



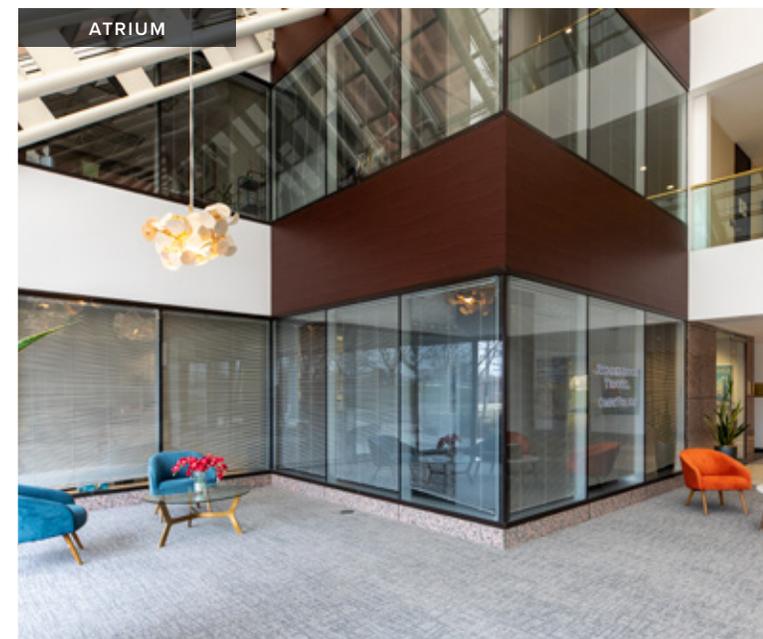
DEERFIELD CENTRE



INVESTMENT *HIGHLIGHTS*

Renovated North Shore office asset anchored by investment grade credit provides unique lease up opportunity

- **Upside Opportunity Through Lease Up of a Newly Renovated Office Asset**
- **Full Floor Vacancy Ideal for North Shore Centric Spec Suite Program**
- **Irreplaceable Location at the Heart of Chicago's Prestigious North Shore**
- **The Epicenter of Chicago's Suburban Resurgence**
- **Central Location Provides Unmatched Access to Executive & Workforce Talent**
- **Long Term Investment Grade Anchor Tenancy Provides Stable Cash Flow Throughout Lease Up**
- **Rare Urban/Suburban Transit-Oriented Development**
- **Prime Visibility and Access Adjacent to Best-of-the-Best Area Amenities**





DEERFIELD CENTRE KEY PROPERTY STATISTICS

Address	111 South Pfingsten Road
City, State	Deerfield, IL
Year Built	1986
Stories	4
Rentable Area	124,210
Occupancy	64.8%
WALT	3.6
Heated Executive Parking Stalls	80

JONES LANG LASALLE AMERICAS, INC. (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in Deerfield Centre (the “Property” or “Deerfield”), a newly renovated value-add, transit-oriented office asset located within Chicago’s renowned North Shore. At 64.8% occupancy, the Property provides a unique lease up opportunity ideal for the implementation of a spec suite program capable of delivering ready made space to North Shore decision makers. Deerfield’s irreplaceable location is situated just steps away from the Metra providing direct commuter access to and from one of the densest Millennial talent pools in the nation. Backed by a long-term investment grade anchor tenant, Deerfield Centre provides immediate upside through lease up of a newly renovated office asset in the heart of Chicago’s North Shore.

Upside Opportunity Through Lease Up of a Newly Renovated Office Asset

Deerfield Centre has been operated to the highest Class A standard by prior ownership. Through institutional quality maintenance programs over \$2.9 million of investment has been committed into the Property since 2014. Select recent major capital projects include a complete lobby renovation, elevator modernization and roof replacement.



