
Office Space For Lease Sample Survey

PREPARED BY:



Chicagoland Commercial, Inc.

1240 W Northwest Hwy
Palatine, IL 60067

Randy Olczyk

President

847-438-4300 (phone)

847-359-0100 (fax)

randy@chicagolandcommercial.com

860 E Algonquin Rd - Schaumburg Atrium Center



Location: **Schaumburg Atrium Center**
Northwest Office Cluster
Schaumburg Area Submarket
Cook County
Schaumburg, IL 60173

Building Type: **Class B Office**
 Status: **Built 1984**

Stories: **1**
 RBA: **39,159 SF**
 Typical Floor: **39,159 SF**
 Total Avail: **12,395 SF**
 % Leased: **68.4%**

Developer: -
 Management: **Cushman & Wakefield, Inc.**
 Recorded Owner: **AEGON USA Realty Advisors, Inc.**

Expenses: **2001 Combined Tax/Ops @ \$6.68/sf; 2006 Est Ops @ \$2.67/sf**
 Amenities: **Atrium, Courtyard**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite A	5,923	12,395	12,395	\$18.00G/mg	Vacant	TBD	Direct

Open space, extensive windowline. Competitive tenant improvement allowance available.

Building Notes

* Building affords access to both Route 53 and the Northwest Tollway

3365 N Arlington Heights Rd - Arlington Executive Plz Bldg 4



Location: **Arlington Executive Plz Bldg 4**
Northwest Office Cluster
Schaumburg Area Submarket
Cook County
Arlington Heights, IL 60004

Building Type: **Class B Office**
 Status: **Built 1981**

Stories: **1**
 RBA: **10,455 SF**
 Typical Floor: **10,455 SF**

Total Avail: **3,022 SF**
 % Leased: **71.1%**

Developer: -
 Management: **Vision Management Inc.**
 Recorded Owner: **Vision Realty Partners**

Expenses: **1999 Tax @ \$4.00/sf, 1996 Est Tax @ \$3.28/sf; 1999 Ops @ \$2.98/sf, 1996 Est Ops @ \$2.57/sf**
 Parking: **Free Surface Spaces; Ratio of 3.56/1,000 SF**
 Amenities: **Fitness Center, On Site Management, Pond/Pool**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 3365-C	1,422	1,422	1,422	\$16.00G/mg	Vacant	Negotiable	Direct
• Space available from 1,015—2,030 SF • 1 block south from Dundee Rd on Arlington Hts Rd • Ample parking • Hotels and restaurants near by • Professional corporate image— Class A finishes • Tenant controlled HVAC - 24– Hour Access • Easy access to Route 53 and I –294 • Single story direct access building • High-speed internet access • Flexible build-out and terms • Rental rate- \$16.00 Modified Gross							
P 1st / Suite 3365-G/H	1,600	1,600	1,600	\$16.00G/mg	Vacant	Negotiable	Direct
• Space available from 1,015—2,030 SF • 1 block south from Dundee Rd on Arlington Hts Rd • Ample parking • Hotels and restaurants near by • Professional corporate image— Class A finishes • Tenant controlled HVAC - 24– Hour Access • Easy access to Route 53 and I –294 • Single story direct access building • High-speed internet access • Flexible build-out and terms • Rental rate- \$16.00 Modified Gross							

Building Notes

- * Office park consists of 7 single-story buildings
- * Beautifully landscaped campus setting with one acre lake and promenade deck

3365 N Arlington Heights Rd - Arlington Executive Plz Bldg 4(cont'd)

* 1,015 sf on-site fitness center

* Minutes from numerous restaurants and hotels

* Located in the Northwest Suburbs, approximately 17 miles from O'Hare International Airport

* Easy access to Route 53, I-90 and I-355

* Responsive ownership

2010 S Arlington Heights Rd



Location: **Northwest Office Cluster
Schaumburg Area Submarket
Cook County
Arlington Heights, IL 60005**

