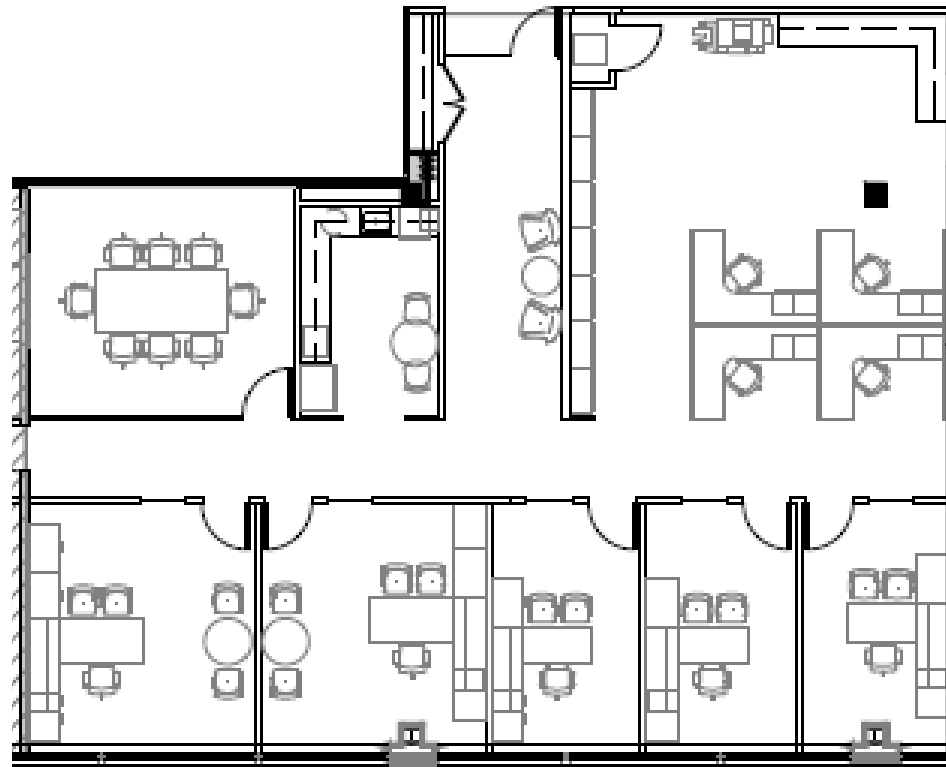
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Fully Furnished Spec Suite
1st Floor - 3,095 RSF
Ready with 30 days notice



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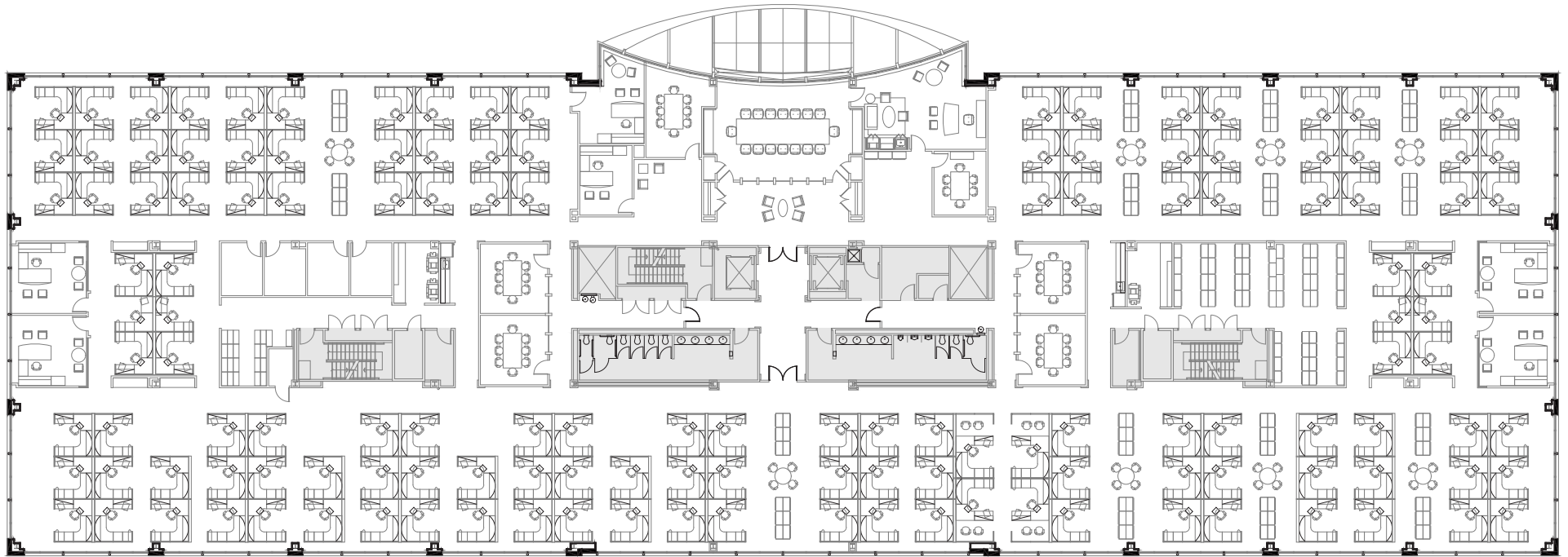
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Existing Conditions & Previous Tenant Furniture Layout 2ND Floor – 37,037 RSF



