



QUALIFIED BID DEADLINE **SEPTEMBER 24** ::::::::::::::

## Corporate 500 | Leasehold Interest in 700,000± SF North Shore Office

72% Leased Across Four Buildings

 500 – 540 Lake Cook Rd., Deerfield, IL

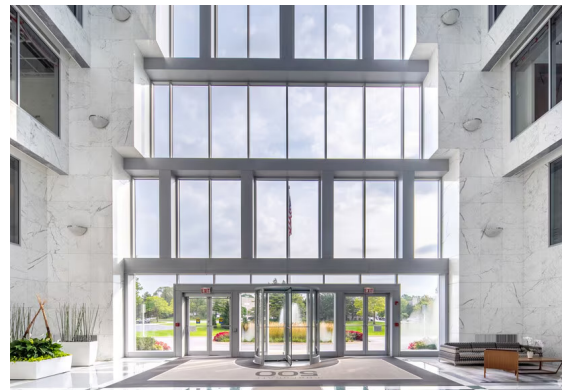
### HIGHLIGHTS

- 696,770± SF across four office buildings situated on 31± acres
- Over 35 tenants across four buildings, representing healthcare, financial services, life sciences, insurance & professional services industries
- Nearly 197,000± SF of available space creates a compelling lease-up & NOI growth opportunity
- Immediate access to I-94, I-294, Lake Cook & Deerfield Metra stations, O'Hare & Chicago Executive Airport, & abundant retail, dining & hospitality amenities
- Campus-style environment with each building offering large floor plates, abundant parking, on-site amenities & flexible tenant configurations

### DETAILS

Corporate 500 is a rare opportunity to acquire the leasehold interest in a premier, institutional-grade office campus encompassing 700,000± SF across four buildings. Situated on 31± park-like AC in Deerfield, Illinois, this offering provides investors and users with control of the existing building improvements and benefits of the related operating upside within one of the North Shore's most established and desirable suburban office markets.

Designed by Shaw & Associates, this campus offers a downtown-quality office experience in a suburban setting, combining professional building design, expansive common areas, abundant underground and surface parking, on-site amenities and outdoor gathering spaces. Currently 72% leased to a diversified roster of more than 35 tenants, the asset combines durable in-place income with compelling upside potential. A weighted average lease term (WALT) of approximately 5.9 years provides income stability, while nearly 197,000± SF of available space offers a significant value-add lease-up opportunity.



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## AMENITIES

- Multiple full-service restaurant/café spaces
- Direct access to Lake Cook Metra station
- Fitness center with private locker rooms & towel service
- Auditorium
- Three conference centers
- 24/7 manned security
- Heated underground parking
- Video-monitored surface parking
- Outdoor seating areas located at the rear of each building
- Lakes & walking paths
- Flexible office configurations
- Large floor plates



**Building Size** 696,770± SF



**Year Build** 1986-1990  
(Renov. 1990)



**Building Count** 4



**Stories** 5



**Land Size** 31.38± AC



**Parking** 2,700 Spaces



**Zoning** I-1 – Office,  
Research,  
Restricted  
Industrial District



**Tax ID#** 16-33-301-009;  
16-33-301-013;  
16-33-300-026



**Taxes (2025)** \$3,017,220.74



## 500 – 540 Lake Cook Rd., Deerfield, IL

### LOCAL INFORMATION

Corporate 500 occupies a premier Deerfield location with immediate access to the Edens Expressway (I-94), Tri-State Tollway (I-294) and Edens Spur, providing exceptional connectivity to downtown Chicago, the North Shore, Lake County and the O'Hare corridor. The property's proximity to both O'Hare International Airport and Chicago Executive Airport further enhances its appeal to regional, national and international occupiers. Located in one of Chicago's most affluent and highly educated North Shore communities, Deerfield offers a median household income exceeding \$181,000, more than 82% of adults with a bachelor's degree or higher and median owner-occupied home values above \$623,000, with these factors supporting a highly skilled workforce and strong executive housing base.

The property is further strengthened by Lake County's robust corporate and life sciences ecosystem, with it being home to 163 life sciences companies, more than 23,000 employees and 51% of Illinois' life sciences employment. Major employers, including Abbott, AbbVie, Baxter, Amgen, Walgreens, Pfizer, Lundbeck and Fresenius Kabi reinforce the area's long-term corporate presence, while Deerfield's consistently high rankings for schools and quality of life continue to attract employers and talent. Together, these fundamentals position Corporate 500 as a compelling investment opportunity with durable tenant demand, excellent accessibility and meaningful long-term repositioning potential.



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### SALE INFORMATION

#### TERMS OF SALE

This sale is being conducted subject to the Terms of Sale, available for download from the Hilco Global website at [www.HilcoRealEstateSales.com](http://www.HilcoRealEstateSales.com).

#### ON-SITE INSPECTIONS

By Appointment Only

#### BID DEADLINE & AUCTION DATE

Sept. 24 – Bid Deadline | Sept. 30 – Auction/Best & Final Bids

#### BID SUBMISSIONS

Bids should be submitted on the approved Purchase and Sale Agreement (PSA) available at [www.HilcoRealEstateSales.com](http://www.HilcoRealEstateSales.com). Bids must be submitted to the individuals from the Hilco and FFN teams listed below.

#### DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at [www.HilcoRealEstateSales.com](http://www.HilcoRealEstateSales.com).

#### Steve Madura

847.504.2478  
smadura@hilcoglobal.com

#### Michael Kneifel

847.201.2322  
mkneifel@hilcoglobal.com

#### Cooper Jones

937.760.3309  
cjones@hilcoglobal.com

#### Jamie Hook

405.748.4100  
jhook@ffncorp.com

#### Merrie Duncan

405.595.3399  
mduncan@ffncorp.com

855.755.2300

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