



# Opportunity Summary

**1455 Lake Cook Road**

Northbrook Court  
Northbrook, Illinois



# Premier Location

This site is located between Interstate 94/294 and I-94/US Highway 41. It is approximately 25 miles north of Chicago and proximate to the nine suburban communities that comprise the North Shore. The Northbrook market is home to an affluent demographic and is an ideal site for state-of-the-art satellite space outside of Chicago.



TOTAL POPULATION  
**1,622,539**



DAYTIME POPULATION  
**1,743,803**



BACHELOR'S DEGREE  
**29.0%**



GRADUATE DEGREE  
**22.1%**

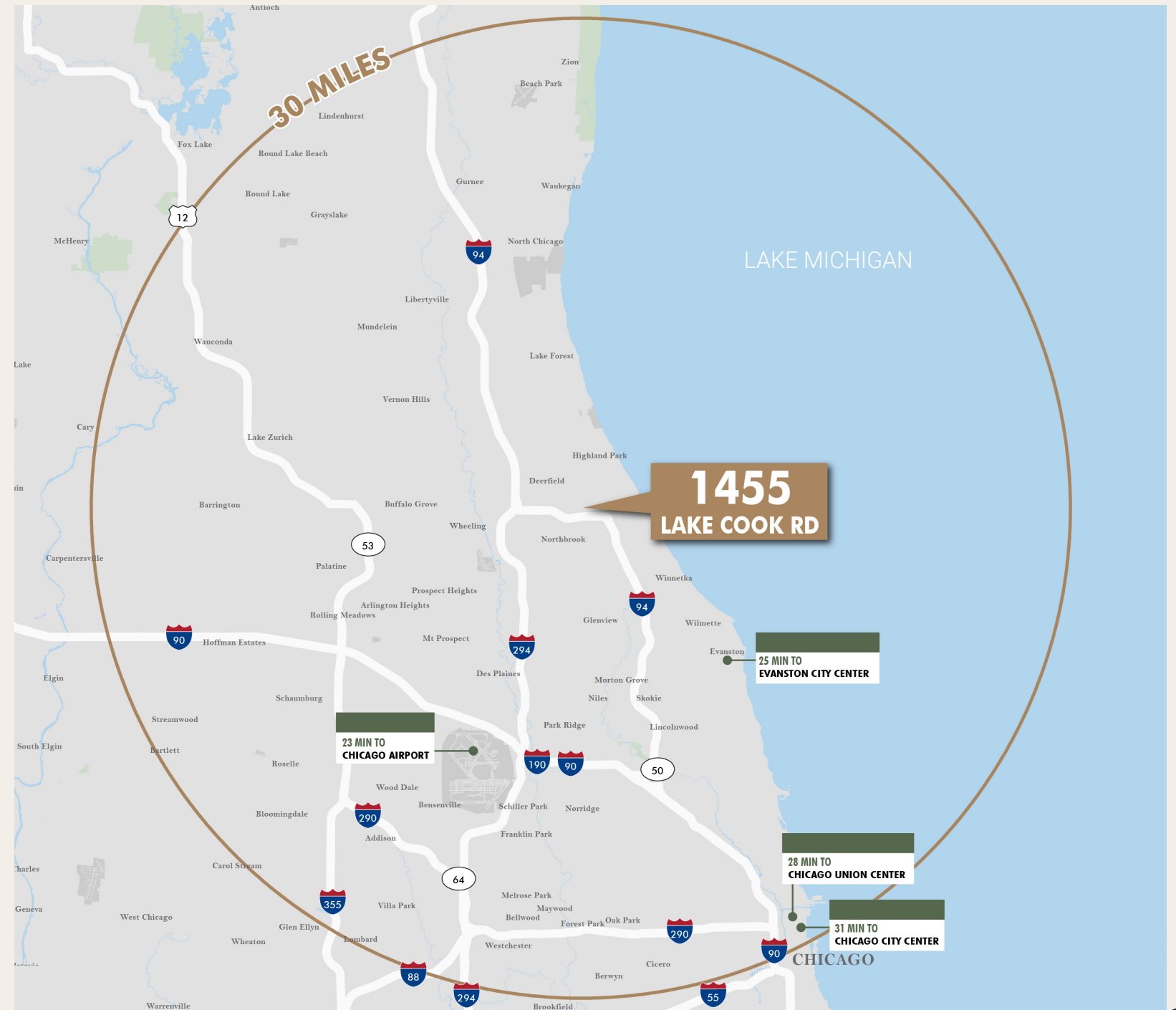


LABOR FORCE  
**899,158**



MILLENNIALS AGE 21-34  
**22.6%**

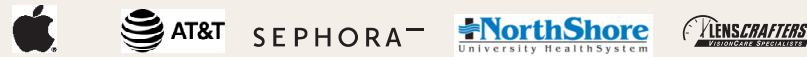
*Demographics reflect the market's office trade area as determined by ESRI.*



# A Built-In Walkable Environment

The site is an anchor location in Northbrook Court, a developing mixed-use shopping mall north of Chicago. It is within walking distance to a wealth of food & beverage, service retail, entertainment and wellness/fitness options.

## SERVICES & RETAIL



Apple Store, The Beauty Bar, Elegant Repairs, Green Nails Lab, Lenscrafters, MobileXpress, NorthShore University Health System, Sassoon, Sephora, Venus Med Spa

## FOOD & BEVERAGE



P.F. Chang's China Bistro, Di Pescara, California Pizza Kitchen, Mario's Mexican, Corner Bakery Café, GetHappy Candy, Auntie Anne's, Starbucks, Red Mango, StirCrazy Asian Grill