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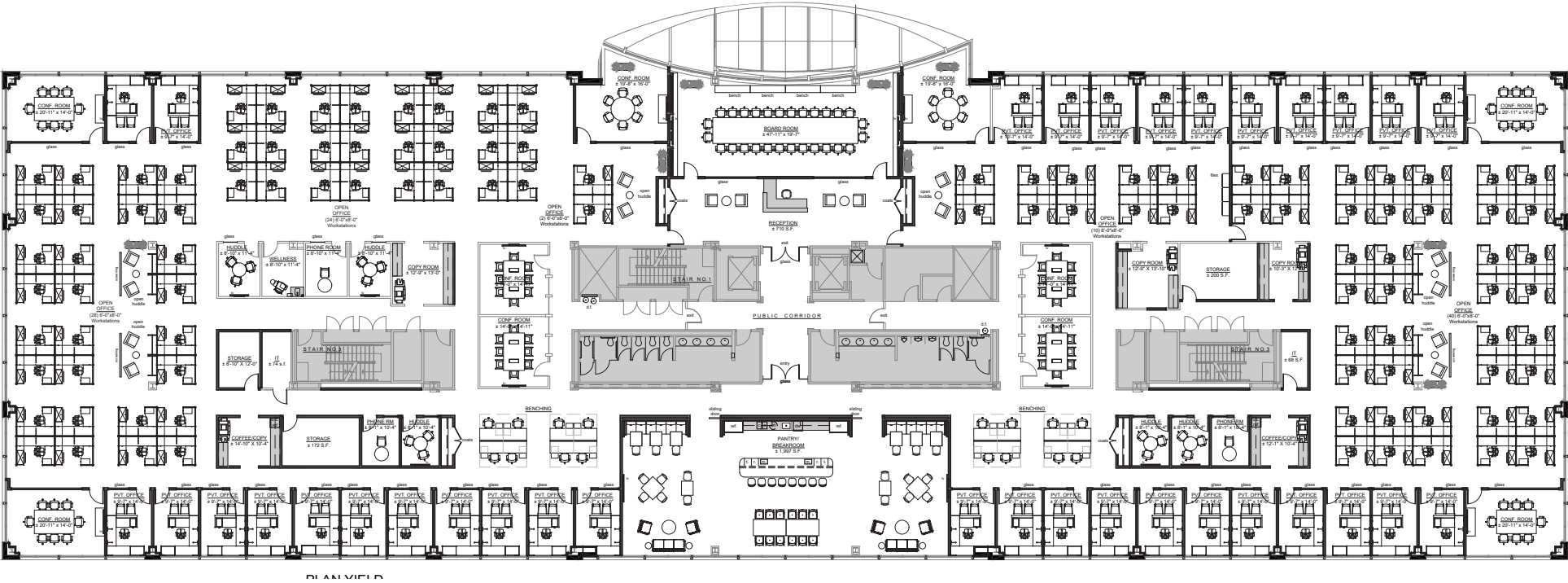