Building Type: **Class B Office**
Status: **Built 1973, Renov 1991**

Stories: **3**
RBA: **38,636 SF**

Typical Floor: **13,333 SF**

Total Avail: **2,717 SF**
% Leased: **93.0%**

Developer: -
Management: -
Recorded Owner: **Tycore, Ltd.**

Expenses: **1997 Tax @ \$2.47/sf, 1996 Est Tax @ \$3.00/sf; 1995 Ops @ \$5.51/sf, 1996 Est Ops @ \$5.65/sf**

Parcel Number: **08-16-200-070-0000, 08-16-200-072-0000, 08-16-200-073-0000**

Parking: **116 Surface Spaces are available; Ratio of 3.00/1,000 SF**

Amenities: **Atrium, Corner Lot**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 210	2,717	2,717	2,717	\$20.00G/fs	Vacant	3 yrs	Direct

Building Notes

Stable tenancy - 71% in building over 5 years. Doctors rarely move.
Midway between Northwest Community and Alexian Bros. Hospital.
Medical vacancy in Arlington Heights is 4.1%.
5 minutes from Woodfield Mall and 12 minutes from O'Hare airport.
Recent renovations minimize future costs.
Scarcity of vacant sites limits future competition.
Price below replacement cost.

Building has energy-conserving glass with rooftop atrium, access to all major Chicago Expressways, and a professional corporate image.

2010 S Arlington Heights Rd(cont'd)

Located one block north of I-90 and Algonquin Road.

415-425 Creekside Dr



Location: **Northwest Office Cluster
Schaumburg Area Submarket
Cook County
Palatine, IL 60067**

Building Type: **Class B Office**
Status: **Built 1974**

Stories: **1**
RBA: **9,600 SF**
Typical Floor: **9,600 SF**
Total Avail: **3,250 SF**
% Leased: **66.2%**

Developer: -
Management: -
Recorded Owner: -

Expenses: **2002 Combined Tax/Ops @ \$0.56/sf**

Parcel Number: **06-22-403-041-0000, 06-22-404-048-0000, 07-26-201-016-0000**

Parking: **70 Surface Spaces are available; Ratio of 7.30/1,000 SF**

Amenities: **Corner Lot**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 425	1,500 - 3,250	3,250	3,250	\$15.50G/mg	Vacant	Negotiable	Direct

Space is easily divisible from 1,500-3,250 SF • 1 block west of Route 53 and Northwest Highway • Ample parking • Hotels and restaurants near by • Professional corporate image– Upgraded build out • 24– Hour Access • Easy access to Route 53 and I–90 • Single story building with operable windows • High-speed internet access • Rental rate– \$15.50 Modified Gross plus utiliti

Building Notes

The building consists of 19 offices and two large general areas. Its features include multi-zoned heating and air conditioning and 800 amp, 2 phase, 240 volts power.

aug 2002 - bldg sold. Re/max Unlimited represented the seller.

675 First Bank Dr



Location: **Northwest Office Cluster**
Schaumburg Area Submarket
Cook County
Palatine, IL 60067

Building Type: **Class C Office**
 Status: **Existing**

Stories: **4**

RBA: **30,000 SF**

Typical Floor: **7,500 SF**

Total Avail: **4,793 SF**

% Leased: **84.0%**

Developer: -
 Management: -
 Recorded Owner: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 675 - 180	2,489	2,489	2,489	\$20.00G/mg	Vacant	1-3 yrs	Direct
P 1st / Suite 675 - 120	2,304	2,304	2,304	\$20.00G/mg	Vacant	1-3 yrs	Direct

1600 Golf Rd - 1600 Corporate Center



Location: **1600 Corporate Center**
Northwest Office Cluster
Schaumburg Area Submarket
Cook County
Rolling Meadows, IL 60008

Building Type: **Class A Office**
 Status: **Built 1986**

Stories: **12**
 RBA: **255,558 SF**
 Typical Floor: **21,204 SF**
 Total Avail: **72,618 SF**
 % Leased: **73.5%**

