

Class A Office Adjacent Deer Park Town Center

BANK ORDERS SALE

21660 W. Field Pkwy. | Deer Park, IL

\$ 4,750,000

Seller Financing May Be Available

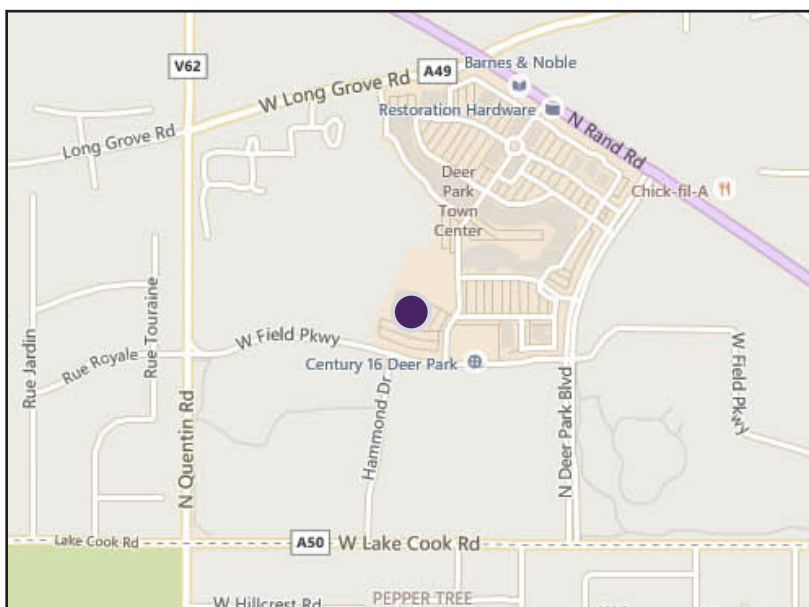
Investment Highlights

- 55,940 SF in 59,900 SF Class A executive office condo building
- Priced below replacement cost
- Adjacent to Deer Park Town Center
- 21 units from 1,175 SF to 4,754 SF
- Includes leased 4,909 SF unit
- Build-outs range from warm dark shell to move-in ready units
- Additional 3.0 acre lot approved for 60,000 SF office building included
- Zoning: PD, planned development
- Taxes (2015): \$143,995, after protest

Property Highlights

Completed in 2009, this Class A office condo building has 55,940 square feet available for sale. Divided into 21 units, the space ranges from move-in ready to warm dark shell. A 4,909 square foot unit is currently leased to a dental practice, generating \$8,264 per month in rent and reimbursements. A 3.0 acre site approved for another 60,000 square foot office building is included.

The building is located within Deer Park Office Center, a 90-acre office/retail campus with over 25 acres of preserved wetlands, pedestrian trail systems and landscaped areas. The office campus is close to both Rand and Lake Cook Rd., a convenient location for commuters and adjacent to shopping and restaurants at Deer Park Town Center.



Disclaimer: Millennium Properties R/E is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of the information contained herein. The information has been obtained from sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale.

