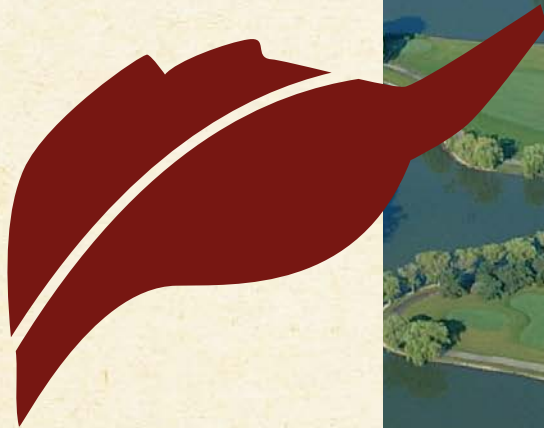




Kemper Lakes  
Business Center

*Where business  
comes to life.*

Jones Lang LaSalle Midwest, LLC

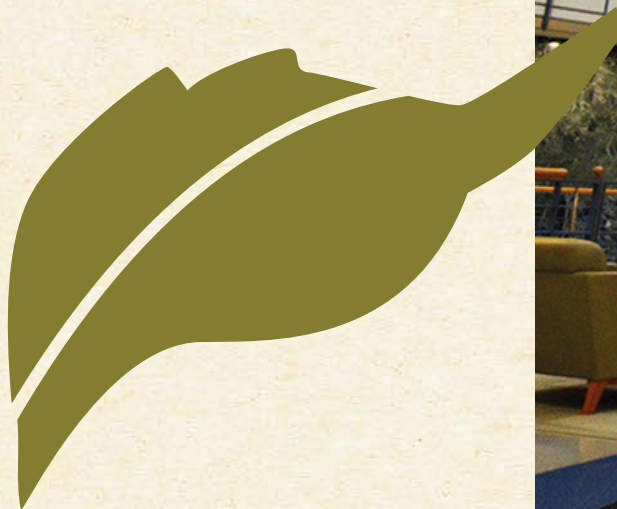




# Unrivaled, uncommon, uncompromising.

Nestled between Kemper Lakes Golf Club and Egret Marsh Forest Preserve, Kemper Lakes Business Center redefines the workplace experience across 160 meticulously landscaped acres. This exceptional complex features four interconnected buildings, serene lakes, and golf course views, offering an unrivaled setting, uncommon conveniences, and uncompromising quality.

With state-of-the-art facilities and amenities designed to inspire productivity, Kemper Lakes seamlessly blends nature and innovation, establishing itself as suburban Chicago's ultimate business environment where companies can flourish.





# From start-ups to big business - There's room for all.

Kemper Lakes Business Center offers a diverse array of spaces across its unique four-building campus. From compact suites ideal for startups to expansive floors perfect for established corporations, our stacking plan accommodates businesses of all sizes and stages. Each building presents its own distinct character and layout, providing tailored solutions to meet your specific needs. With flexible configurations and state-of-the-art infrastructure, these spaces are designed to support your company's growth and evolution. Discover the perfect fit for your business.