Potential Future Layout
2ND Floor – 37,037 RSF

TOTAL STAFF COUNT: 155

Private Offices: 34
Workstations:
6'-0" x 8'-0" 104
5'-0" Benching 16

Boardroom: 1
Conference: 10
Huddle: 5
Open Huddle: 6
Phone Rooms: 3
Coffee/ Copy: 2
Copy Room: 3
Pantry/ Breakroom: 1
Wellness: 1
I.T. Room: 2
Coats: 4
Storage: 3
Reception: 1



PLAN VIEW

For leasing inquiries:

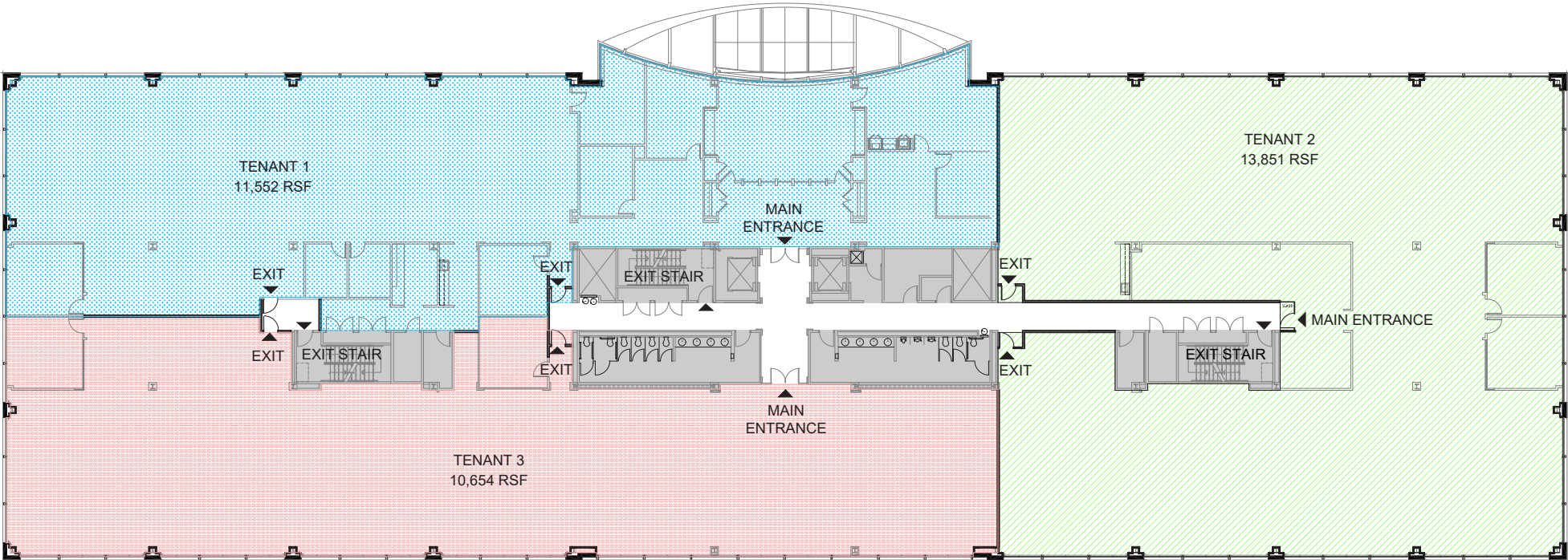
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Potential 3-Tenant Demising Plan 2ND Floor