SELECT MAJOR CAPITAL IMPROVEMENTS 2014-2020

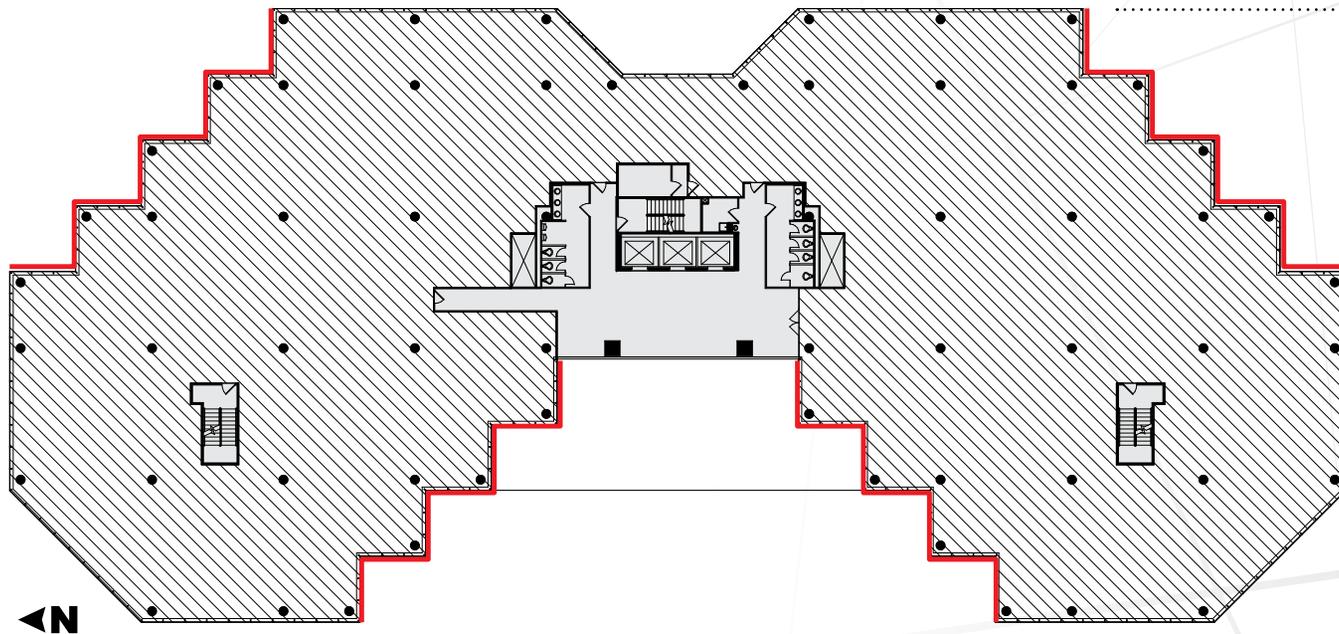
PROJECT	AMOUNT
✓ Lobby Remodeling	\$503,410
✓ Roof Replacement	\$489,520
✓ Elevator Modernization	\$484,320
✓ First Floor Corridor & Restroom Renovation	\$276,290
✓ Tuck-pointing/Joint Repairs	\$274,060
✓ Parking Lot Resurfacing	\$224,100
✓ HVAC Equipment	\$210,120
✓ Third Floor Demo	\$193,000
✓ Third Floor Elevator Lobby	\$178,380
✓ Fire Panel Replacement	\$92,850

TOTAL CAPITAL IMPROVEMENTS

>\$2.9 MILLION

Full Floor Vacancy Ideal for North Shore Centric Spec Suite Program

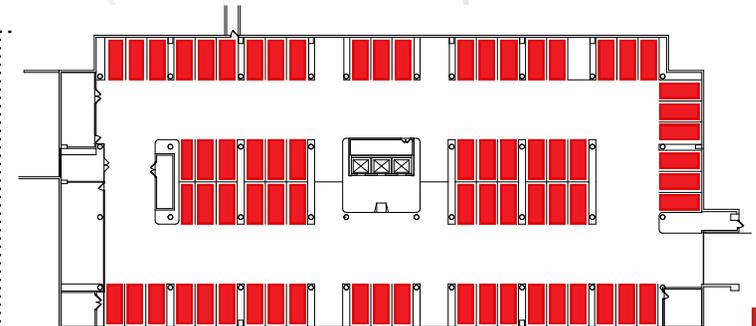
With the entire 31,829 RSF third floor fully demoed and available for lease today, value-add investors are provided an immediate opportunity to initiate either a full or partial floor spec suite program tailored to the unique preferences of North Shore decision makers.



Deerfield Centre's sawtooth design allows for maximum private corner office build out uniquely catering to the preferences of North Shore executives.