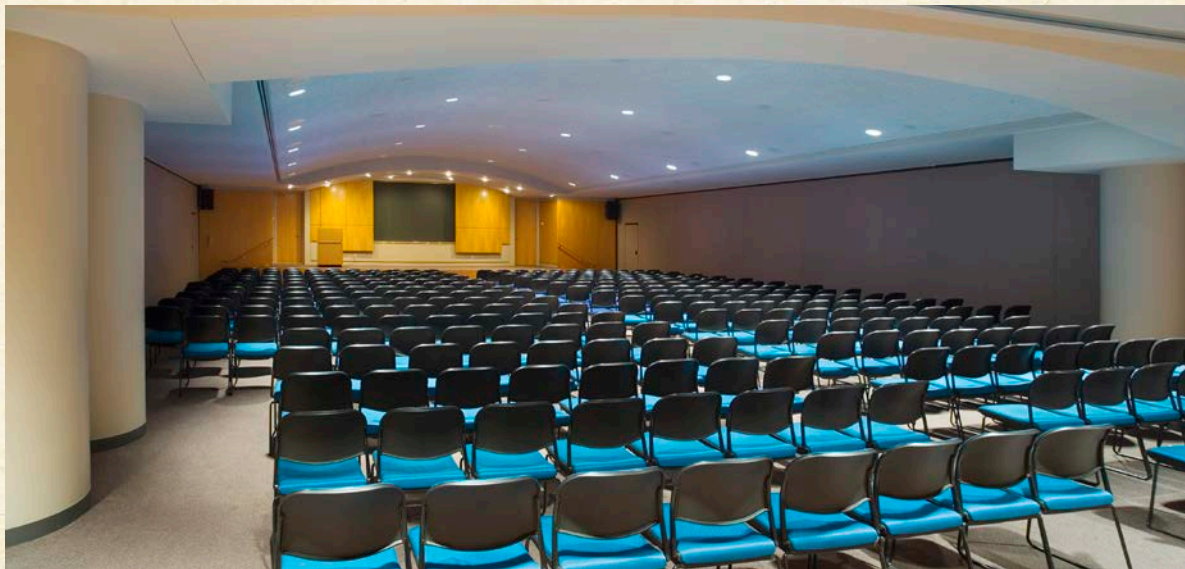




# Uncommon conveniences.

Experience the ultimate work-life balance at Kemper Lakes Business Center. From the full-service cafeteria and state-of-the-art conferencing facilities to the on-site daycare and high-end fitness center, every need is anticipated.

Enjoy outdoor seating with expanded WiFi, a new game room, and the convenience of on-site property management and security. With its proximity to numerous golf courses and nature preserves, Kemper Lakes offers an unparalleled blend of professional amenities and leisure opportunities, truly redefining the modern workplace.





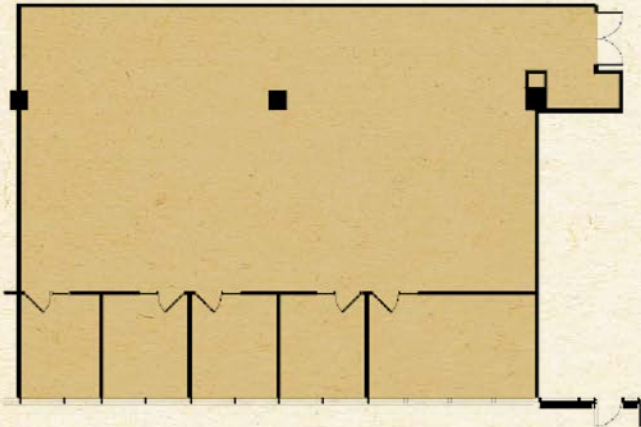
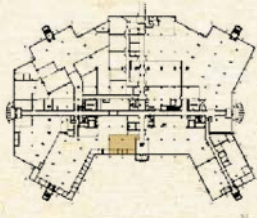




# Availability

## 1 Corporate Drive

Suite 125  
3,243 RSF

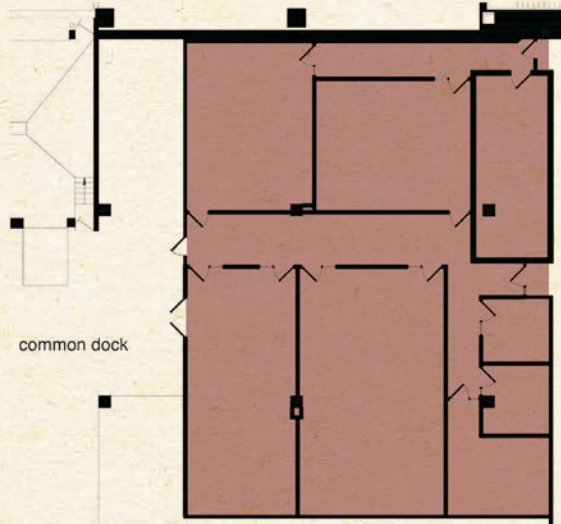
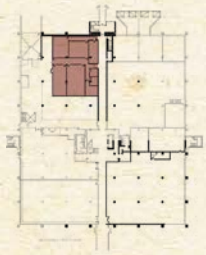




