



For sale or lease

# 423 central

Northfield, IL

>> Fully remodeled offices

>> Easy Edens Expressway access

>> +/-2,500 SF - 4,853 SF with parking

EXCLUSIVE AGENT



PODOLSKY CIRCLE  
CORFAC INTERNATIONAL

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Some of the information contained herein is from owner and has not been independently verified by us. The balance of the information is from sources we deem reliable. We do not warrant that the information is true and correct and recipient should independently verify same. Price and other terms are subject to change without notice.



Recently remodeled  
creative office space  
with the ideal mix of  
private offices & open  
work space.

Modern finishes &  
eye-catching design;  
perfect for tech  
companies, legal/  
accounting firms  
or counseling  
practices.

Irreplaceable  
North Shore  
location.

423

## FLEXIBILITY IN SPACE >>

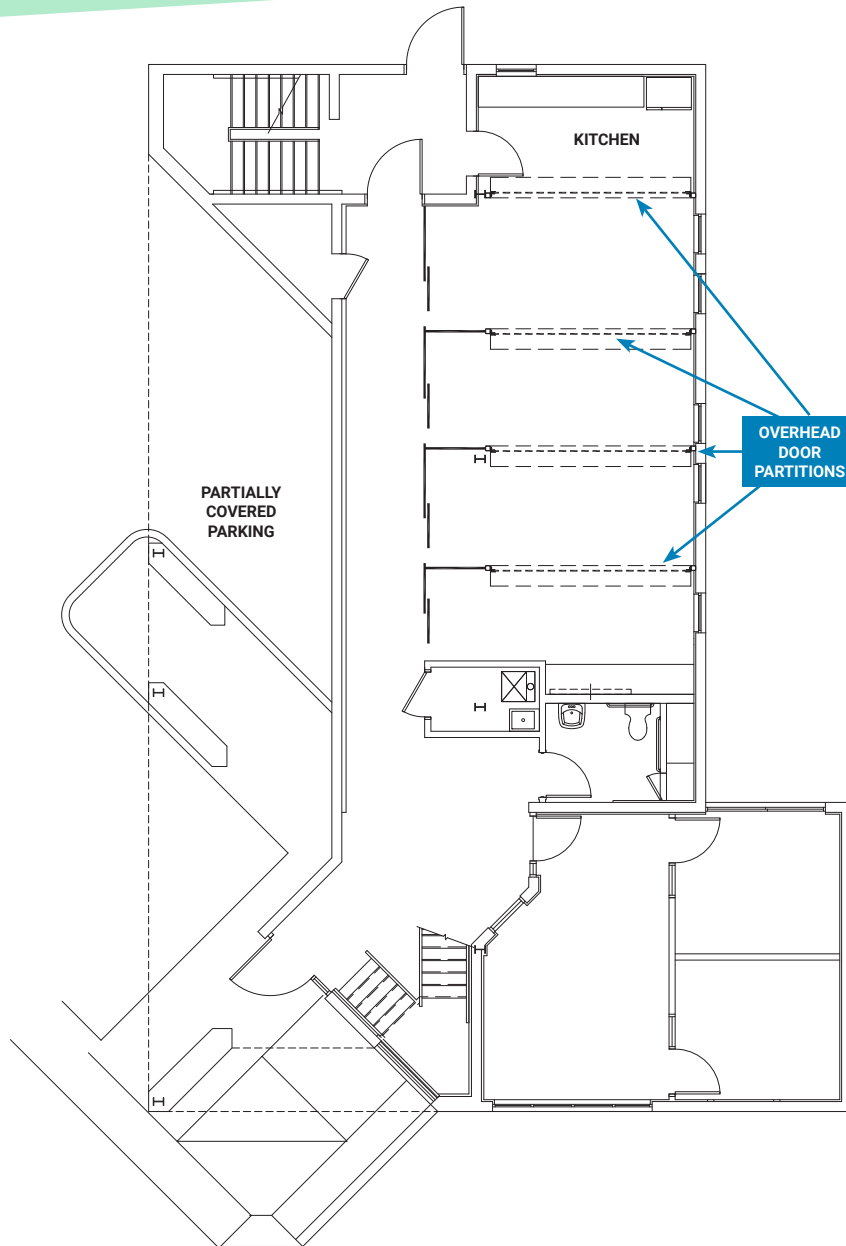
Unique overhead door system on first floor can suit a variety of layouts.

