



PLAY VIDEO

10 Parkway North | Deerfield, IL

THE NEW
10
parkway
north

Office space available **for lease**

10 Parkway North is a newly upgraded, amenity-rich office destination within the Parkway North campus, offering seamless access to I-294, I-94, Metra, nearby dining, retail, trails, and regional airports.

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OWNED BY:



LEASED & MANAGED BY:



Recent Capital Improvements



New Lobby Renovation



New Tenant Lounge



Renovated, Conference/
Training Center



New Daily Meal Delivery
Service/Grab & Go



Multiple Tenant Signage
Opportunities



Refreshed, Modern
Elevators



New Tenant Lounge &
Patio Upgrades



Enhanced Landscaping
Plan



Property Description

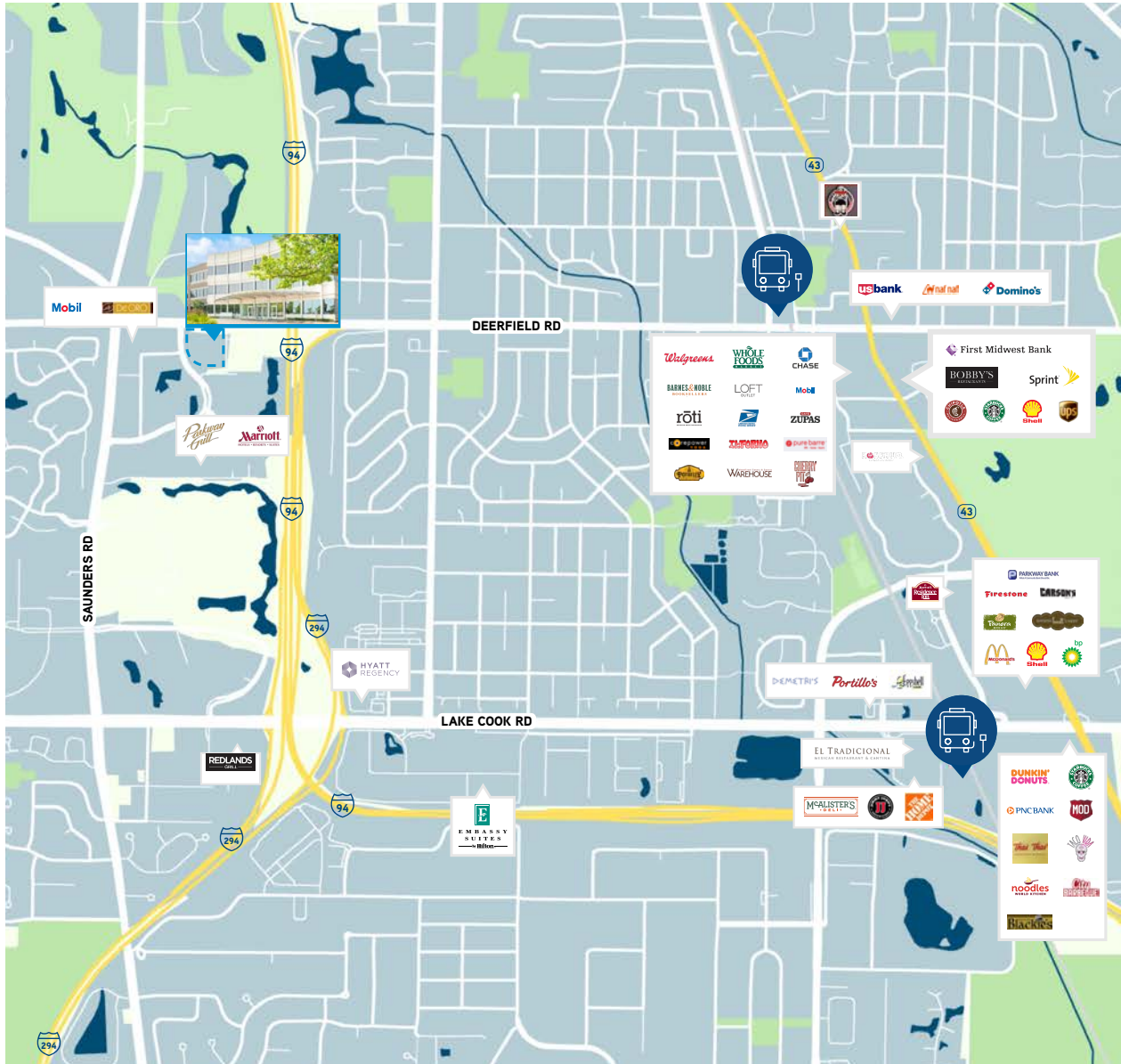
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Parkway North Campus Amenities