Daniel J. Hyman

President

(312) 338 - 3003

dhyman@mpirealestate.com

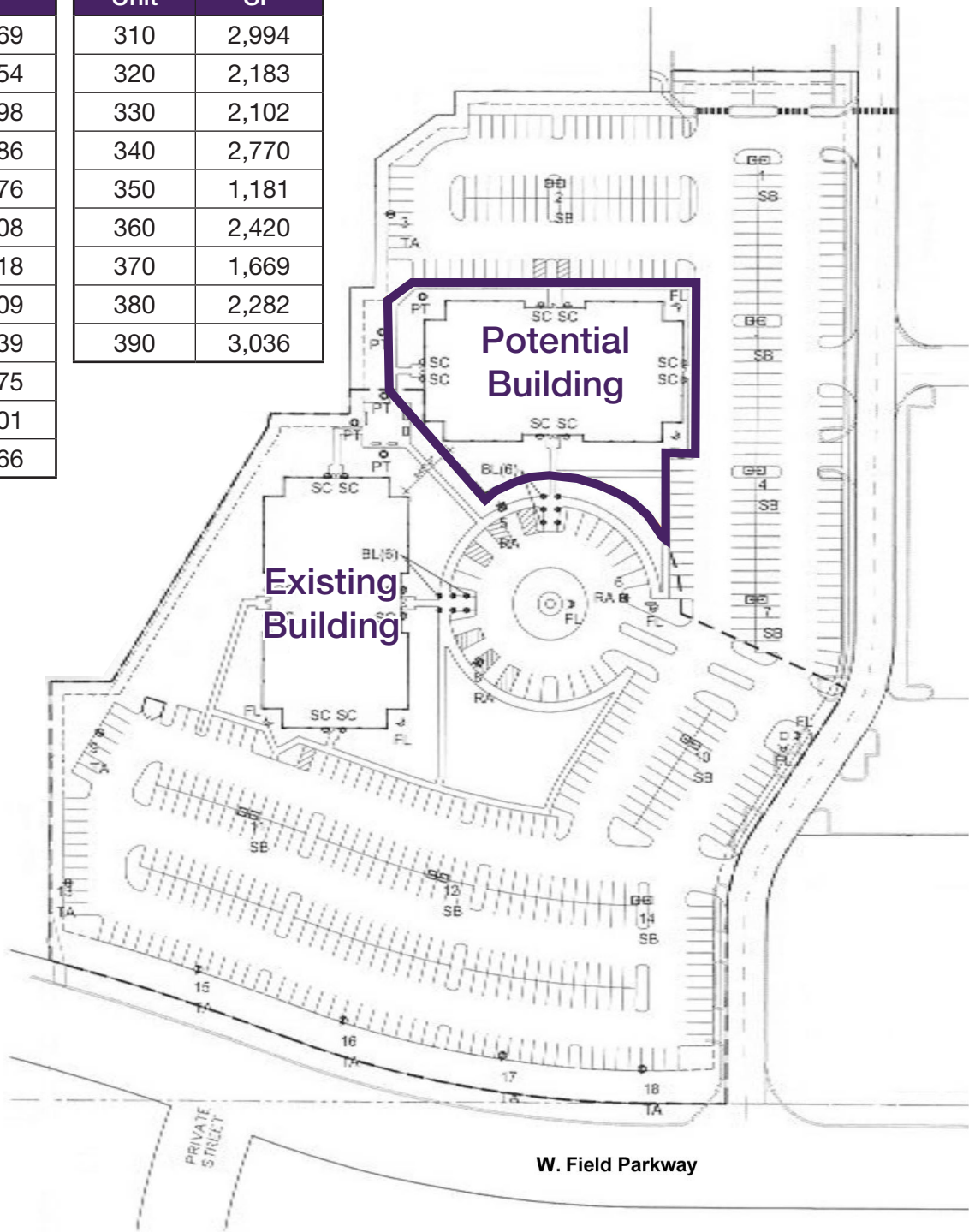
**MILLENNIUM
PROPERTIES R/E**

Site Plan and Available Units

Unit	SF
110	2,069
120	4,754
130	2,798
170	1,986
140-160	4,676
210	1,408
215	2,018
220*	4,909
250	3,139
260	1,175
270	3,601
280	2,766

* Leased

Unit	SF
310	2,994
320	2,183
330	2,102
340	2,770
350	1,181
360	2,420
370	1,669
380	2,282
390	3,036