Developer: -
 Management: **Transwestern**
 Recorded Owner: **YPI 1600 Corporate, LLC**

Expenses: **2006 Tax @ \$5.35/sf, 2005 Est Tax @ \$5.35/sf; 2005 Est Ops @ \$6.26/sf**
 Parcel Number: **08-08-403-021-0000**
 Parking: **720 Surface Spaces are available; Ratio of 4.00/1,000 SF**
 Amenities: **24/7 Building Access, Card Key Access, Conferencing Facility, Food Service, On Site Management, Pond/Pool, Property Manager on Site, Security System, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 12th / Suite 1200	250 - 5,000	5,000	5,000	Negotiable	30 Days	1-36 mnths	Sublet

Turn key office space/spec suites, furniture available, meeting rooms, office equipment, pre-wired, phone and T1. Immediate availability with flexible terms.

Building Notes

3/2001: This property has been sold to Great Lakes REIT. Cushman & Wakefield represented the seller, a partnership that included Jupiter Realty.

* Easy Access to I-90 and I-355, with high Visibility to I-90

1600 Golf Rd - 1600 Corporate Center(cont'd)

* Close Proximity to Retail, Restaurants and Hotels

* Beautifully Landscaped, Campus Setting, Newly Renovated Common Corridors

* Efficient Floor Plates Offering 12 Corners Per Floor

* High-end Finishes Throughout

* On-site Amenities Include:

Deli

ATM

Vending Area

24 hour manned security

1700 E Golf Rd - Two Century Centre



Location: **Two Century Centre**
Northwest Office Cluster
Schaumburg Area Submarket
Cook County
Schaumburg, IL 60173

Building Type: **Class A Office**
 Status: **Built 1986**

Stories: **11**
 RBA: **220,466 SF**
 Typical Floor: **20,042 SF**
 Total Avail: **57,574 SF**
 % Leased: **85.9%**

Developer: **Fifield Companies**
 Management: **Transwestern**
 Recorded Owner: **Transwestern Investment Company**

Expenses: **2002 Tax @ \$5.59/sf, 2005 Est Tax @ \$5.71/sf; 1996 Ops @ \$4.45/sf, 2005 Est Ops @ \$6.28/sf**
 Parcel Number: **07-12-400-015-0000**

Parking: **100 Covered Spaces are available; Ratio of 3.40/1,000 SF**
 Amenities: **24/7 Building Access, Banking, Bus Line, Card Key Access, Conferencing Facility, Fitness Center, Food Service, Hotel, On Site Management, Property Manager on Site, Security System, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 11th / Suite 1122	5,205	7,362	7,362	\$12.00-\$14.00N/nnn	05/2007	Negotiable	Direct

6 exterior offices, 1 conference room, kitchen/break room, 3 storage rooms, reception area, open area, Elevator ID.

Building Notes

6/1998: Prime Group Realty Trust acquired the building for \$34,800,000 from The Bin Hamoodah Company.

Two Century Centre, which is located next to the Hyatt Regency Hotel and across the street from the Woodfield Mall, boasts such features as an on-site deli, vending, 24 hour security service, available storage, tenant HVAC, proximity to public transportation, handicap accessibility, a courier, Dual Electrical Feed and manned security. Exterior signage opportunity.

2200-2280 Hicks Rd - Euclid Office Center II



Location: **Euclid Office Center II**
Northwest Office Cluster
Schaumburg Area Submarket
Cook County
Rolling Meadows, IL 60008

Building Type: **Class B Office**
 Status: **Built 1984**

Stories: **1**
 RBA: **68,500 SF**
 Typical Floor: **68,500 SF**
 Total Avail: **36,665 SF**
 % Leased: **46.5%**