- 106,028 RSF Building - Up to 19,926 RSF contiguous available
 - Suite 110: 3,095 RSF (fully furnished spec suite)
 - Suite 120: 5,000 RSF (fully furnished spec suite)
 - Suite 250: 19,916 RSF (divisible; landlord will turnkey to suit)
 - Suite 300C: 1,856 RSF (future spec suite)
- 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

Location Highlights & Transportation



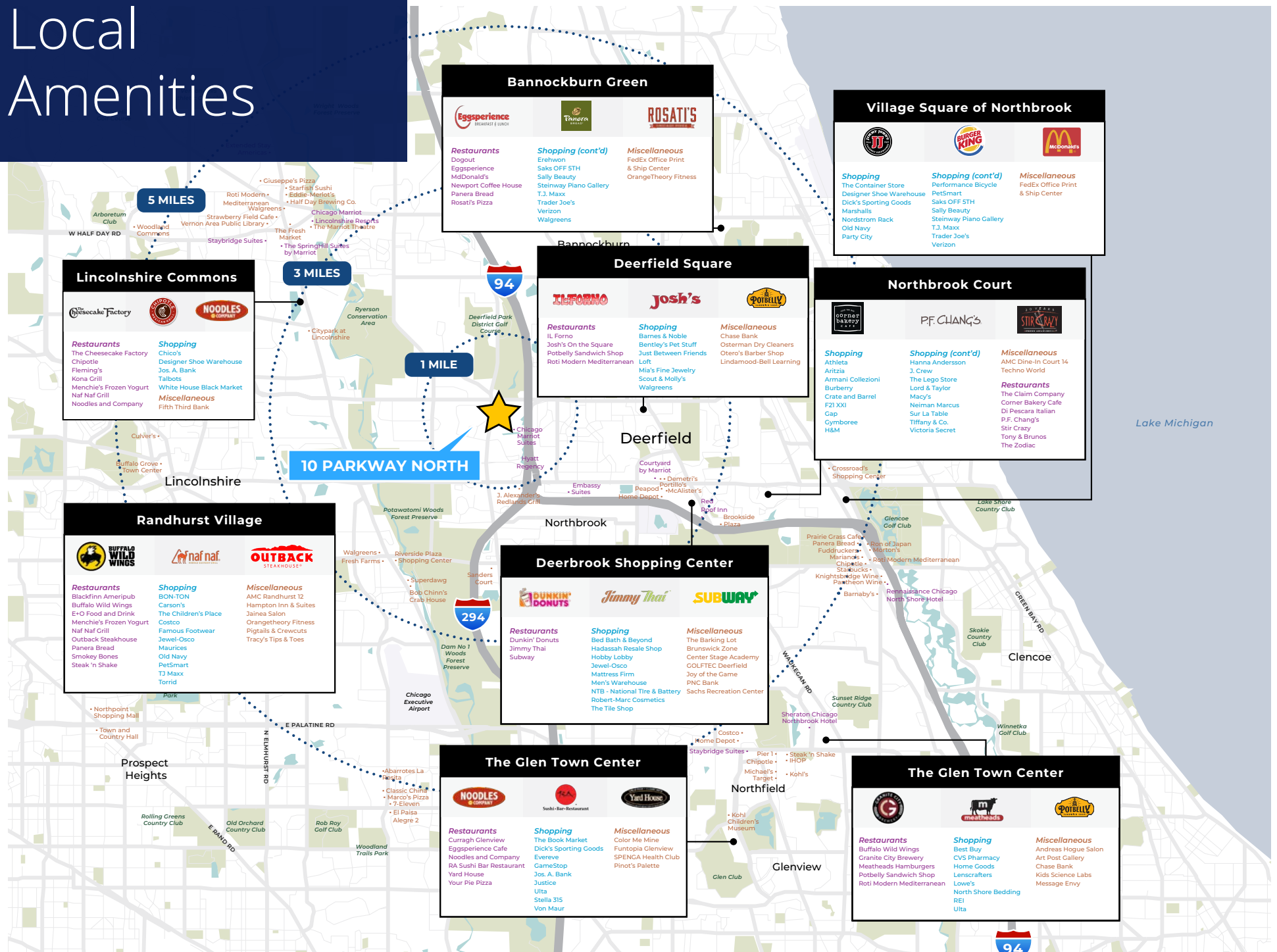
Parkway North Amenities:

