

THREE THINGS TO KNOW ABOUT 1717 Deerfield Rd

1

MAJOR BUILDING RENOVATIONS UNDERWAY

Completion date: 04/30/20

2

NEW STABLE OWNERSHIP IS EXCITED ABOUT
BRINGING NEW LIFE TO THE BUILDING

3

LOW LAKE COUNTY TAXES

1717 DEERFIELD ROAD
DEERFIELD ILLINOIS

Jack Reardon

630 693 0647

jreardon@hiffman.com



Office Space For Lease

1717 DEERFIELD ROAD, DEERFIELD, ILLINOIS

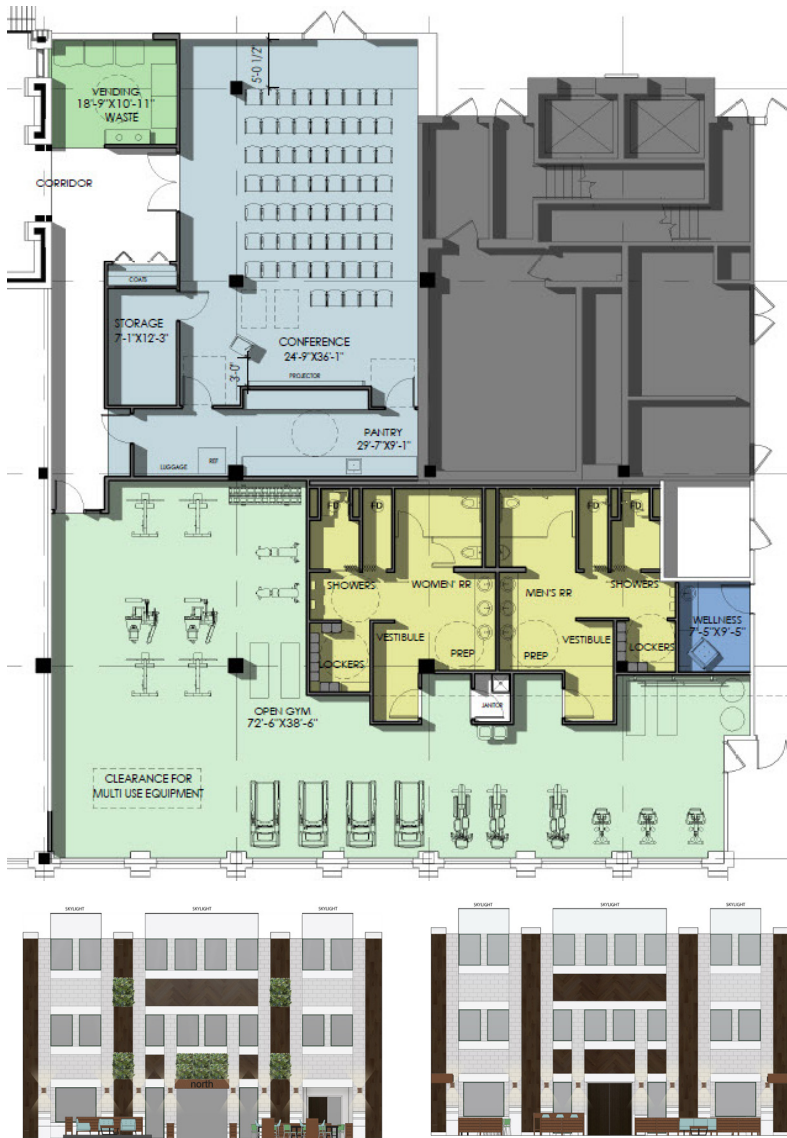
1717 Deerfield is a three-story, Class A suburban office building. The building offers 147,096 rentable square feet of which 119,447 SF are currently available for lease.

