

**FULLY FURNISHED PLUG-N-PLAY SUBLEASE OPPORTUNITY
OPTIMAL CONFIGURATION FOR SOCIAL DISTANCING**

3100 SANDERS RD

81,991 RSF | 5TH FLOOR



 **CUSHMAN &
WAKEFIELD**

FOR SUBLEASE

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About the Building

3100 Sanders is a premier Class A building in Northbrook, IL. With immediate access to I-294, the building offers abundant natural light via an enormous atrium and tranquil water views through floor-to-ceiling windows. All with an unbeatable amenity package: on-site full-service cafe, newly renovated fitness center with showers, 250-person large auditorium, and multiple smaller meeting and training rooms.



Compromise Nothing.

Every amenity is at your fingertips: full-service cafe, fitness center, conferencing & training, outdoor seating, and more!



Access Everything.

Enjoy a premier location with immediate access to I-294, two airports within 15 minutes, and public transit options via Pace Bus & Metra commuter train.



Stay Safe.

8' x 8' workstations, an abundance of conference and meeting areas, multiple kitchens, and perimeter glass offices provide an optimal post-COVID configuration to keep employees safe.

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Opportunity Highlights

- Fully furnished and wired for immediate move-in including phone, internet, TVs, conferencing equipment, security keycard access system
- Wide variety of large and small meeting rooms - **23 total** - including large training room and 2 large boardrooms
- Modern cafe/kitchen in each wing
- Can be divided into four 20,000 RSF spaces
- Large central atrium with abundant natural light, two sets of restrooms, and reception area
- **Long term sublease through 02/29/2032** with strong credit sub-landlord



Layout & Capacity

206 workstations, mostly 8' x 8' cubes

23 conference rooms including:

1 large training room (seats 30)

2 large boardrooms (seats 20)

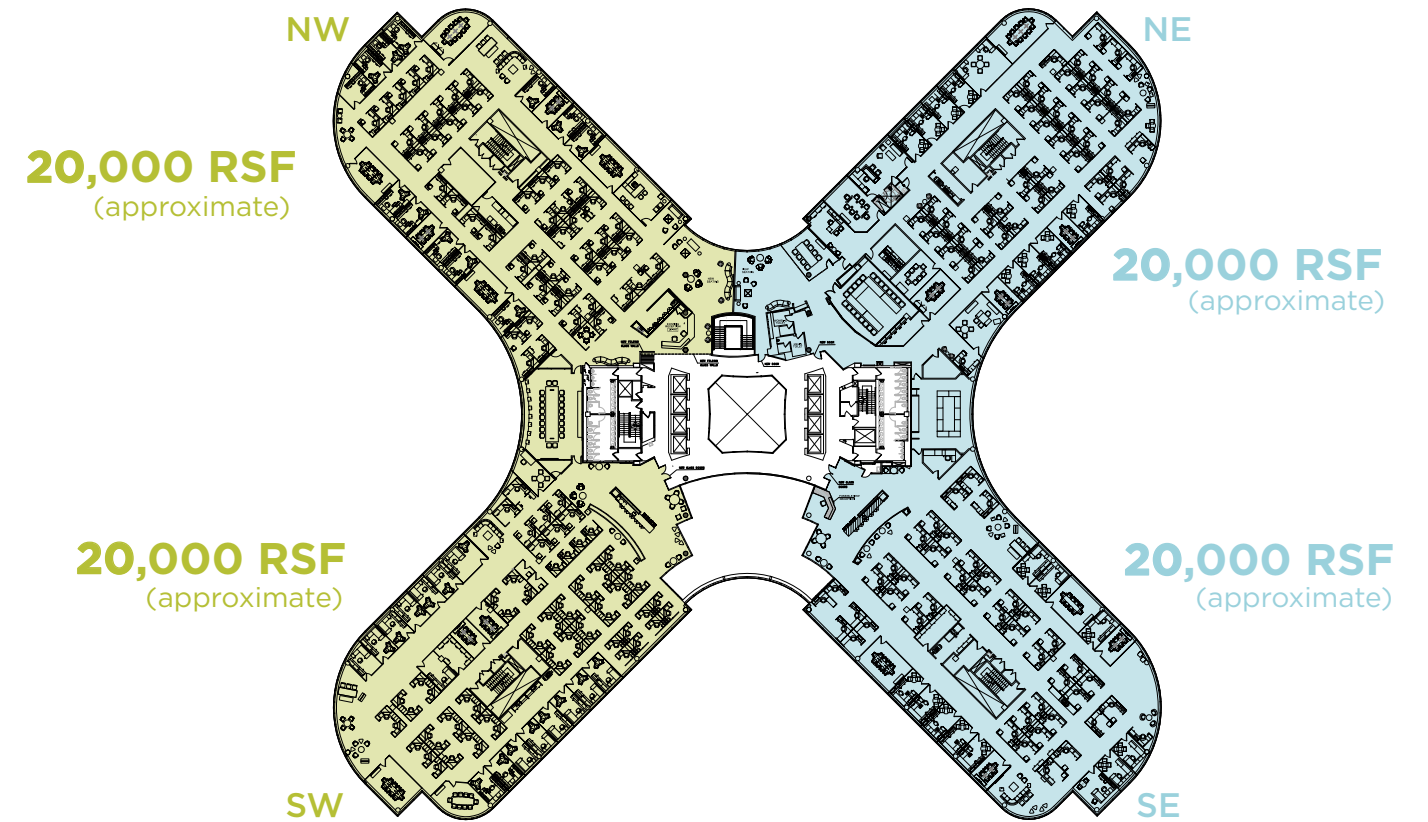
12 medium conference rooms (seats 8-12)

8 small meeting rooms (seats 5)

54 private offices



FLOOR PLAN



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