- 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:

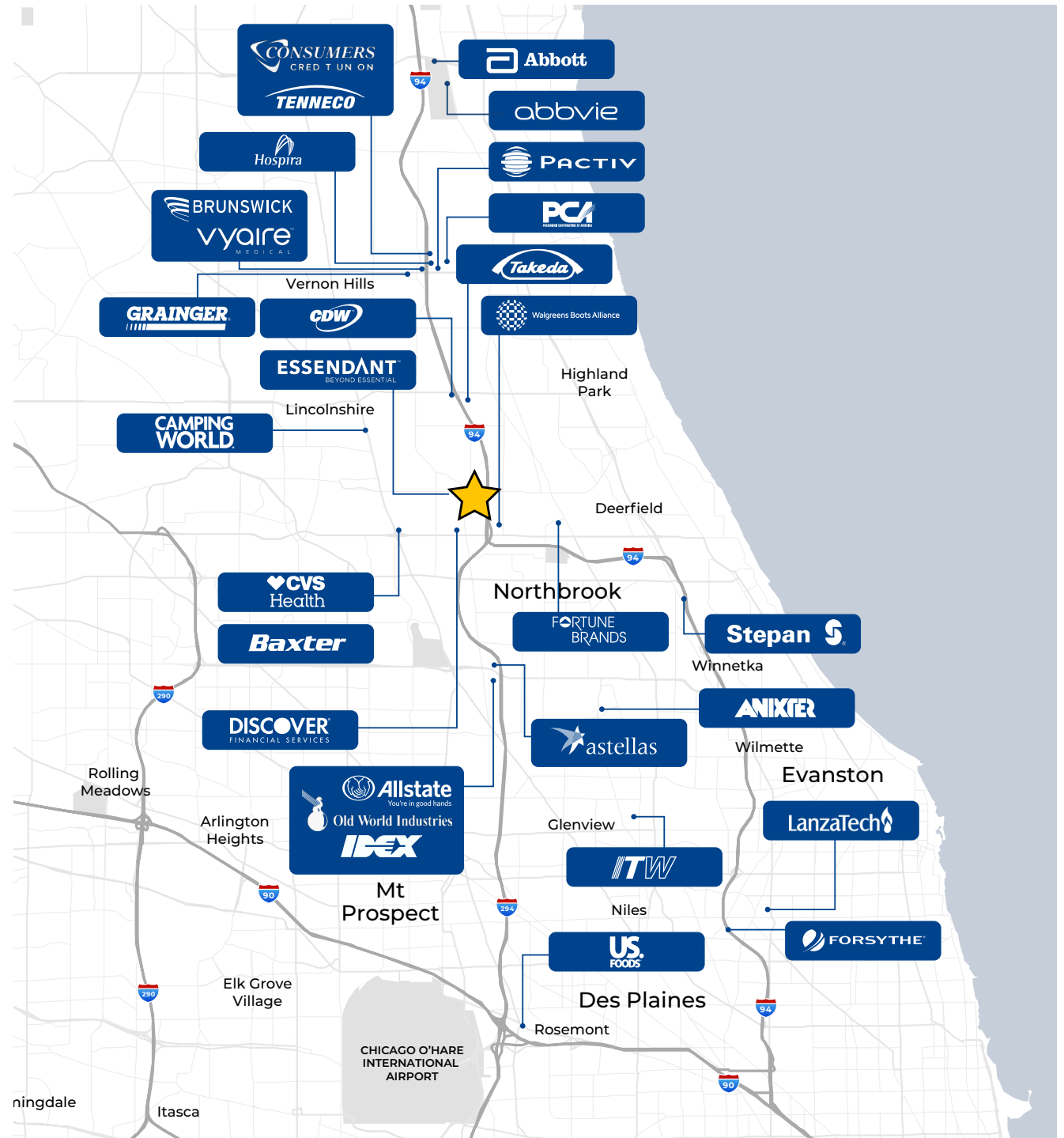
- Deerfield Metra Station
 - 5 minutes / 1.6 miles
- Lake Cook Rd. Metra Station
 - 8 minutes / 3.3 miles
- O'Hare Airport
 - 21 minutes / 16 miles
- Chicago Executive Airport
 - 10 minutes / 5.3 miles
- Wisconsin / Illinois Border
 - 30 minutes / 28 miles