## ENTERTAINMENT

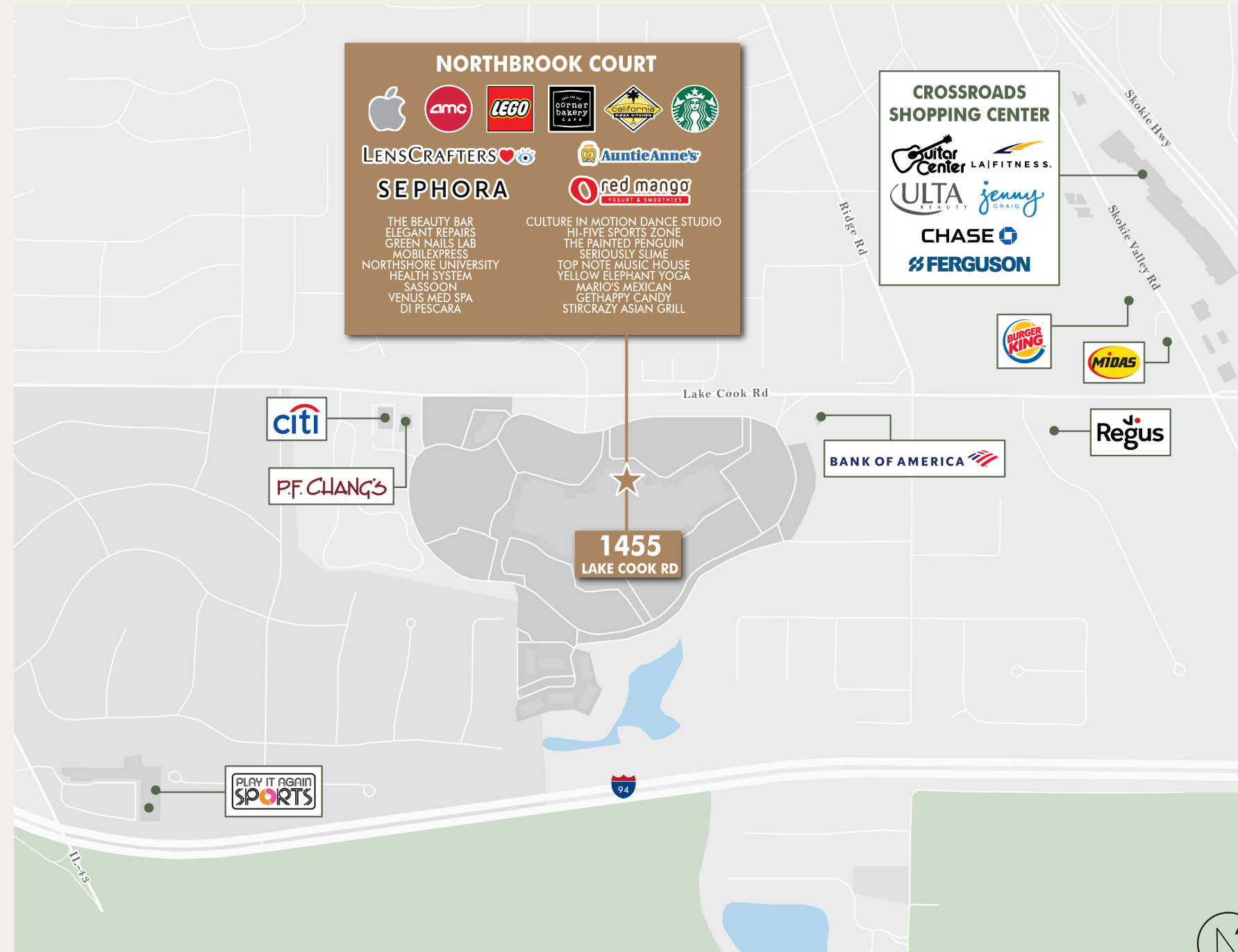


AMC Dine-In Theater, Culture In Motion Dance Studio, Hi-Five Sports Zone, The Lego Store, The Painted Penguin, Seriously Slime, Top Note Music House, Yellow Elephant Yoga

## FUTURE MALL DEVELOPMENT

Northbrook Court is undergoing a partial redevelopment to add 500,000 square feet of mixed-use development, set to include a grocer, multi-family residential units and additional restaurant and entertainment tenants.