Upper level consists of more traditional office.



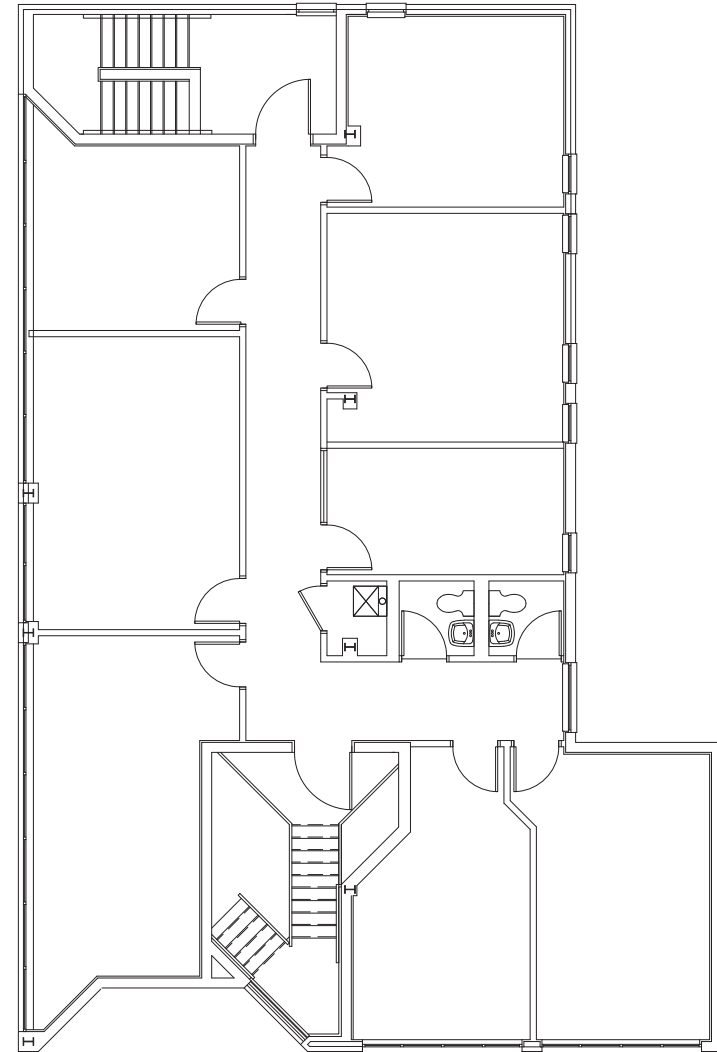
## Lower Level

- >> 3 private offices
- >> Large open space with kitchen that can be easily converted to up to 5 separate spaces
- >> 1 washroom



## Upper Level

- >> 8 private offices or break/huddle rooms
- >> 2 washrooms





## IRREPLACEABLE LOCATION >>

Easy access to the Edens Expressway via Willow Road & Tower Road.

20 miles to Chicago Loop. 15 Miles to O'Hare International Airport.

## OUTSTANDING DEMOGRAPHICS >>

3-MILE RADIUS, 2018 ESTIMATES



67,107  
TOTAL  
POPULATION



78.3%  
PERSONS AGE 25+ WITH  
BACHELOR'S DEGREE OR  
HIGHER



\$146,679  
MEDIAN  
HOUSEHOLD INCOME

Source: Esri 2018 Estimates



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CORFAC INTERNATIONAL  
BROKERAGE • MANAGEMENT • ADVISORY

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**PODOLSKY.COM**

- >> Parking: 10 spaces + street parking
- >> Zoning: Office/Research
- >> Lease Rate: Negotiable | Sale Price: \$1,000,000
- >> Furniture possibly available

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