# 2 Corporate Drive

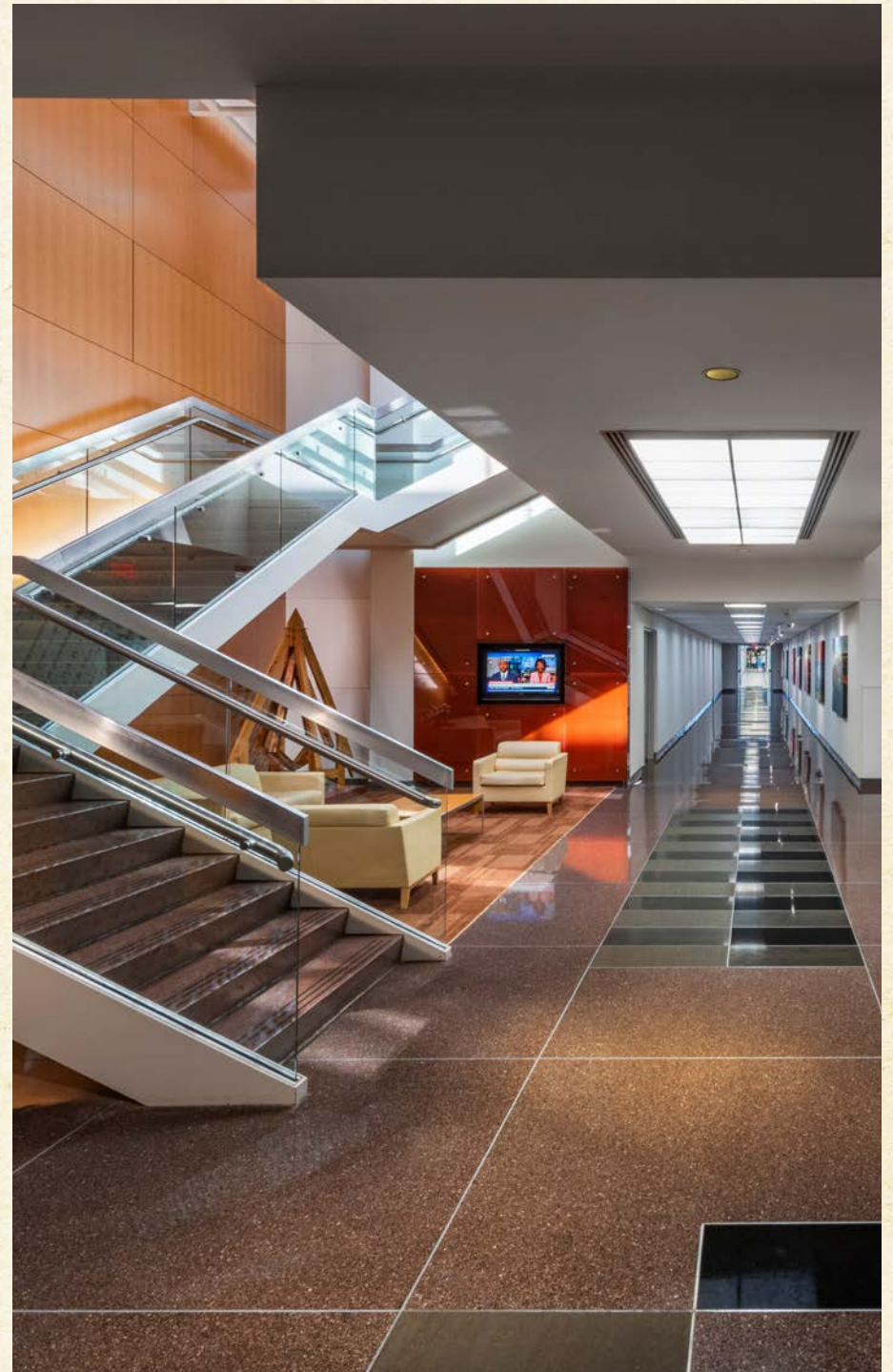
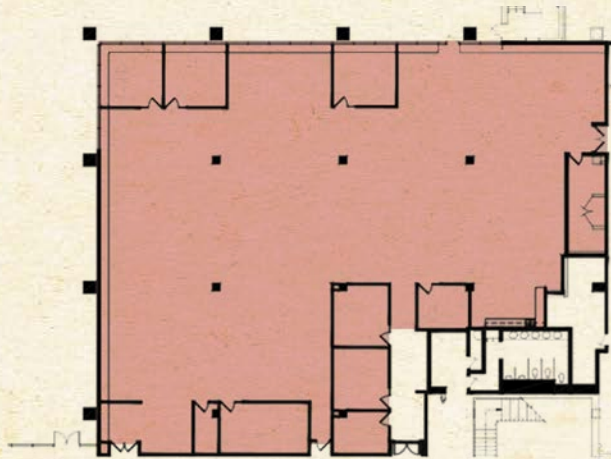
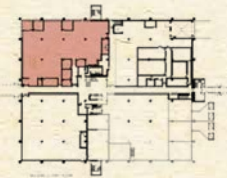
## Suite 120