Developer: -
 Management: **Platinum Mortgage**
 Recorded Owner: **Barn Llc**

Expenses: **2004 Est Tax @ \$6.23/sf; 2004 Est Ops @ \$2.23/sf**
 Parcel Number: **02-36-107-028-0000**
 Parking: **255 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
 Amenities: **On Site Management, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 2260 - 404 2260 Hicks Rd	1,244	1,244	1,244	\$15.00-\$17.00G/mg	Vacant	Negotiable	Direct
P 1st / Suite 2280 - 500 2280 Hicks Road Tenant is responsible for utilities and janitorial services.	10,046	10,046	10,046	\$15.00-\$17.00G/mg	Vacant	Negotiable	Direct
P 1st / Suite 2240 - 300 2240 Hicks Road Tenant is responsible for utilities and janitorial services.	10,815	10,815	10,815	\$15.00-\$17.00G/mg	Vacant	Negotiable	Direct
P 1st / Suite 2260 - 401 2260 Hicks Road Tenant is responsible for utilities and janitorial services.	1,494	8,930	8,930	\$15.00-\$17.00G/mg	Vacant	Negotiable	Direct
P 1st / Suite 2260 - 406 2260 Hicks Road Tenant is responsible for utilities and janitorial services.	1,342	8,930	8,930	\$15.00-\$17.00G/mg	Vacant	Negotiable	Direct
P 1st / Suite 2260 - 410 2260 Hicks Road Tenant is responsible for utilities and janitorial services.	6,094	8,930	8,930	\$15.00-\$17.00G/mg	Vacant	Negotiable	Direct
P 1st / Suite 2280 - 510 2280 Hicks Rd	3,682	3,682	3,682	\$15.00-\$17.00G/mg	Vacant	Negotiable	Direct
P 1st / Suite 2220 - 201 Tenant is responsible for utilities and janitorial services.	1,948	1,948	1,948	\$15.00-\$17.00G/mg	Vacant	Negotiable	Direct

2200-2280 Hicks Rd - Euclid Office Center II(cont'd)

Building Notes

- * Gas and electric building
- * HVAC unit located inside, not on roof-top
- * Individually controlled tenant HVAC
- * Located across from the Arlington Park Hilton off Illinois Highway 53 at Euclid Avenue
- * Easy access to I-90
- * Experienced on-site management and maintenance staff
- * 24-hour access

2800 W Higgins Rd - Greenspoint Phase I



Location: **Greenspoint Phase I
Northwest Office Cluster
Schaumburg Area Submarket
Cook County
Hoffman Estates, IL 60195**

Building Type: **Class A Office**
Status: **Built 1989**

Stories: **12**
RBA: **199,103 SF**

Typical Floor: **16,592 SF**
Total Avail: **60,713 SF**
% Leased: **80.8%**

Developer: **Hamilton Partners**
Management: **Hamilton Partners**
Recorded Owner: **Multi-Employer Property Trust**

Expenses: **2007 Tax @ \$6.96/sf, 2005 Est Tax @ \$6.45/sf; 2007 Ops @ \$6.55/sf, 2005 Est Ops @ \$5.55/sf**
Parcel Number: **07-16-200-056-1232, 07-16-200-056-1263**
Parking: **Ratio of 3.88/1,000 SF**
Amenities: **Conferencing Facility, Food Service, On Site Management, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 180	5,610	5,610	5,610	\$16.00N/n	Vacant	5 yrs	Direct
* Lobby exposure * Reception entry * Open window line * Cubicle environment * 5 interior private offices * Storage filing room * Conference room * Computer room * Kitchen							
P 7th / Suite 790	5,105	5,105	5,105	\$16.00N/n	Vacant	5 yrs	Direct
2 Private offices. Main lobby exposure. Conference room. Lunch room with sink. Open area. Storage.							