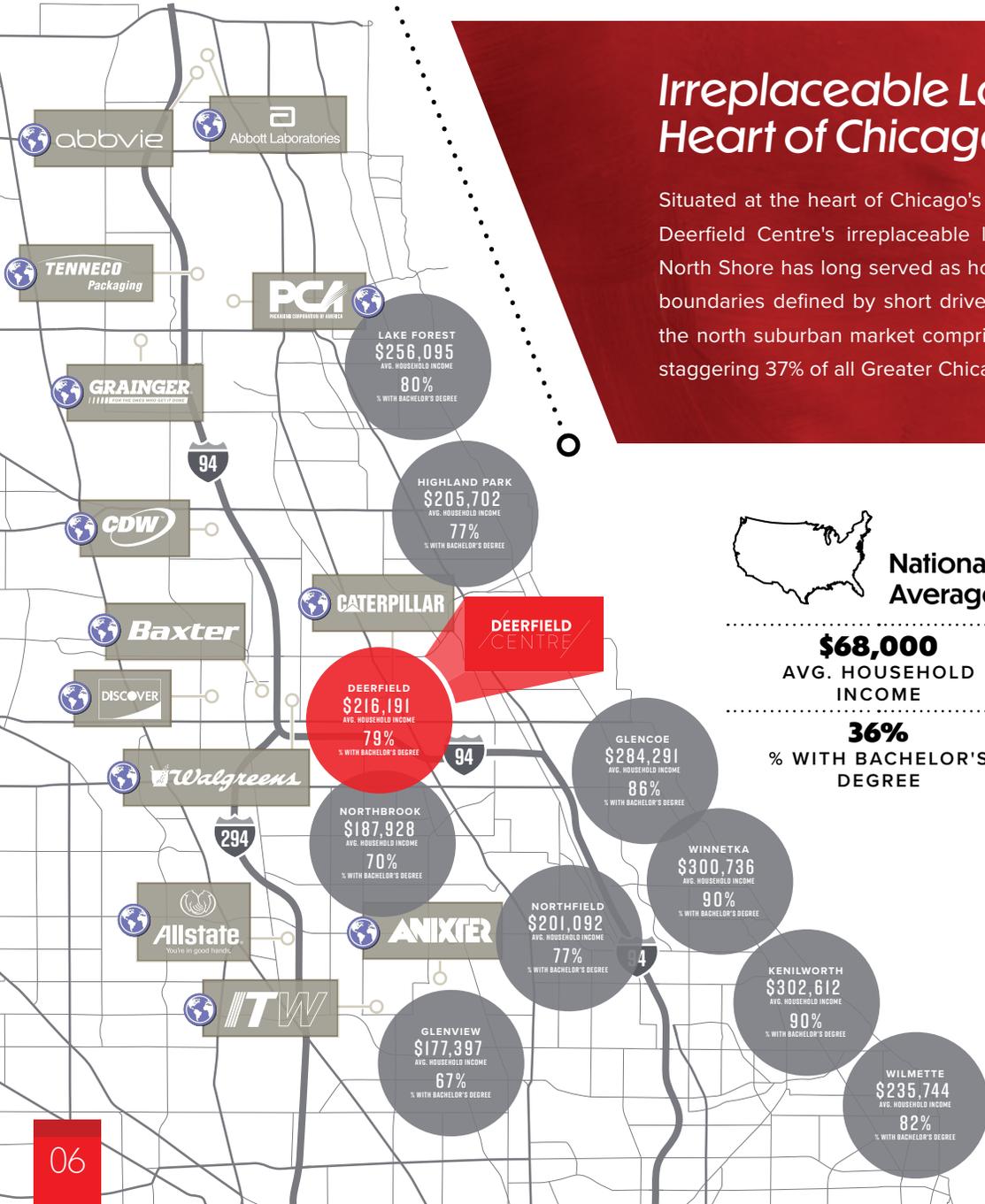
A Critical North Shore Differentiator: Heated Executive Parking

Deerfield Centre is equipped with 80 heated executive parking stalls providing North Shore decision makers the ability to travel from nearby residences to the Property without ever having to step outside. Heated executive parking is highly sought after throughout the North Shore, in fact Deerfield Centre being only **1 of 12** buildings that can offer this exclusive amenity..



