

Office and Flex Suites Available for Lease

Full Building Opportunity

Office Spec Suites Available for Immediate Lease
4,500 - 77,646 SF

360°

VIRTUAL TOUR | 568 Atrium Dr
VIRTUAL TOUR | 616 Atrium Dr

Deerpath Atrium

536-616 Atrium Drive, Vernon Hills, IL



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NEXT LEVEL TEAM
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Deerpath Atrium

about the complex



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Deerpath Atrium is a single-story, 4,500-77,646 SF three building office and flex complex with modern finishes and abundant parking. The property is divided into three equally sized pods with multiple private points of entry for each pod, making this a pandemic friendly complex. The building can accommodate suites as small as 4,500 SF, as large as 26,500 SF with uninterrupted flow, or the full building of 77,600 SF. Custom build-to-suit options are available as well as fully built out, high-end, modern spec suites which are move-in ready. Furthermore, with two easily accessible loading docks, the property is ideal for both office and flex space users. A large parking field features 417 spaces, or 5/1,000, expanding the possible options for the uses, including medical.

Immediate area neighbors include an assisted living as well as senior living centers, two research institutes and an electronics company. A multitude of restaurants and hotels are within walking distance of the office complex, making it an ideal location for businesses.



Pandemic
Friendly Building
Features



Separate Building
Entrances



High-End, Modern
Spec Suites



Build-To-Suit
Options



5/1,000
Parking Ratio



4,500 SF Suites
– Full 77,646 SF
Building Campus
Opportunity

Deerpath Atrium

available space & floor plans



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Office Lease Rate: \$15.00/SF MG

Flex Lease Rate: \$12.00/SF MG

- 4,500 - 26,489 SF Available with Uninterrupted Flow
- 77,646 SF Full Building Opportunity
- Ideal for Corporate Headquarters
- Plug & Play Office Spec Suites
- Flex Options with Loading Dock
- Build-to-Suit Office or Flex Options
- Raised Floors Available - Great for Call Center
- New Common Corridors and Restrooms