5,242 RSF



## Suite 100

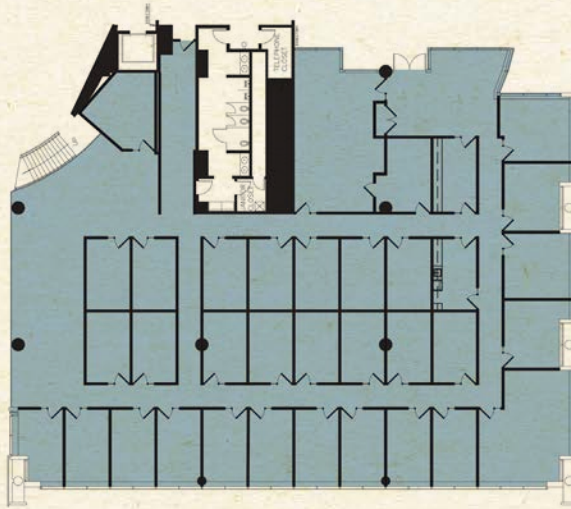
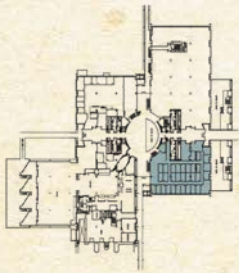
13,021 RSF



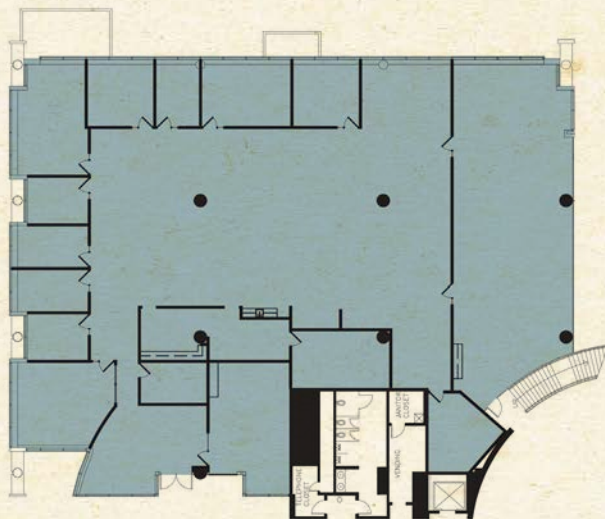
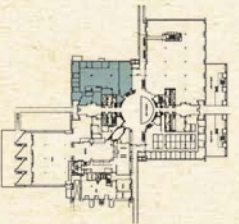