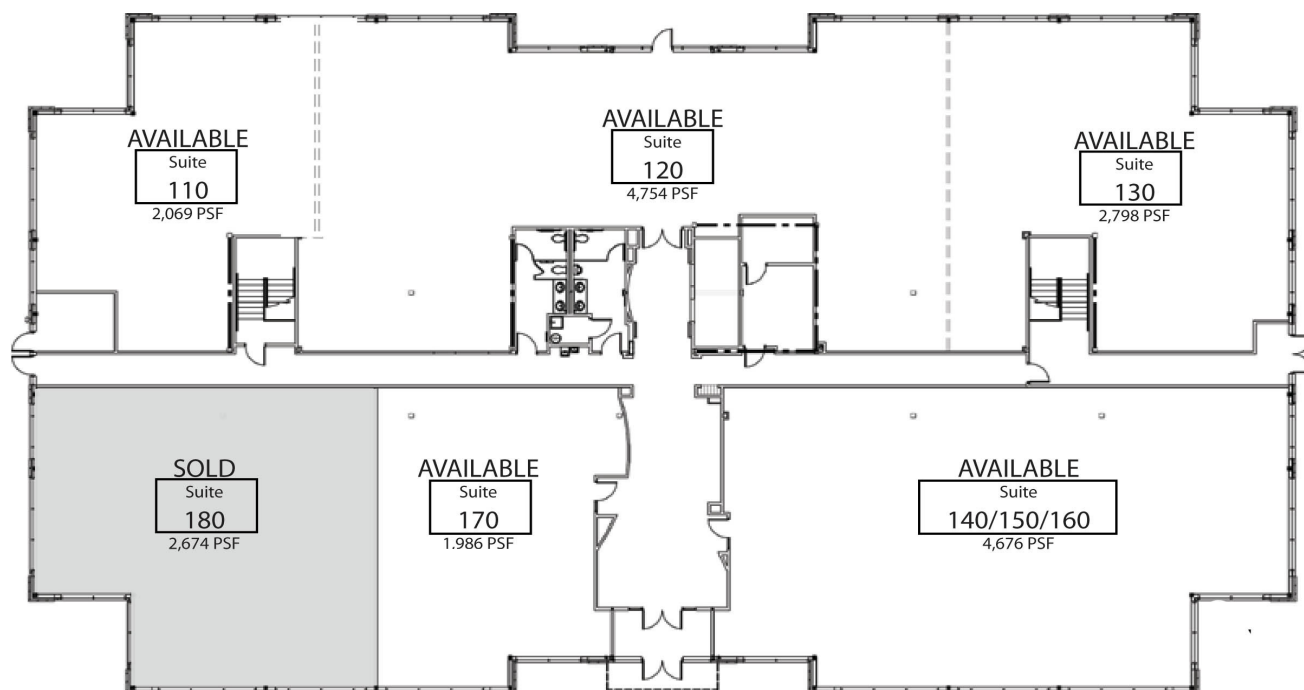


Disclaimer: Millennium Properties R/E is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of the information contained herein. The information has been obtained sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale.

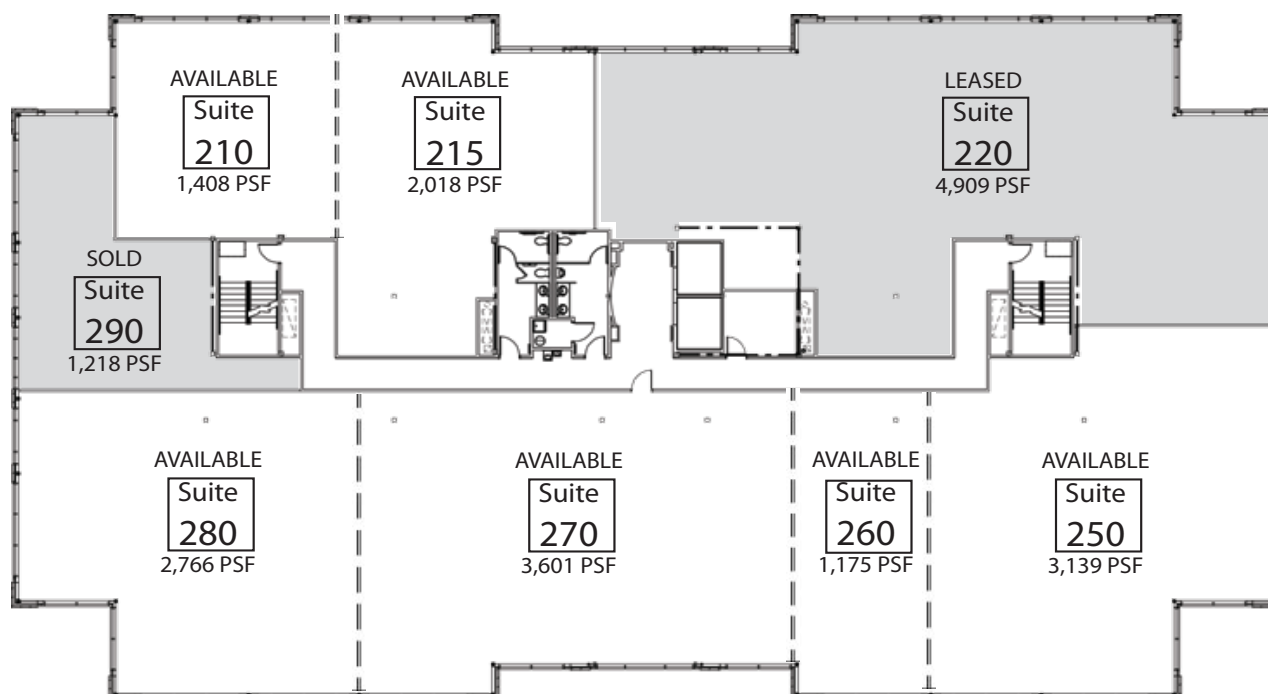
Daniel J. Hyman
(312) 338-3003
dhyman@mpirealestate.com

MILLENNIUM
PROPERTIES R/E

Floor Plan – First Floor



Floor Plan – Second Floor



Disclaimer: Millennium Properties R/E is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of the information contained herein. The information has been obtained sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale.

21660 W. Field Pkwy. | Deer Park, IL

\$ 4,750,000

Floor Plan – Third Floor



Disclaimer: Millennium Properties R/E is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of the information contained herein. The information has been obtained from sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale.

Daniel J. Hyman
(312) 338-3003
dhyman@mpirealestate.com

MILLENNIUM
PROPERTIES R/E

21660 W. Field Pkwy. | Deer Park, IL

\$ 4,750,000

Aerial



Disclaimer: Millennium Properties R/E is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of the information contained herein. The information has been obtained from sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale.

Daniel J. Hyman
(312) 338-3003
dhyman@mpirealestate.com

MILLENNIUM
PROPERTIES R/E