Irreplaceable Location at the Heart of Chicago's Prestigious North Shore

Situated at the heart of Chicago's prestigious North Shore, conveniently located proximate to decision makers, Deerfield Centre's irreplaceable location provides investors with a significant competitive advantage. The North Shore has long served as home to affluent executives requiring office locations within precise geographic boundaries defined by short drive times from their residences, area amenities and transportation hubs. While the north suburban market comprises just 11% of the total office inventory of Greater Chicago, it accounts for a staggering 37% of all Greater Chicago based Fortune 500 global headquarters.



National Averages



Deerfield Average Household Income



Deerfield Percent of Population with a Bachelor's Degree

\$68,000
AVG. HOUSEHOLD INCOME

OVER 2X
CHICAGO MSA

OVER 2X
CHICAGO MSA

36%
% WITH BACHELOR'S DEGREE

OVER 3X
NATIONAL AVERAGE

OVER 2X
NATIONAL AVERAGE



Fortune 500 Global Headquarters

The Epicenter of Chicago's Suburban Resurgence

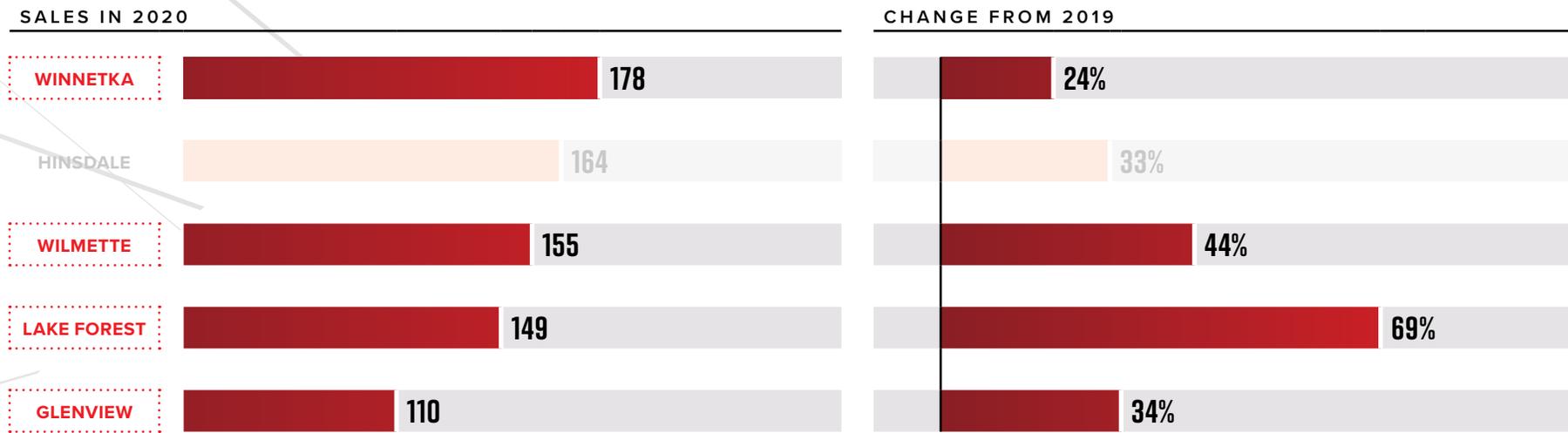
With North Shore luxury home sales increasing upwards of 70% from 2019 to 2020, Deerfield Centre sits at the epicenter of Chicago's suburban resurgence. Affluent, transit-oriented communities throughout the North Shore with access to outdoor amenities, exceptional restaurants, destination retail and highly ranked public schools have benefited greatly. Four of the five Chicago suburbs with the most \$1 million-and-up home sales in 2020 were located within the North Shore, just a short distance from Deerfield Centre. With substantial tailwinds building, Millennials now account for 40% of the home buyer's market and are 3.7x more likely to purchase a home in the suburbs than the city, positioning the North Shore for continued sustainable growth. As of first quarter 2021 suburban tenants in the market outnumbered downtown requirements by nearly 2x.

“Luxury Home Sales Skyrocket in Suburbs, Dip in City”

– January 2021

ChicagoBusiness.com
CRAIN'S
 CHICAGO BUSINESS.