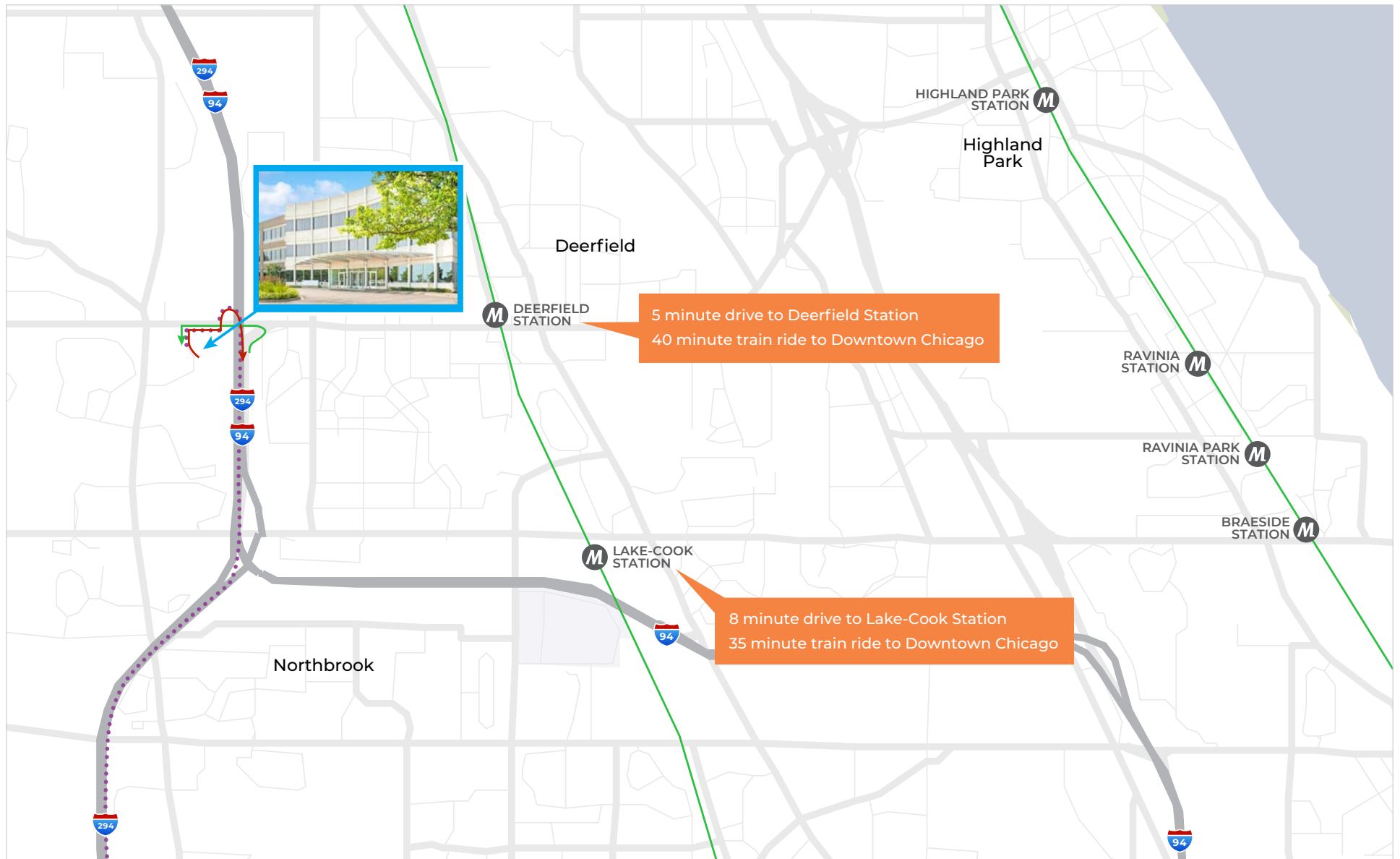
Local Amenities



Corporate Neighbors

	Company	Fortune 2026 Ranking
1	Abbott	103
2	Abbvie	75
3	Allstate	61
4	Baxter	382
5	CDW	197
6	Fortune Brands	-
7	Walgreens Boots Alliance	24
8	Discover Financial	244
9	Astellas Pharma US	-
10	Takeda	-
11	Tenneco	-
12	Hospira Pharmaceuticals	-
13	Pactiv Corporation	-
14	Brunswick Corporation	-
15	CVS Health	6
16	Aon	-
17	W.W. Grainger	239
18	Essendant	-
19	Anixter	-
