

448,320 SF

# TWO 94

CORPORATE CENTER

4000 COMMERCIAL AVE NORTHBROOK, IL

PANATTONI®

TA REALTY



PRE-CAST ARRIVING  
OCTOBER 2022

NEW SPEC BUILDING!



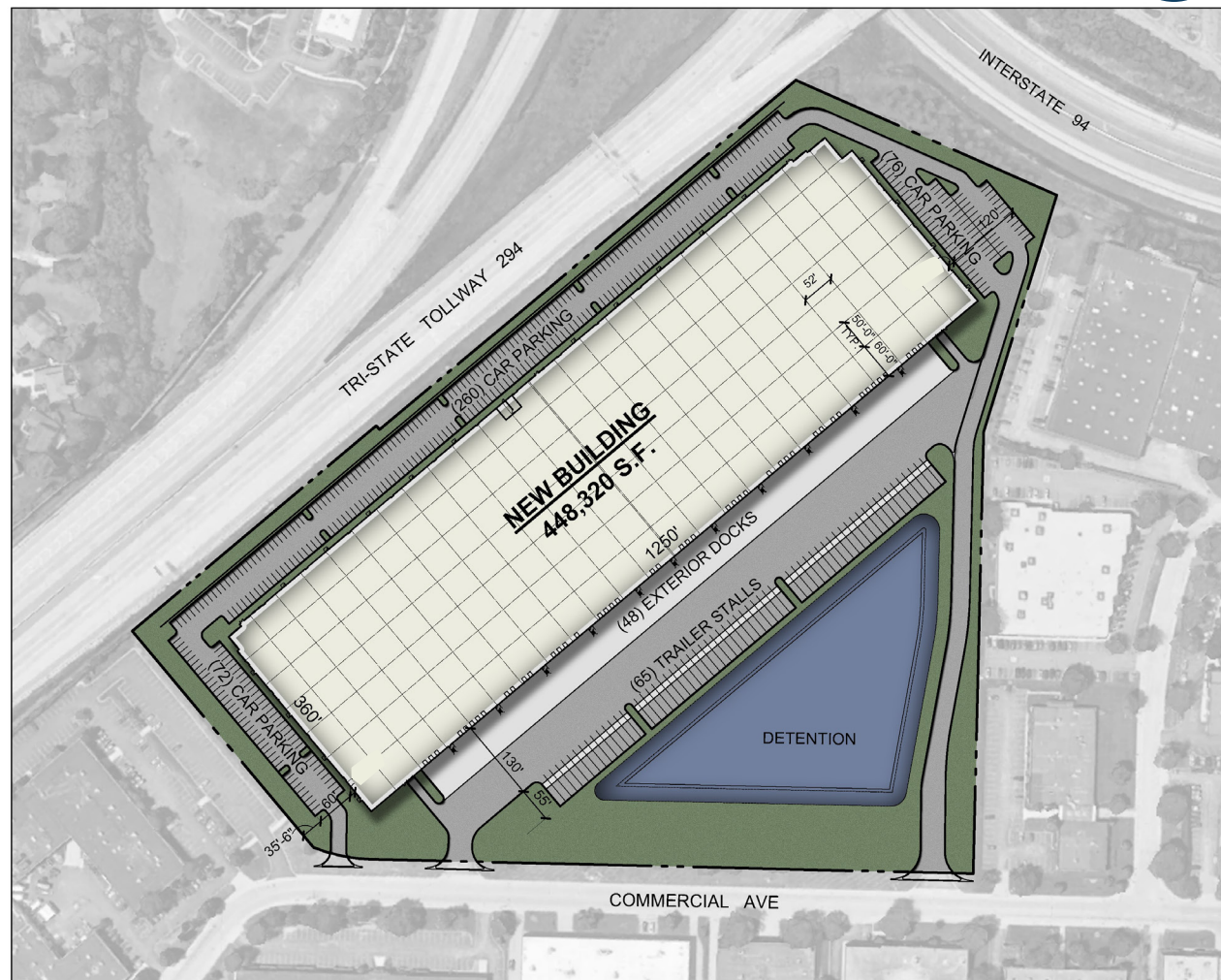
4000 COMMERCIAL AVE  
NORTHBROOK, IL



## Property Highlights

<b>TOTAL BUILDING SIZE:</b>	<b>448,320 SF</b>
<b>SITE SIZE:</b>	26.54 Acres
<b>YEAR BUILT</b>	Delivering Summer 2023
<b>CAR PARKING:</b>	408 cars
<b>TRAILER PARKING:</b>	65 trailers
<b>CLEAR HEIGHT:</b>	36'
<b>LOADING:</b>	76 exterior docks 2 drive-in doors
<b>BAY SIZES:</b>	50' x 52'
<b>POWER:</b>	To Suit
<b>LEASE RATE:</b>	Subject to Proposal