Four of the Five Suburbs with the Most \$1 Million-and-Up 2020 Home Sales were Located in the North Shore



DEERFIELD
CENTRE

12 MILES | 80% OF EMPLOYEES

5 MILES | 60% OF EMPLOYEES

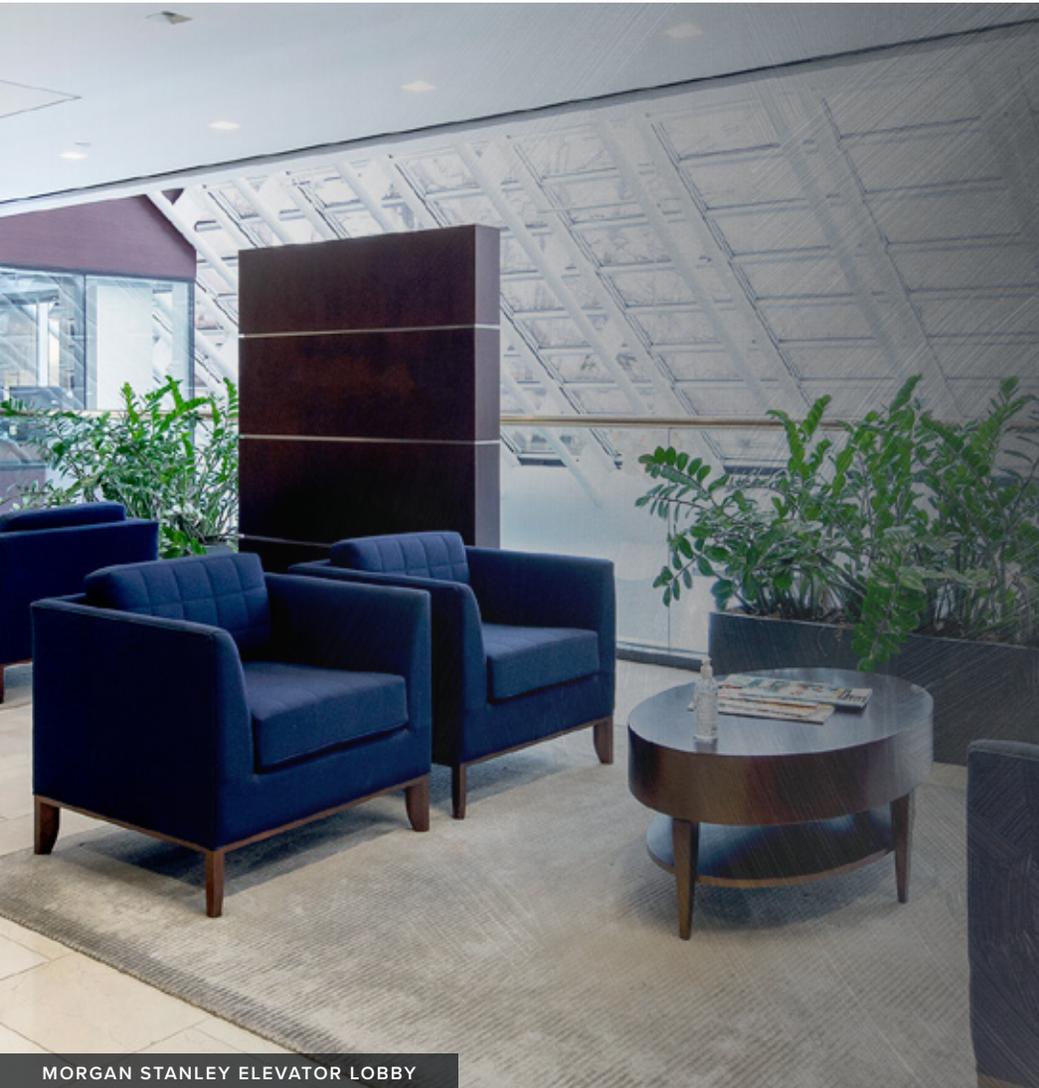
2 MILES | 40% OF EMPLOYEES

DEERFIELD
CENTRE

Central Location Provides Unmatched Access to Executive and Workforce Talent

Deerfield Centre is strategically situated at the geographic center of the North Shore providing access to deep and diverse labor pools that include both executive and workforce talent. With key decision makers living just a short distance from the Property, 40% of all Deerfield Centre employees live just two miles or less from the Property while 60% live just five miles or less from the Property.