20	Stepan	-
21	ITW	-
22	Forsythe	-
23	Lanzatech	-
24	Packaging Corp. of America	-
25	US Foods Holding	119
26	Vyaire	-
27	Camping World	-
28	Consumer Credit Union	-
30	Old World Industries	-
31	IDEX	-





Transportation

Drive Times



O'Hare Airport
21 minutes



Chicago Executive Airport
10 minutes



Downtown Chicago
35 minutes

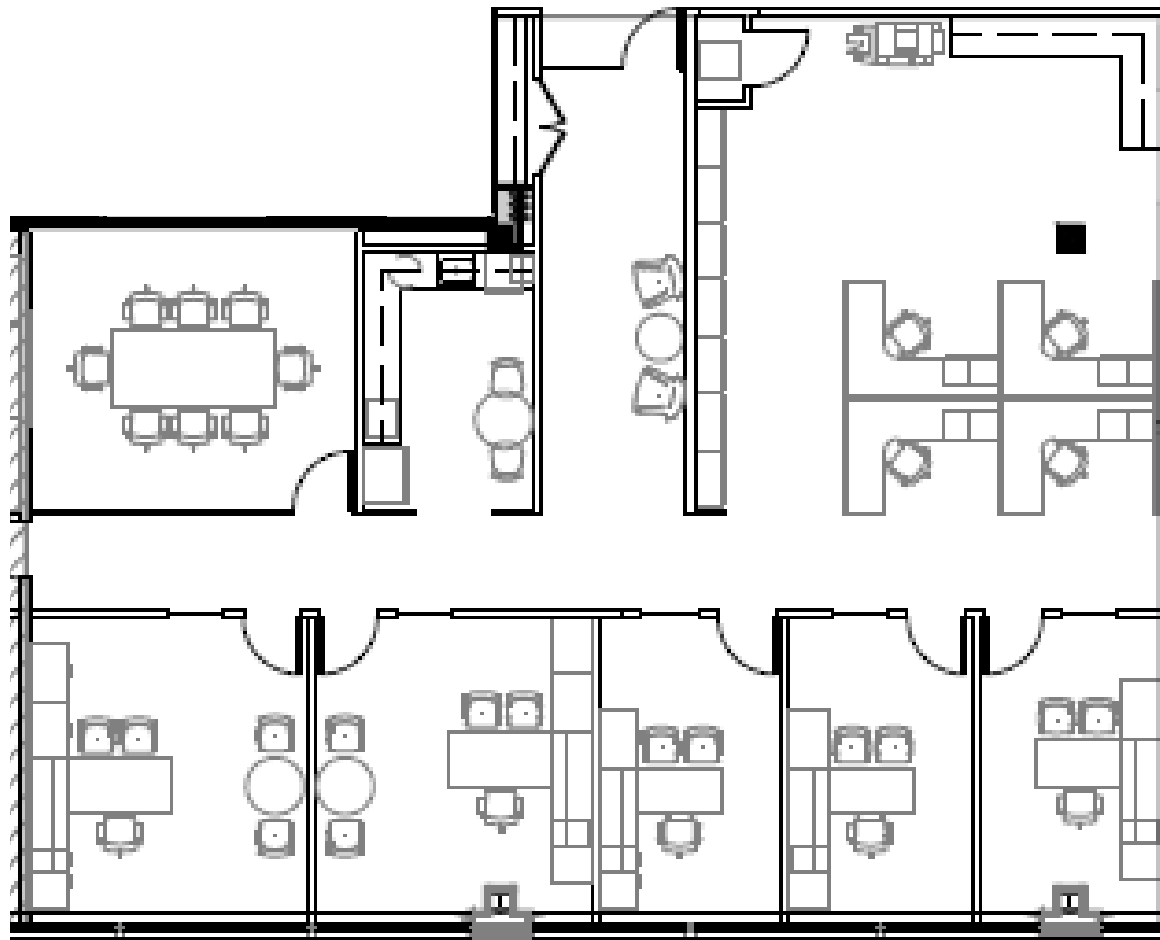
Fully Furnished Spec Suite
1st Floor | Suite 120 | 5,000 RSF



