

OFFICE SPACE FOR SALE OR LEASE

700-702 DEERPATH DRIVE
VERNON HILLS



**IDEALLY LOCATED OFF
ROUTE 60 & MINUTES
FROM I-94**



**FLEXIBLE,
OPEN
FLOOR PLAN**



**PROXIMITY TO VIBRANT
RETAIL CORRIDOR &
HAWTHORN MALL**



**LOW
LAKE COUNTY
TAXES**

PROPERTY HIGHLIGHTS

3, 566 SF available

Efficient single-story design with a flexible, open layout

Each tenant controls their own HVAC

Ample parking (4.44 per 1,000 SF)

RE Tax: \$2.06 PSF

CAM: \$2.37 PSF

Lease Rate: \$12.50 PSF Net

Sale Price: \$3,495,000 (\$77.26 PSF)

EXCLUSIVE AGENT



PODOLSKY CIRCLE

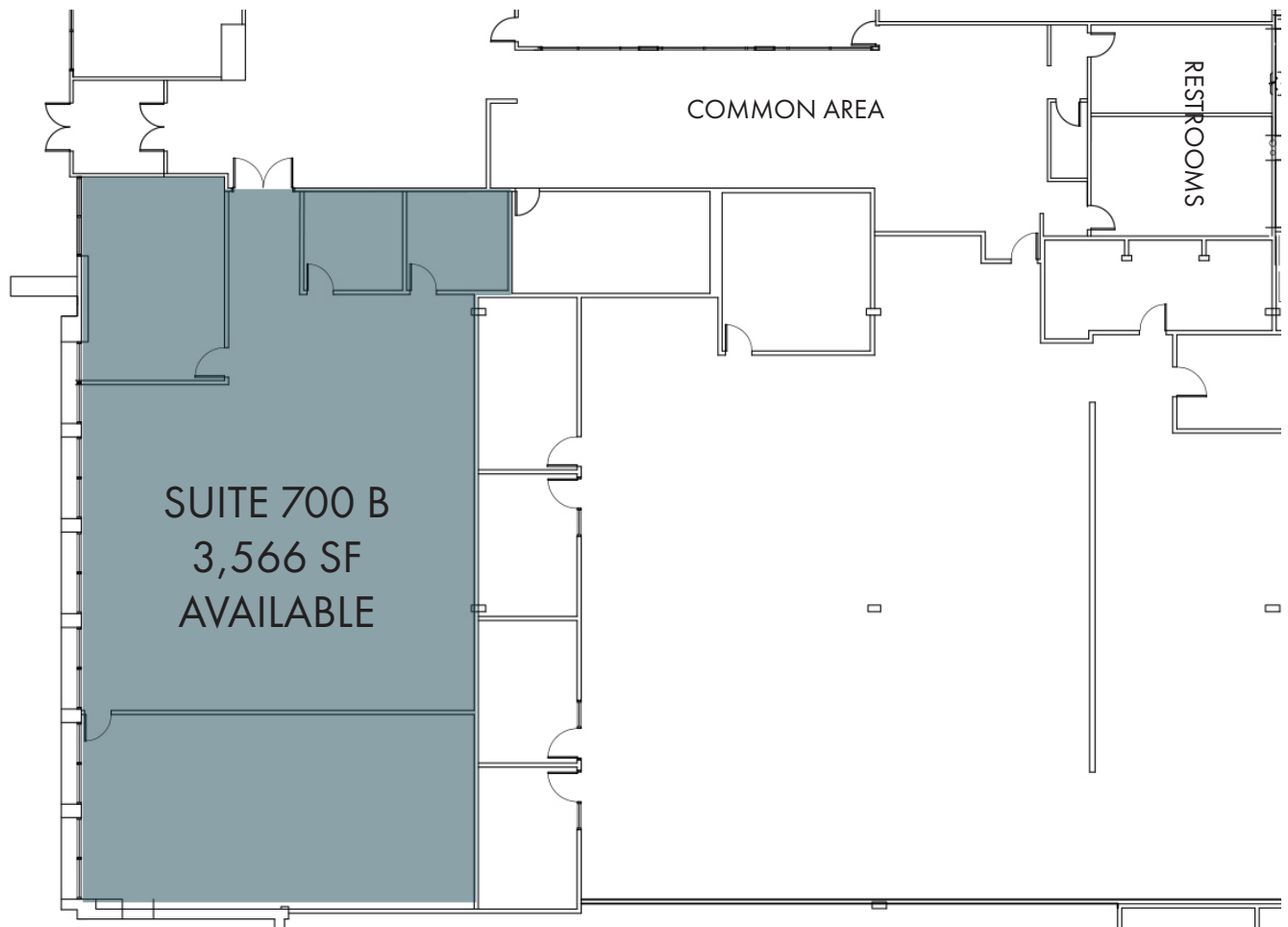
CORFAC INTERNATIONAL
BROKERAGE • MANAGEMENT • ADVISORY

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