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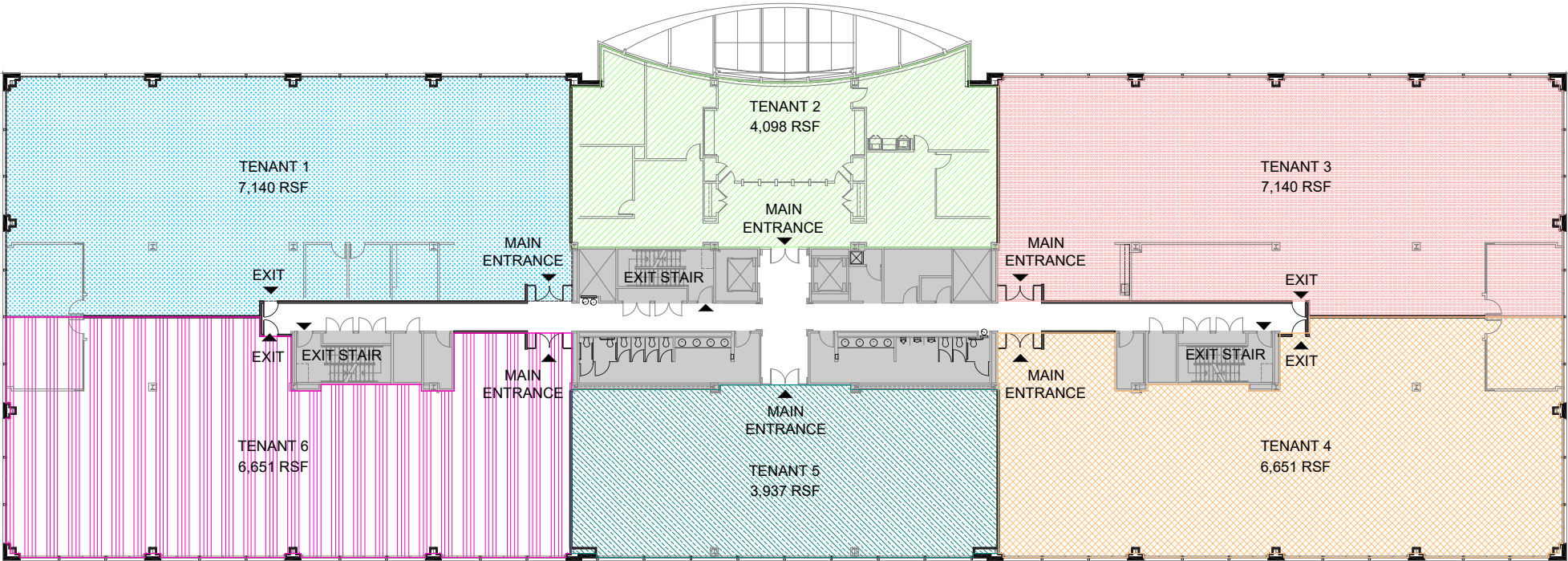
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Potential 6-Tenant Demising Plan 2ND Floor