Floor Plan

Fully Furnished Spec Suite

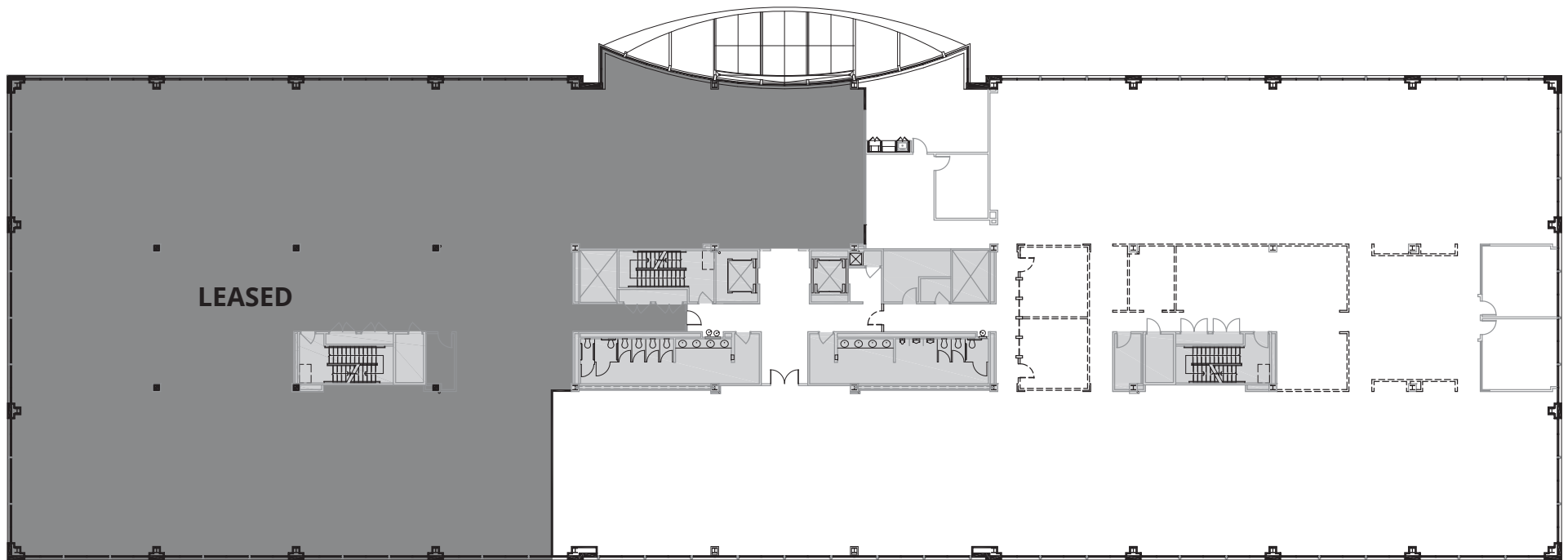
First Floor | Suite 110 | 3,095 RSF



Floor Plan

Existing Conditions

2nd Floor | Suite 250 | 19,916 RSF (divisible to suit)