Three Buildings
One Unique Campus



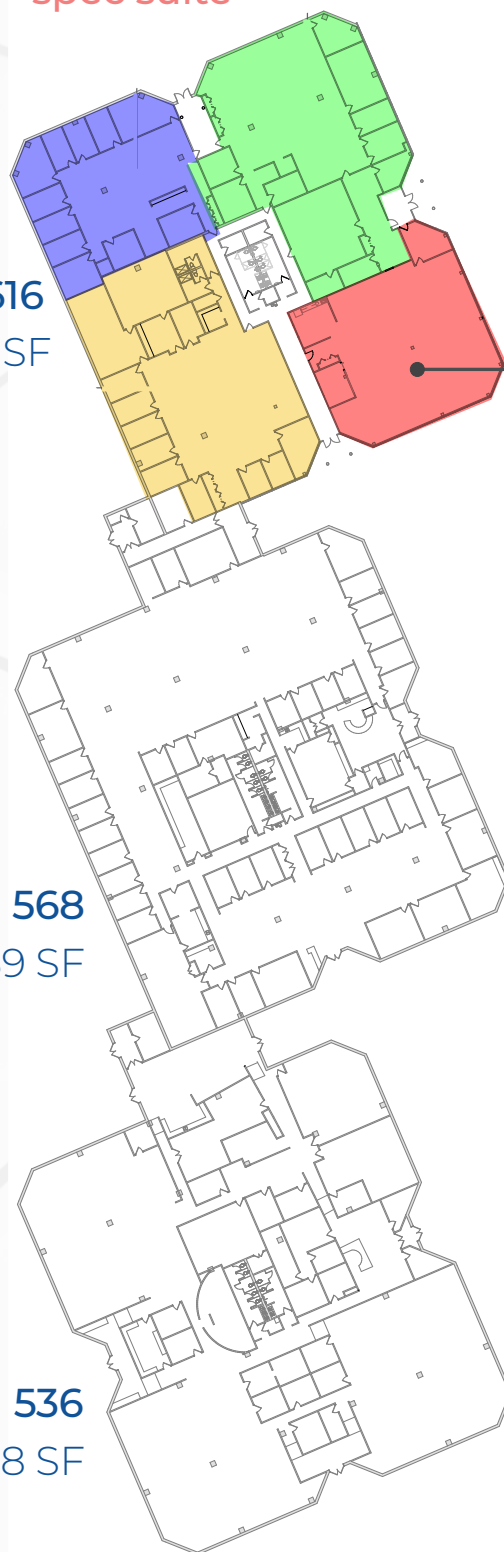
Suite 400
4,700 SF

move-in
ready, fully
built out
spec suite

Building 616
25,139 SF

Building 568
26,489 SF

Building 536
26,018 SF



Deerpath Atrium

about the area



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This property is conveniently located directly off IL Route 60, a major artery through Vernon Hills, and just 3.5 miles from I-294. Downtown Chicago is located 37-miles to the south, as well as O'Hare International Airport, which is 22-miles from the property.

Vernon Hills is home to major corporations which include CDW, Zebra Technologies, American Hotel Register Company, Rust-Oleum, Elorac and Cole-Parmer. Deerpath Atrium is located just 1-mile from Hawthorn Mall, a 180 store, 1.3M SF center anchored by Macy's, JCPenney, Dave & Buster's and a state-of-the-art AMC 12 movie theater. In addition, Mellody Farms, a 270,000 SF open air retail shopping center anchored by Whole Foods, Homegoods and Nordstrom Rack, along with an adjacent 260 executive apartment complex, is located less than 2-miles away.

Area Demographics



Population
125,431
in 5-mile radius



Median Home Income
\$168,628



Household Expenditure
\$8,000/month



Total Businesses
6,629



Professional Workers
78%



Employees
95,910



Service Workers
11%



Deerpath Atrium

location maps



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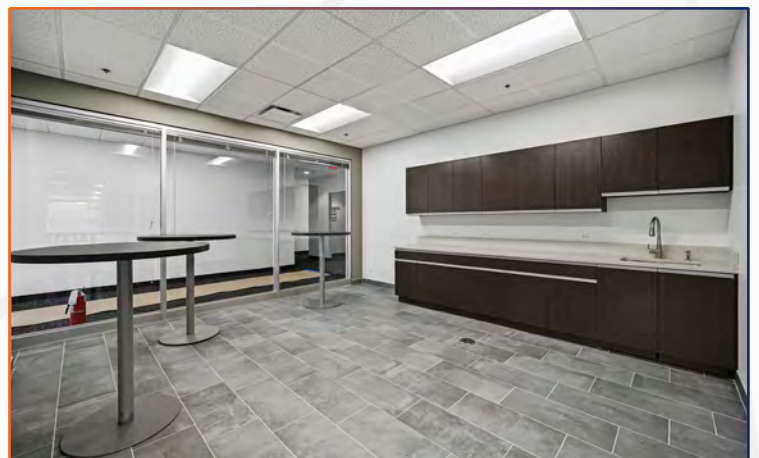
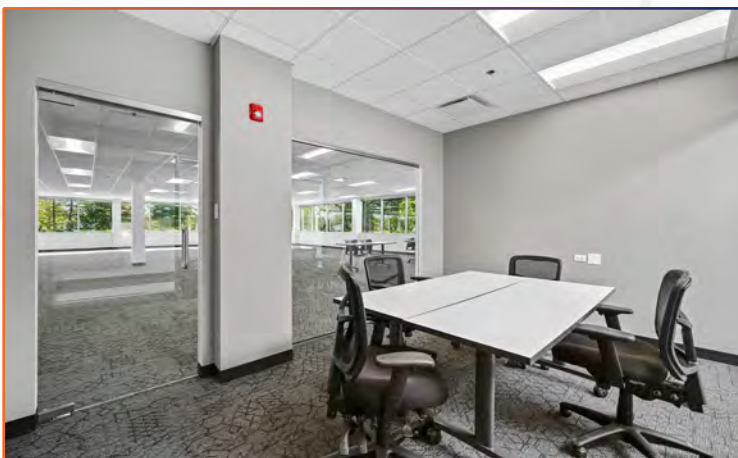


Deerpath Atrium

additional photos



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