## NORTHBROOK COURT



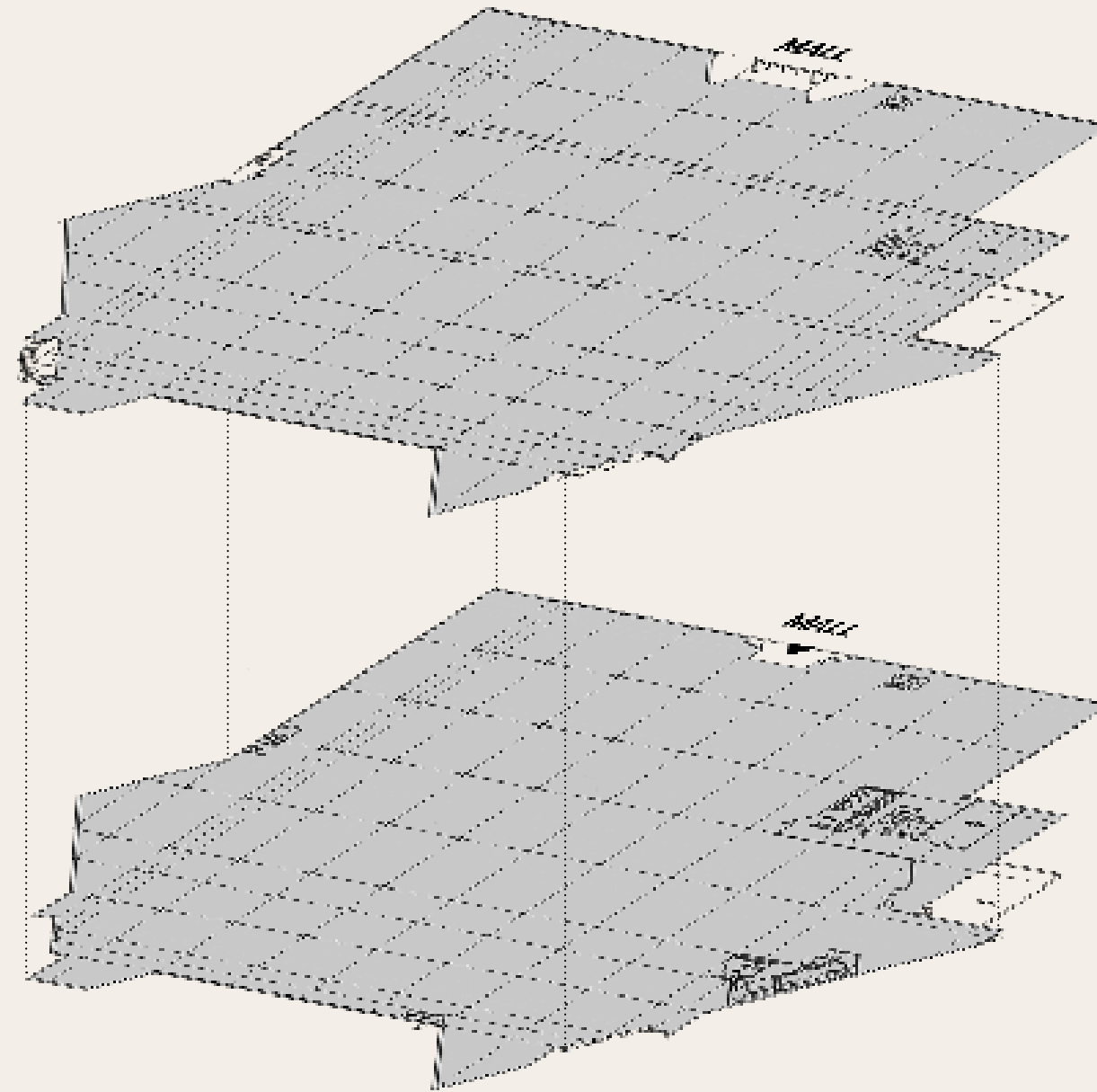
# Site Plan



# Specifications

## PROPERTY INFORMATION

<b>Site Acreage</b>	9.23 Acres
<b>Gross Leasable Area</b>	125,984 SF
<b>Floors</b>	Two Levels, Anchor Location
<b>Redevelopment Strategy</b>	Adaptive Reuse of former single-use, retail anchor store
<b>Extensive Parking</b>	649 parking spaces within ~500 feet of property entrances
<b>Dedicated Loading</b>	Two existing dedicated loading bays



LEVEL 2 | **62,901 SF**  
CEILING HEIGHT: 19'-4"

LEVEL 1 | **63,083 SF**  
CEILING HEIGHT: 16'-8"