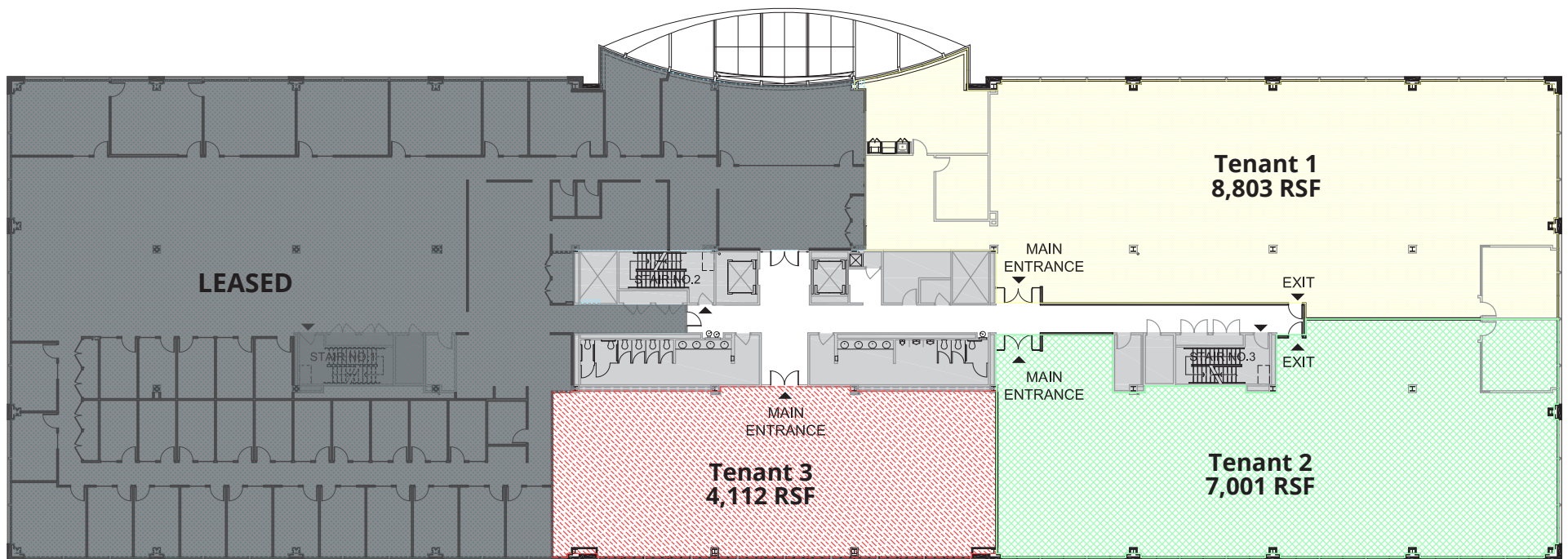
Floor Plan

2nd Floor | Potential Multi-Tenant Demising Plan

Tenant 1 - 8,803 RSF

Tenant 2 - 7,001 RSF

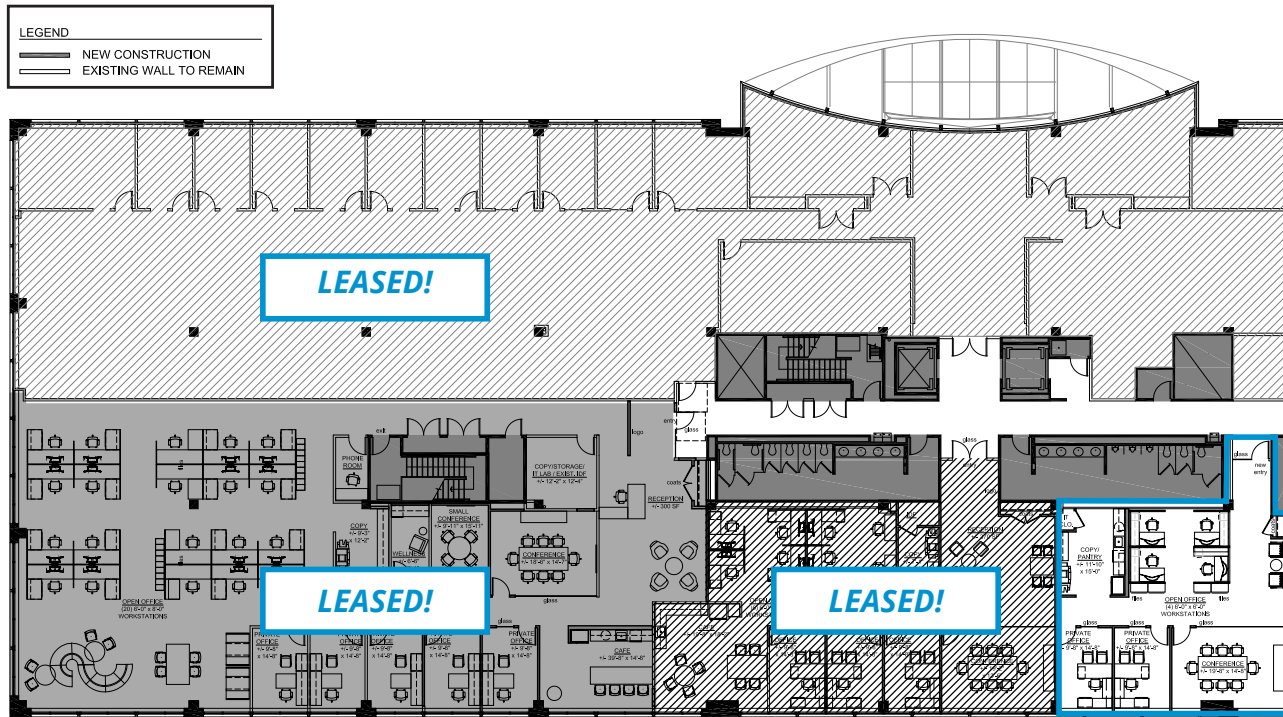
Tenant 3 - 4,112 RSF



Floor Plan

3rd Floor Fully Furnished Spec Suites