New ownership is currently re-purposing the 3-story atrium

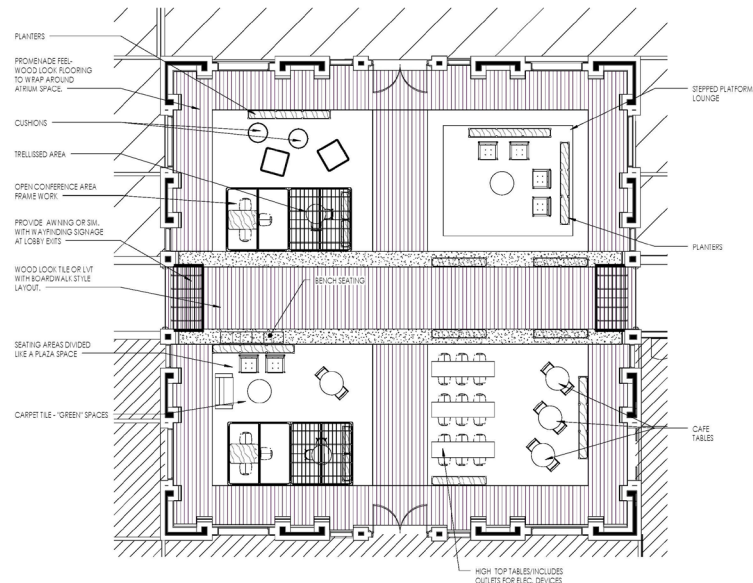
common area with functional tenant amenities. The building has separate north and south entrances, elevator banks and parking which can provide future multi-tenant privacy and identity. Current parking is 435 surface spaces with potential to add an additional 94 stalls.

- 119,447 SF contiguous space available
- 4.5/1,000 SF parking ratio
- Building-top signage with tri-State Tollway visibility
- New tenant amenity center
- Complete building refresh to be complete in early 2020
- Immediate access to I-294 & I-94 via Deerfield Rd
- Low Lake County Taxes
- Minutes from downtown Deerfield





INTERIOR ELEVATIONS



New ownership is excited to freshen up the building at 1717 Deerfield Road in Deerfield. Brand new tenant amenities and a stylish new vibe are currently underway. Total building renovations expected to be complete by April 30, 2020.

RENOVATION PLANS

- New Entrances
- Renovated Common Corridors
- Renovated Bathrooms
- New 3,000 RSF WiFi Lounge
- New Fitness Center
- New 60 seat Conference Center
- Grab-n-Go deli



Deerfield Rd

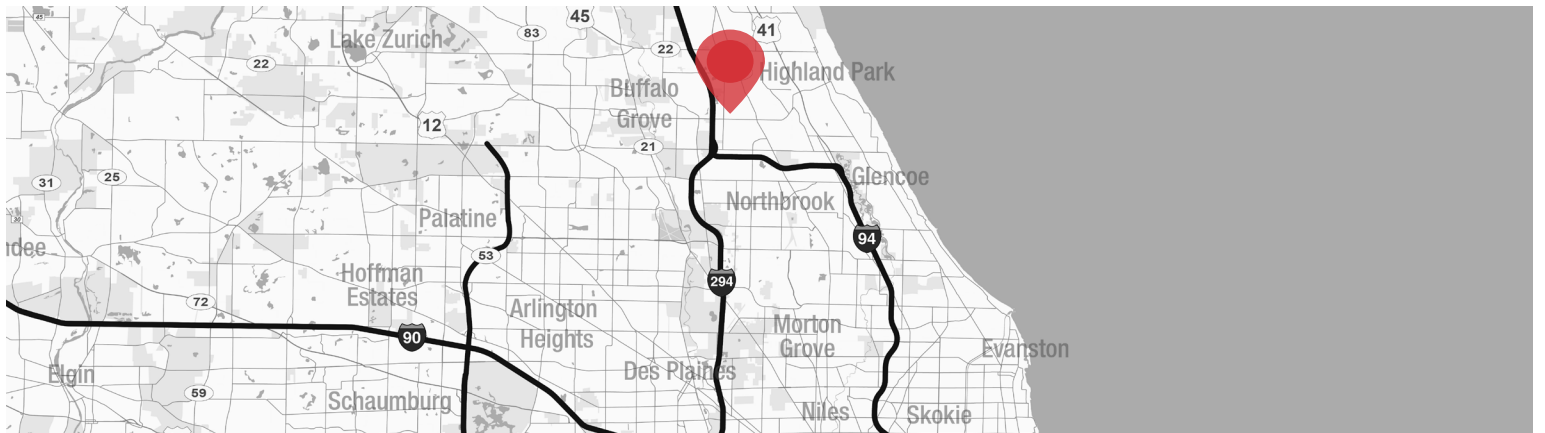
Building-top Signage Available
with visibility on I-294

1717 DEERFIELD ROAD DEERFIELD ILLINOIS

Tri-State Tollway Visibility

LOCATION HIGHLIGHTS

- Uncommon visibility with 1,000 feet of frontage on the Tri-State Tollway
- Immediate access to Tri-Sate Tollway via Deerfield Rd
- Minutes to Downtown Deerfield retail district
- PACE bus service to Deerfield Metra Station



Jack Reardon

630 693 0647

jreardon@hiffman.com