# 3 Corporate Drive

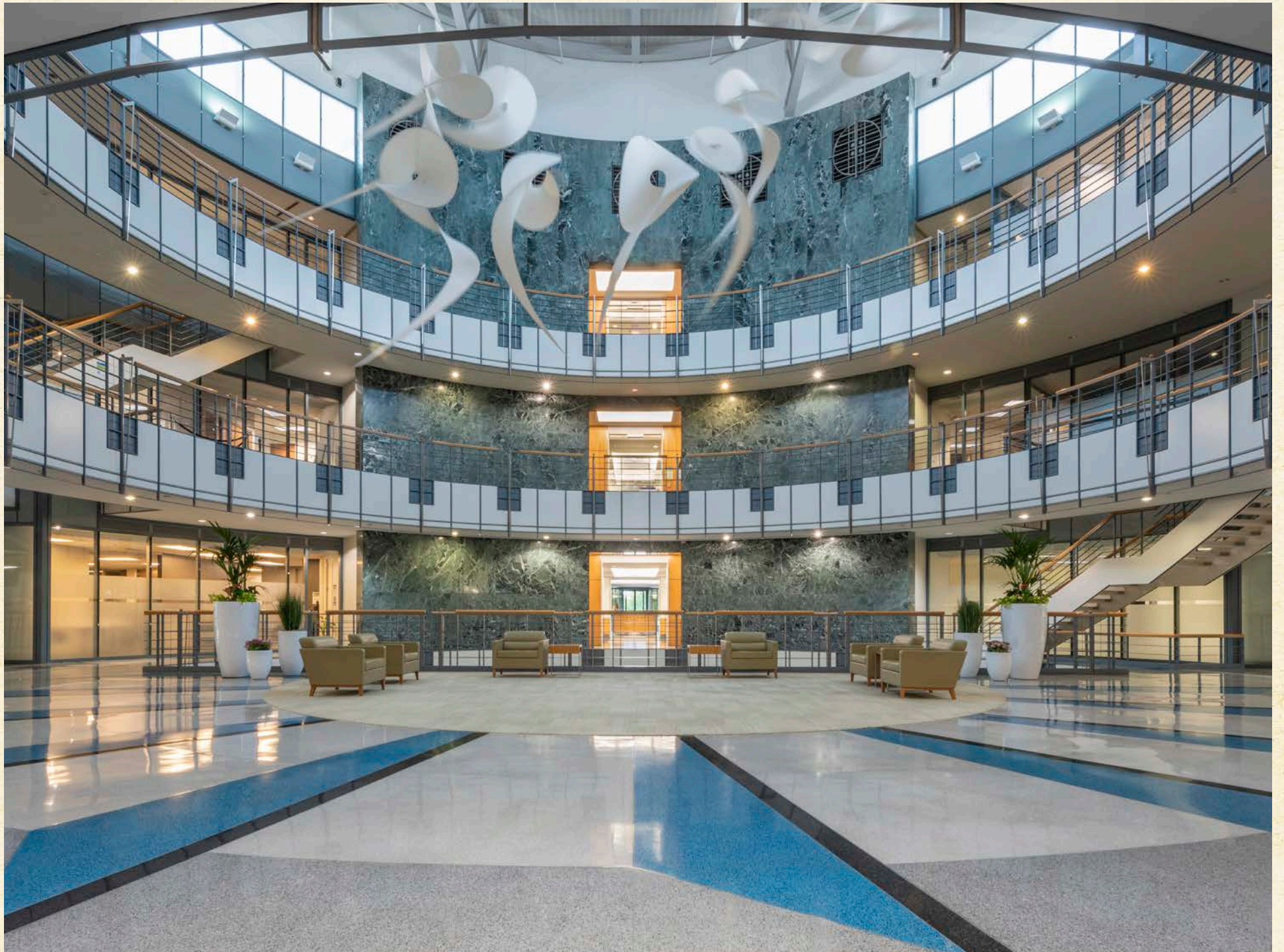
Suite 110  
12,662 RSF



Suite 160  
12,662 RSF





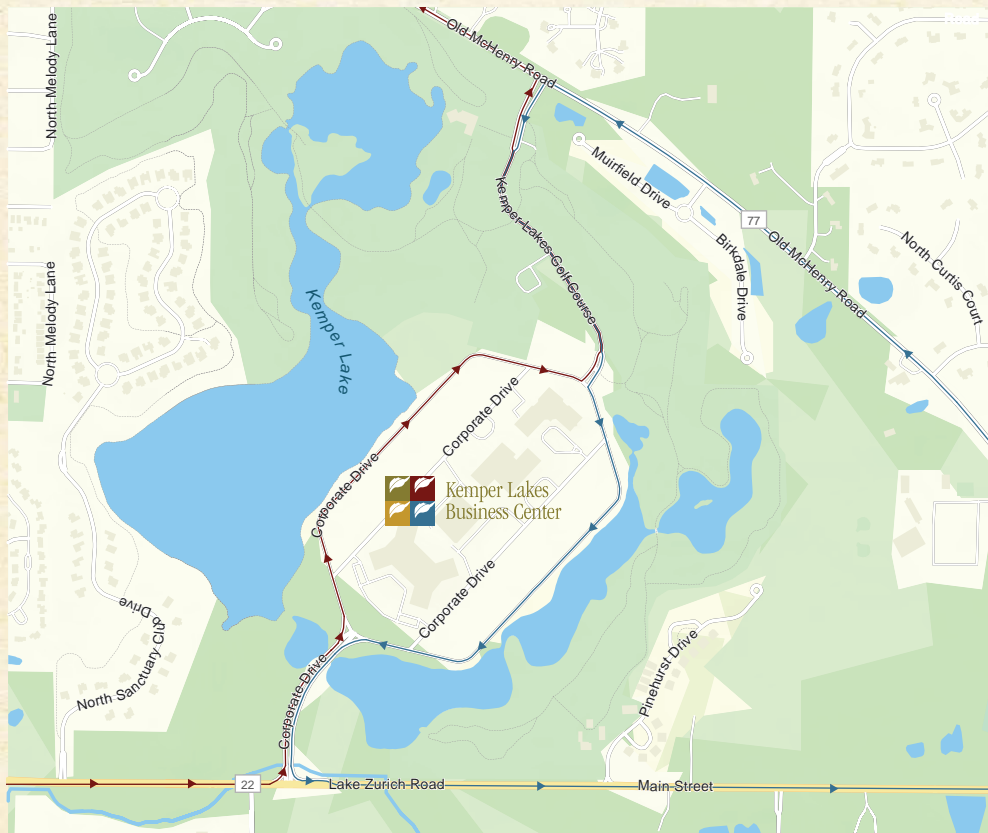




# Lake Zurich's corporate cornerstone.

Kemper Lakes Business Center offers an unparalleled location advantage in suburban Chicago. Situated near the Lake Zurich Metra train line, it provides convenient access to downtown while maintaining a serene suburban setting. Easy interstate access ensures smooth commutes and effortless business travel.

The area boasts a wealth of amenities, including diverse shopping options, fine dining establishments, and quality hotels. With numerous local attractions nearby, Kemper Lakes combines professional excellence with lifestyle convenience.