DEERFIELD CENTRE EMPLOYEE HOME HEAT MAP



Long Term Investment Grade Anchor Tenancy Provides Stable Cash Flow Throughout Lease Up

Since 2003 Morgan Stanley Wealth Management has called Deerfield Centre home. With over \$25 billion in assets under management across the region, local managers have leveraged their relationships throughout the surrounding affluent communities of the North Shore to grow their local office from an original footprint of just 27,106 RSF to 46,170 RSF today. With key decision makers living just a short distance from the building and approximately 60% of all Deerfield Centre employees living less than five miles from the Property, Morgan Stanley recently reaffirmed their long term commitment to the Property allowing their termination option notice to lapse in November 2020. Value-add investors can rely on the stability of long term investment grade income throughout the duration of lease up.

Morgan Stanley

A1

Moody's
Investment Grade
Credit Rating

20

Years at the
Property Through
Lease Expiration

70%

Increase in
Occupied RSF
Since 2003

MORGAN STANLEY ELEVATOR LOBBY

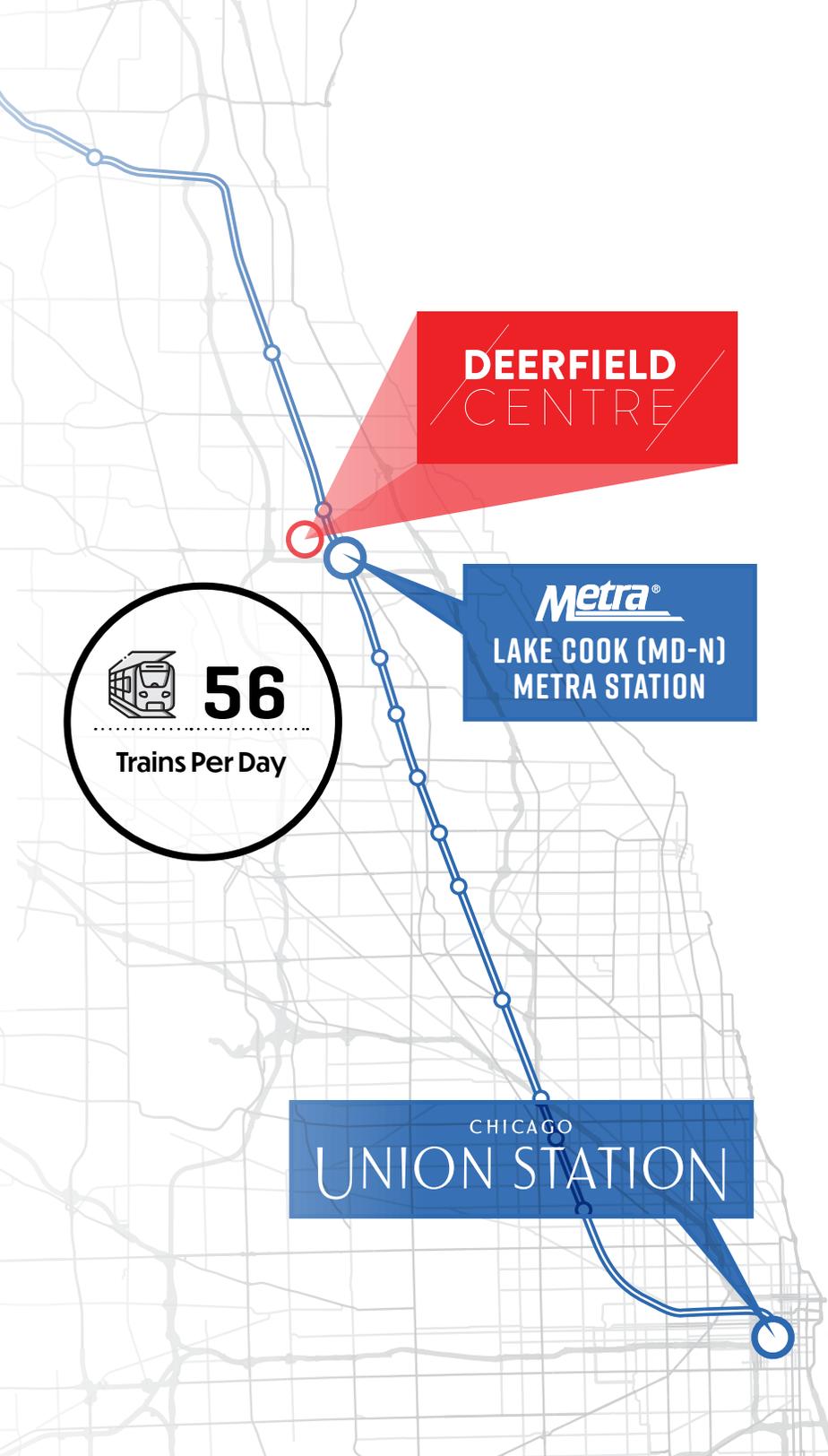