- Pre-cast arriving October 2022
- 6B tax incentive in place
- Unmatched exposure at I-294 & I-94



For more information,  
please contact:



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## Location



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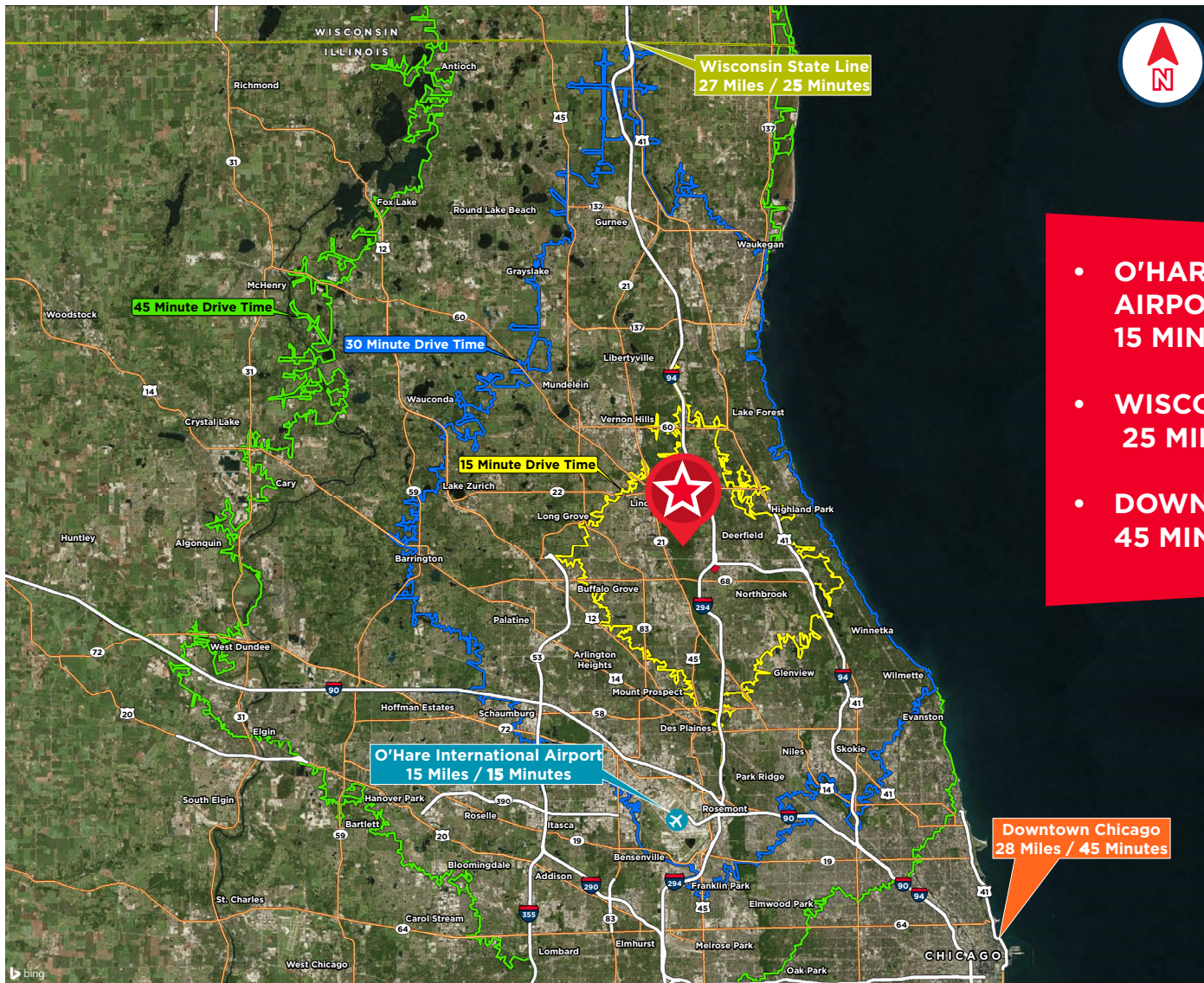
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## Location