## Restaurants

1. Rosati's Pizza
2. Sorelle Italian Market
3. Little Joey's Pizza & Pasta
4. Phase Three Brewing - Lake Zurich
5. Korean BBQ on the Lake
6. 7 Brew Coffee
7. Chasers Sports Bar & Grill
8. Beelow's Steakhouse
9. The Hungry Mule
10. Chipotle Mexican Grill
11. MOD Pizza
12. Chick-fil-A
13. Cooper's Hawk Winery & Restaurant- Kildeer
14. Cafe Zupas
15. Brunch Cafe-Kildeer
16. Noodles and Company
17. California Pizza Kitchen at Deer Park
18. Stoney River Steakhouse and Grill
19. Ancho & Agave
20. sweetgreen
21. First Watch
22. Gianni's Cafe
23. Biaggi's Ristorante Italiano
24. Five Guys
25. Potbelly Sandwich Shop

## Shopping

1. Mariano's
2. SunBerry Orchard's Market
3. Costco Wholesale
4. Trader Joe's
5. Sunset Foods - Long Grove
6. Whole Foods Market
7. Menards
8. Target
9. Walmart Supercenter
10. Kohl's
11. Deer Park Town Center
12. Shops at Kildeer

## Hotels

1. Holiday Inn Express & Suites Lake Zurich-Barrington, an IHG Hotel

2. DoubleTree by Hilton Hotel Libertyville - Mundelein
3. Hampton Inn & Suites Chicago Deer Park

## Local Attractions

1. Royal Melbourne Country Club
2. Twin Orchard Country Club
3. Kemper Lakes Golf Club
4. Egret Marsh Forest Preserve
5. Heron Creek Forest Preserve
6. Hawthorn Woods Country Club
7. Countryside Golf Club
8. Biltmore Country Club
9. Stonehenge Golf Club
10. Makray Memorial Golf Club
11. Lake Barrington Shores Golf Club

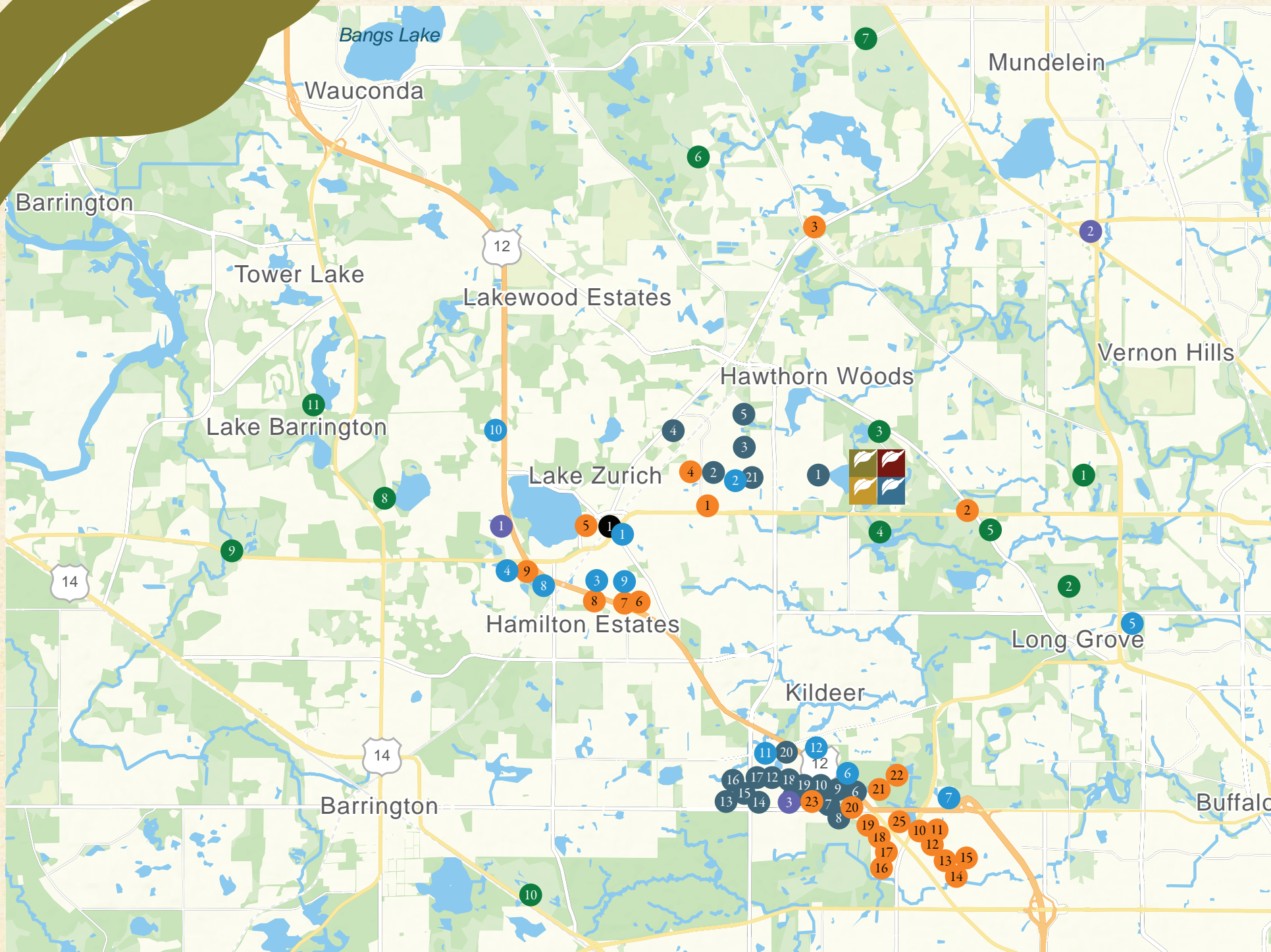
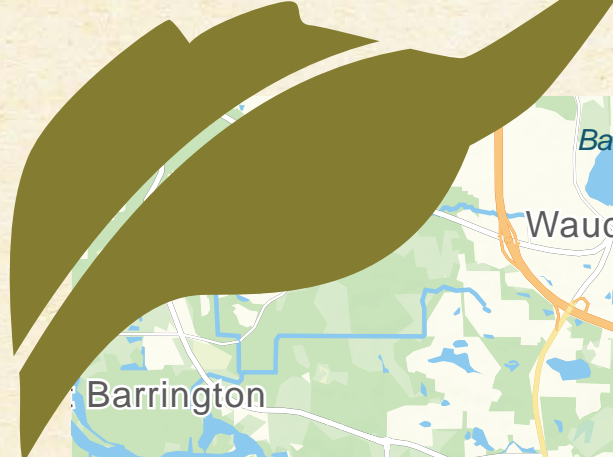
## Corporate Neighbors