# Existing Conditions

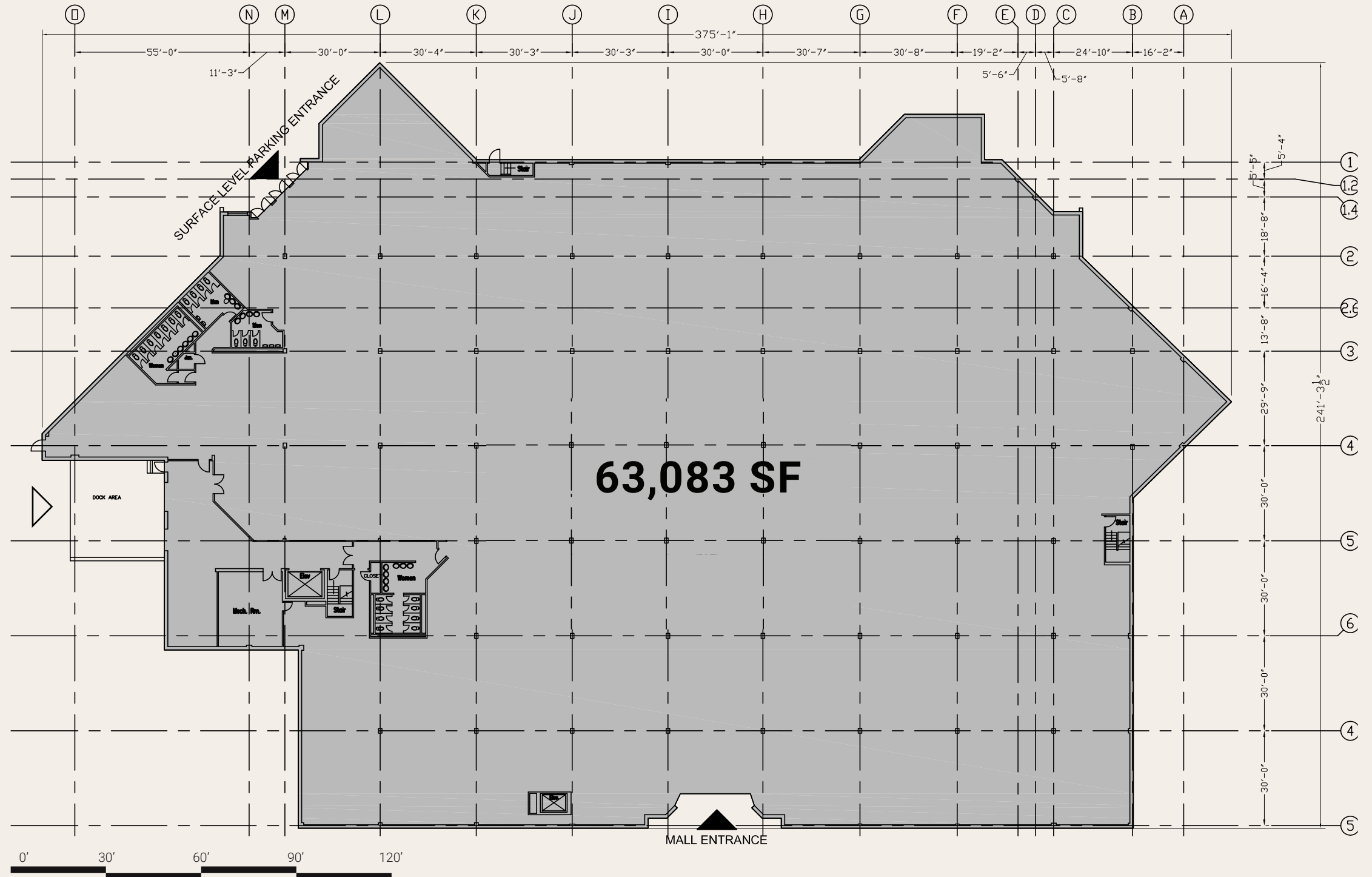
LEVEL 1  
**63,083 SF\***

CEILING HEIGHT: 16'-8"  
 COLUMN SPANS AVERAGE 30'-0"