- O'HARE INTERNATIONAL AIRPORT= 15 MINUTES
- WISCONSIN STATE LINE= 25 MINUTES
- DOWNTOWN CHICAGO= 45 MINUTES

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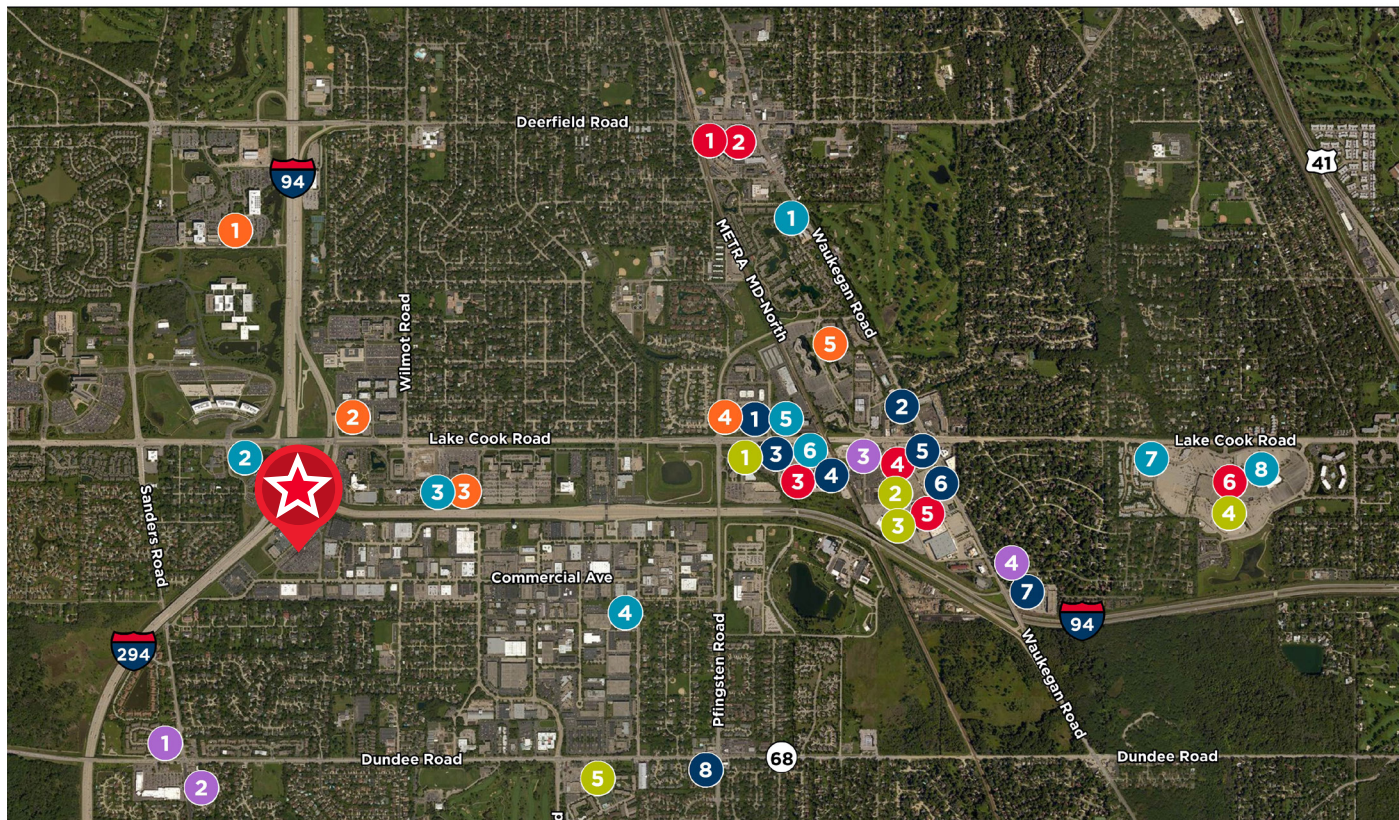
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## Amenities Map



DINING	FAST CASUAL	RETAIL	HOTELS	RECREATION & FITNESS	BANKING
1 Rosebud	1 Portillos	1 Whole Foods Market	1 Marriott Suites	1 Balanced Fitness	1 Chase Bank
2 J Alexanders	2 Panera Bread	2 Deerfield Square	2 Hyatt Regency Deerfield	2 Sachs Recreation Center	2 Northbrook Bank
3 Cadwell's Grille	3 McAlister's Deli	3 The Home Depot	3 Embassy Suites	3 Joy of the Game	3 PNC Bank
4 Maestro Seafood & Grill	4 Jimmy John's	4 Jewel Osco	4 Courtyard by Marriott	4 AMC Dine In	4 Centrust Bank
5 Eggshell Cafe	5 Starbucks	5 Deerbrook Shopping Center	5 Residence Inn	5 Orangetheory Fitness	
6 El Tradicional	6 Noodles & Co	6 Northbrook Court			
7 PF Changs	7 Max & Benny's				
8 Di Pescara	8 Subway				

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