1. ArcherGrey LLC
2. ECHO Incorporated
3. Medical Murray
4. US Gymnastics Training Center
5. Tuf-Tite Corporation
6. Continental
7. Leica Biosystems
8. LitePoint - A Teradyne Company
9. Vitesco Technologies
10. Prism Corporate Realty Inc
11. The Plexus Groupe
12. ETON PHARMACEUTICALS
13. Robert Half International
14. SageView Advisory Group
15. L J Soldering Associates
16. Cimatrix
17. QCSS Inc
18. Merrill Lynch Wealth Management
19. B G Medical
20. Co-Optim Deer Park
21. Termux company

## Transportation

1. Lake Zurich Train Station







# Sustainable vision.



Northeast Capital Group (NECG) is a private equity investment group and full-service real estate firm based in Ramapo, New York. With a focus on honesty, integrity, and transparency, NECG has built a stellar reputation in the commercial real estate market. The firm specializes in acquiring, managing, and repositioning stable and value-add properties, particularly well-located office buildings, anchored shopping centers, and residential properties in primary and secondary markets across the United States.

NECG's investment strategy targets fundamentally strong properties with excellent market positions, seeking opportunities to add value through lease-ups, rent increases, and property improvements. Funded primarily through private equity from accredited high-net-worth investors and joint ventures with funds and family offices, NECG prides itself on its hands-on approach and open communication with investors. The firm's success is reflected in the high rate of repeat investments from satisfied partners who trust in NECG's expertise and commitment to their financial goals.



Kemper Lakes  
Business Center

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## Let's talk.

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