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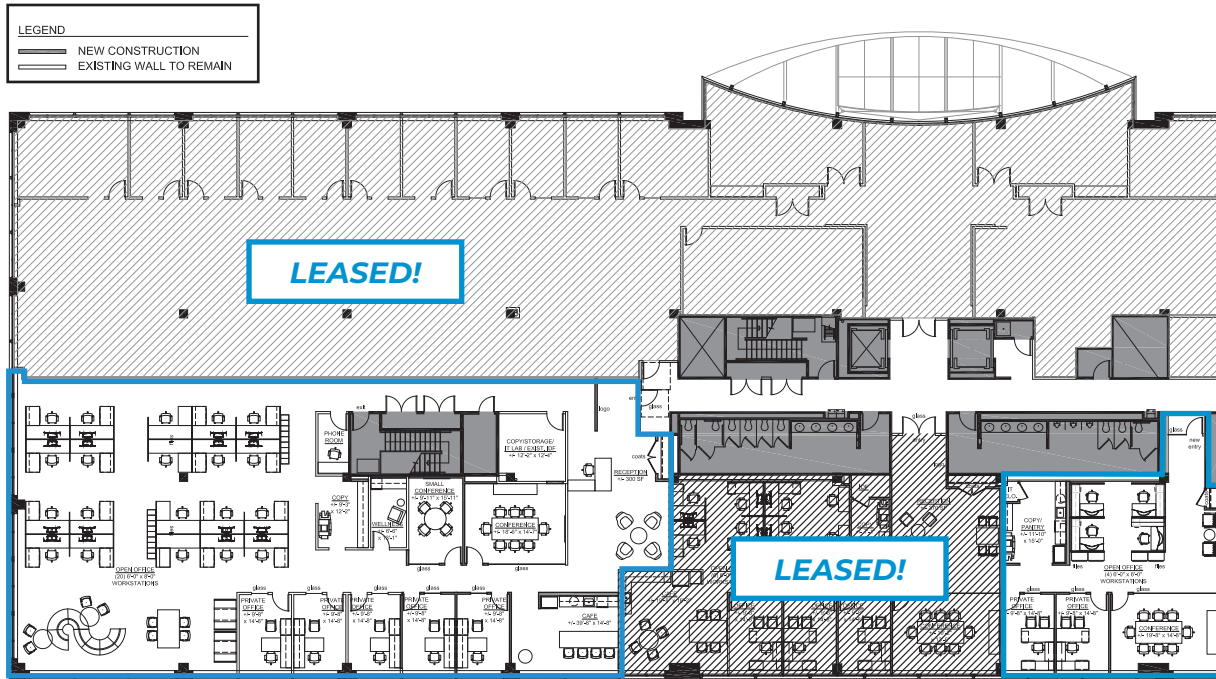
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Fully Furnished Spec Suites - Ready for Immediate Occupancy

3RD Floor - Suite B - 7,206 RSF | Suite C - 1,856 RSF



Suite B | 7,206 RSF
*Fully Furnished

Suite C | 1,856 RSF

Spec Suite B- Gallery



SUITE B PLAN YIELD - 7,206 RSF

Total Staff Count:	28
Private Offices:	5
6'-0" x 8'-0" Workstations:	16
6'-0" x 6'-6" Workstations:	6
Reception:	1
Conference:	1
Small Conference:	1
Cafe:	1
Copy/Print:	1
IDF Clo.:	1
Coats:	1

SUITE C PLAN YIELD - 1,856 RSF

Total Staff Count:	6
Private Offices:	2
6'-0" x 6'-6" Workstations:	4
Reception:	0
Conference:	1
Copy/Print:	1
IDF Clo.:	1
Coats:	1

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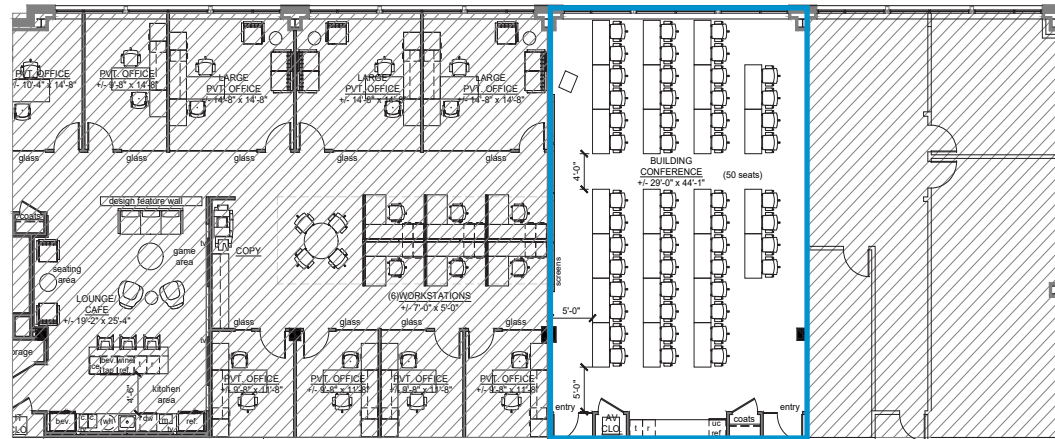
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Conference Center

1st Floor - Seating for up to 50 people



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