**Rare Urban/Suburban
Transit-Oriented Development**

Accessible via a less than 10 minute walk from the Property, the Lake Cook Road Metra station services over 22,000 daily commuters with a total of 56 inbound and outbound trains. This rare amenity is available to very few suburban office assets, which collectively outperform Class A North Cook County occupancy over 6%.

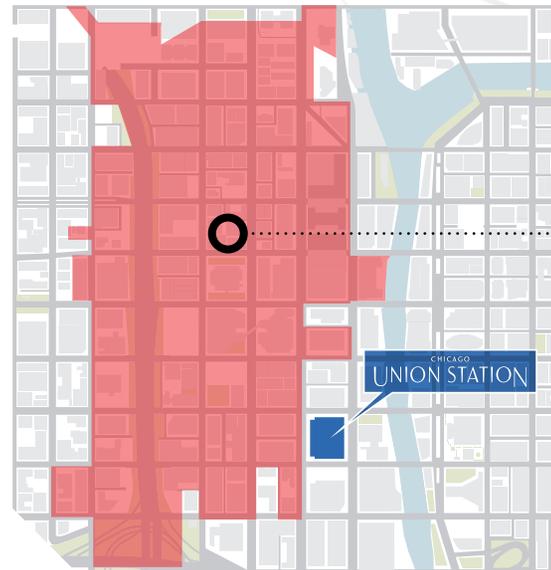
10.3%
Suburban T.O.D. Direct Vacancy

16.4%
Class A North Cook County Direct Vacancy



Immediate Access to the Second Densest Population of Millennials in the Nation

Deerfield Centre unique access to transit via Metra arms tenants with a critical tool in the war for talent. While a generational shift is underway as Millennials migrate to the suburbs, tenants at the Property are uniquely positioned to recruit and retain talent from both highly desirable labor pools located in the suburbs as well as the city. Located a short 10 minute walk from the Property, the Lake Cook Road Metra stop provides direct access to Chicago's West Loop, home to the second densest population of Millennials in the nation, which represent 58% of all 60661 zip code residents.