▼ Key Entrance

▽ Loading

\*Reflects BOMA Square Footage  
 Ceiling Heights are Slab-To-Slab Measurements



# Existing Conditions

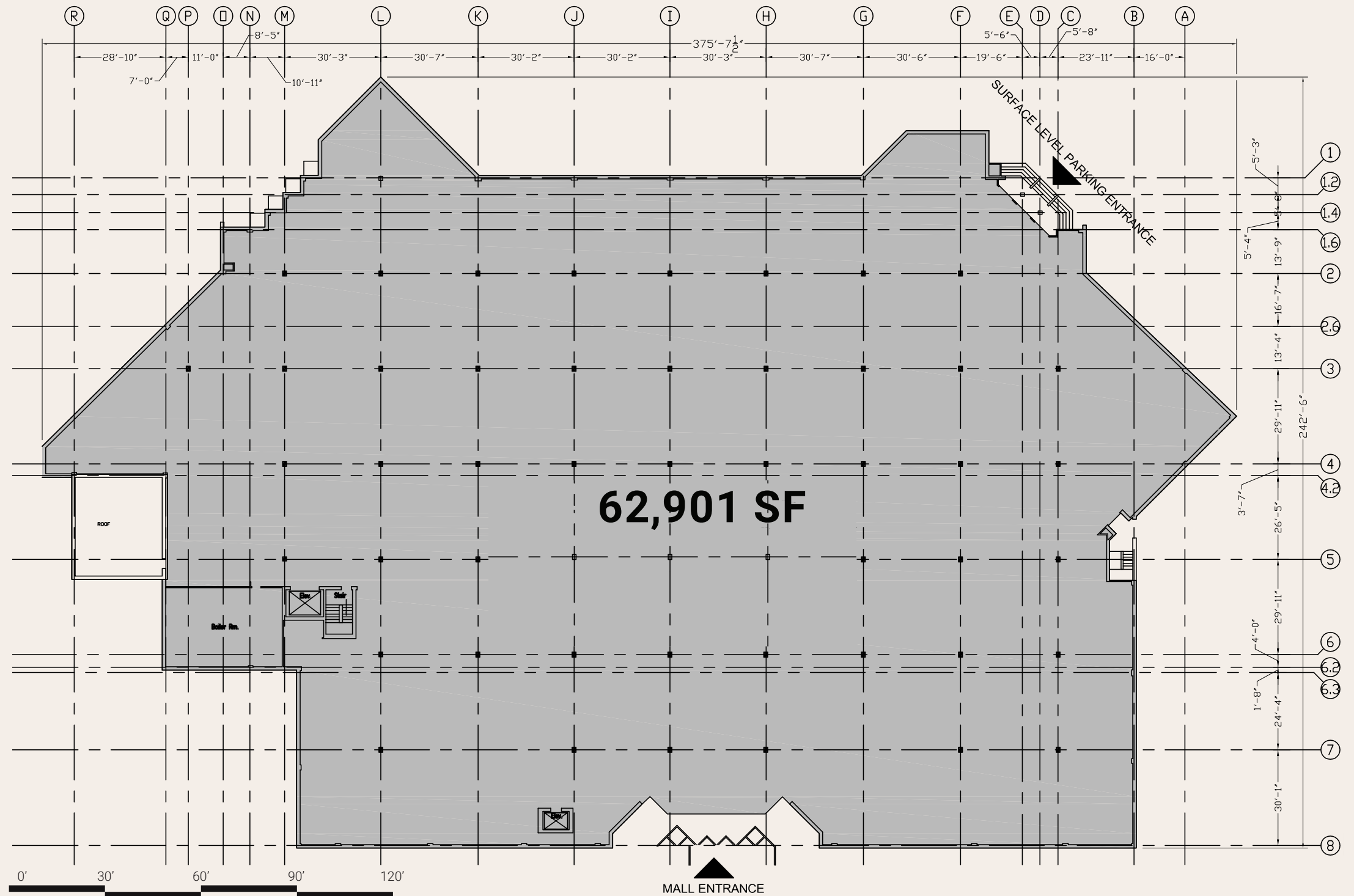
LEVEL 2  
**62,901 SF\***

CEILING HEIGHT: 19'-4"  
 COLUMN SPANS AVERAGE 30'-0"

▼ Key Entrance

▽ Loading

\*Reflects BOMA Square Footage  
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# Delivery Conditions



## Shell Condition

Space shall be delivered demised, with existing improvements demolished, ceiling unfinished with required fireproofing and level concrete slab floor.



## Exterior Walls/ Windows

New, large 10'x15' energy efficient windows installed along exterior walls.



## Loading Dock

Tenants shall have access to common two (2) semi depressed truck wells.



## HVAC System

Landlord to provide HVAC system based on a cooling capacity of 1 ton/300 square feet. Gas fired heating may be used wherever gas is existing and available. Heat pumps may be utilized when electric must be used for heat. System distribution, balancing and controls are by Tenant.



## Electrical System:

120/208 volt 3 phase 4 wire service of size and capacity of 6 Watts/SF or 277/480 volt 3 phase 4 wire service of size and capacity of 6 Watts/SF (inclusive of HVAC load)



## Floor Loading

75-100 psf



# Illustrative Rendering





# Leasing Contact

**Brandon Weiss**  
Hudson's Bay Company  
brandon.weiss@hbc.com  
646-761-9479