3rd Floor | Suite 300C | 1,856 RSF (future spec suite)



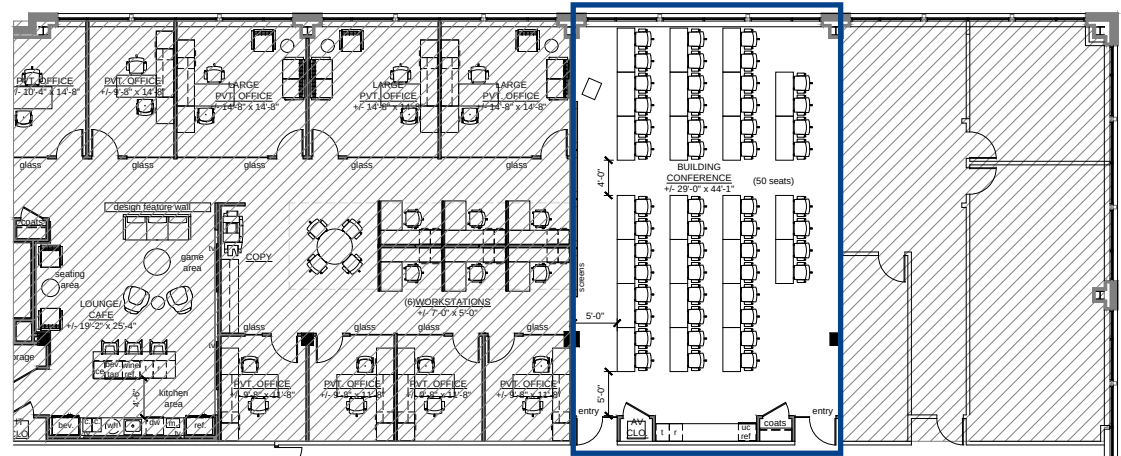
Suite C | 1,856 RSF

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

Training Center

1st Floor Conference Center
Seating up to 50 People





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