60661 Zip Code

Second Densest Population of Millennials in the Nation*

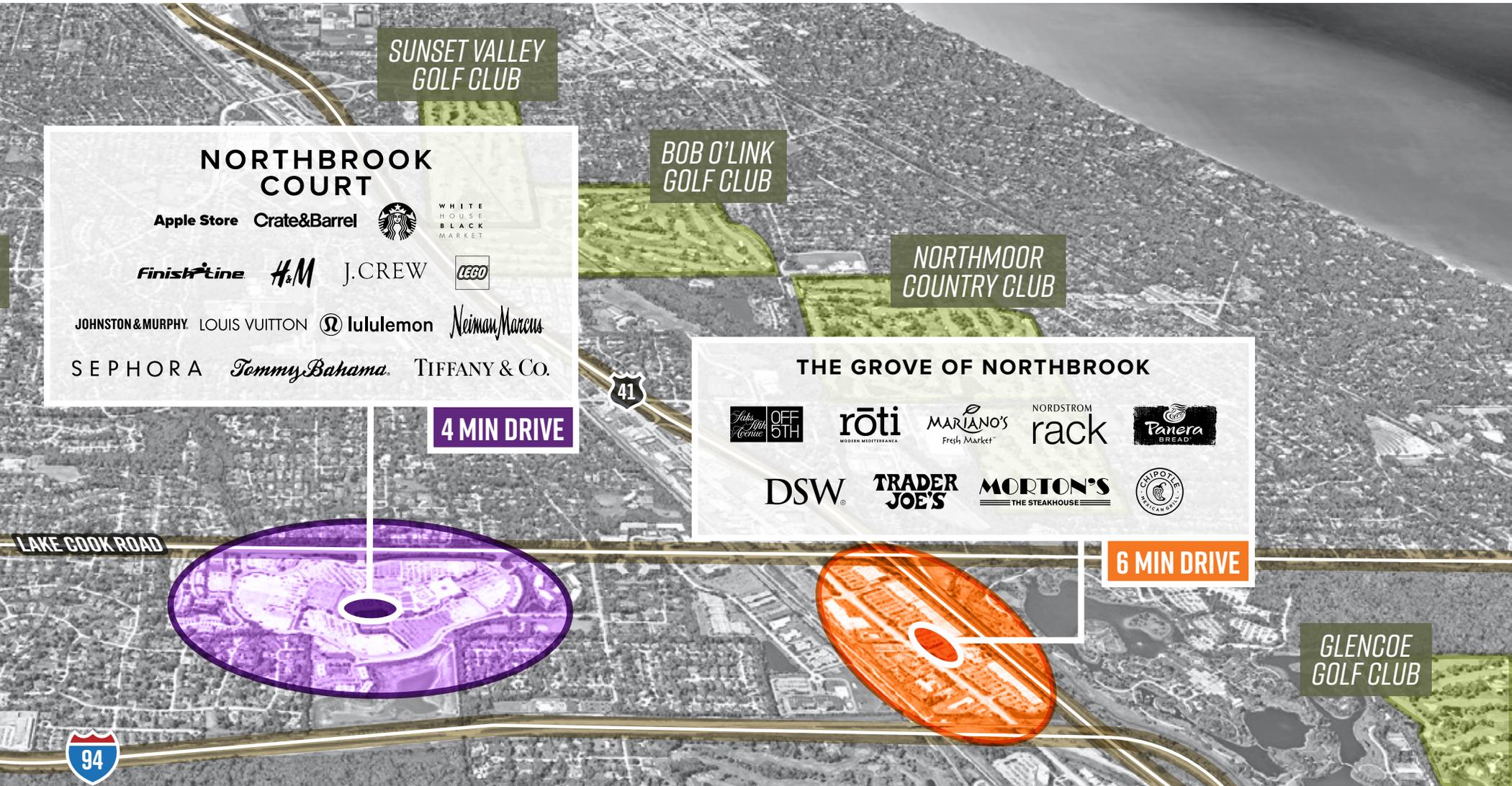
*minimum city population of 600,000

CHICAGO West Loop

Prime Visibility and Access Adjacent to Best-of-the-Best Area Amenities

With prominent visibility from Interstate 94, the Property is strategically located a short drive from O'Hare International Airport as well as Chicago Executive Airport, a critical amenity servicing the surrounding North Shore communities and nearby Fortune 500 global headquarters. With an abundance of fine and casual dining, retail centers, country clubs and hotels accessible within minutes from the Property, value-add investors will be able to leverage best-of-the-best access and area amenities in order to attract new and growing tenants to the building.





SUNSET VALLEY GOLF CLUB

BOB O'LINK GOLF CLUB

NORTHMOOR COUNTRY CLUB

GLENCOE GOLF CLUB

NORTHBROOK COURT

Apple Store Crate&Barrel Starbucks WHITE HOUSE BLACK MARKET

Finish Line H&M J.CREW LEGO

JOHNSTON & MURPHY LOUIS VUITTON lululemon Neiman Marcus

SEPHORA Tommy Bahama TIFFANY & CO.

4 MIN DRIVE

THE GROVE OF NORTHBROOK

John's Fifth Avenue OFF 5TH rōti MARIANO'S Fresh Market NORDSTROM rack Panera BREAD

DSW TRADER JOE'S MORTON'S THE STEAKHOUSE CHIPPOLTE MEXICAN GRILL

6 MIN DRIVE

LAKE COOK ROAD



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