Building Notes

24-hour controlled access and computerized key card system. 8'6" to 10' finished ceilings in tenant areas. 12th floor penthouse; floor to ceiling glass and 10' ceilings. Men & Women's showers and locker rooms. Column-free floorplans. Exterior walls of Hanley Ironspot Brick with pre-cast concrete base. Glass that is insulated tinted reflective. Interior column spacing in 40'x 40' typical bays. Floor load of 70lb per square foot. Parking for 637 total; 597 surface, 40 underground. Lobby beautifully finished in marble, patterned granite and mahogany. Coffered drywall ceiling and recessed and decorative indirect lighting

3401-3419 N Kennicott Ave - Arlington Heights Office Center



Location: **Arlington Heights Office Center**
Dundee Rd & Route 53
Northwest Office Cluster
Schaumburg Area Submarket
Cook County
Arlington Heights, IL 60004

Building Type: **Class B Office**
 Status: **Built 1978**

Stories: **1**
 RBA: **28,995 SF**
 Typical Floor: **28,995 SF**
 Total Avail: **2,766 SF**
 % Leased: **90.5%**

Developer: -
 Management: -
 Recorded Owner: -

Expenses: **1996 Tax @ \$3.79/sf, 2003 Est Tax @ \$3.30/sf; 2003 Est Ops @ \$2.56/sf**
 Parcel Number: **03-07-200-045-0000**
 Parking: **120 free Surface Spaces are available; Ratio of 4.14/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 3415-C	982	982	982	\$16.00G/mg	Vacant	3 yrs	Direct
P 1st / Suite 3407-B	735	735	735	\$16.00G/mg	Vacant	1-3 yrs	Direct
P 1st / Suite 3401-D	1,049	1,049	1,049	\$16.00G/mg	Vacant	3 yrs	Direct

• 735—4,189 SF Available Immediately • Located minutes from the Dundee Road / Route 53 full interchange • Single story office building with direct tenant access • Hotels, shopping and dining nearby • High-speed internet available • 4.14/1000 SF parking ratio • Flexible Build-out and terms • \$14.50-\$17.00 Modified Gross plus electric

Building Notes

Decorated and built-out to meet tenants' needs. Adjacent hotel. Close proximity to public transportation. 120 parking spaces.

1130 Lake Cook Rd - Buffalo Grove Bus Prk V



Location: **Buffalo Grove Bus Prk V**
North Office Cluster
Central North Submarket
Lake County
Buffalo Grove, IL 60089

Building Type: **Class B Office**
 Status: **Built 1986**

Stories: **3**
 RBA: **66,842 SF**
 Typical Floor: **21,515 SF**
 Total Avail: **23,492 SF**
 % Leased: **77.2%**

Developer: -
 Management: **Hamilton Partners**
 Recorded Owner: **Hamilton Partners**

Expenses: **2007 Tax @ \$2.57/sf, 2004 Est Tax @ \$2.23/sf; 2007 Ops @ \$5.95/sf, 2004 Est Ops @ \$5.70/sf**
 Parcel Number: **15-32-308-007**
 Parking: **245 Surface Spaces are available; Ratio of 3.66/1,000 SF**
 Amenities: **Atrium, Conferencing Facility, Golf Course, On Site Management, Pond/Pool, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 130	5,574	8,310	8,310	\$24.34G/fs	Vacant	Negotiable	Direct

Building Notes

Views overlooking a lake and the adjacent Buffalo Grove Golf Course. 3-story garden atrium features a green marble lobby and an outdoor deck

750 W Lake Cook Rd - Buffalo Grove Bus Prk VIII



Location: **Buffalo Grove Bus Prk VIII**
North Office Cluster
Central North Submarket
Lake County
Buffalo Grove, IL 60089

Building Type: **Class A Office**
 Status: **Built 1989**

Stories: **4**
 RBA: **95,025 SF**

Typical Floor: **25,736 SF**

Total Avail: **44,984 SF**
 % Leased: **74.3%**

Developer: **Hamilton Partners**
 Management: **Hamilton Partners**
 Recorded Owner: **Multi-Employer Property Trust**

Expenses: **2007 Tax @ \$3.62/sf, 2005 Est Tax @ \$3.60/sf; 2007 Ops @ \$6.30/sf, 2005 Est Ops @ \$5.58/sf**
 Parcel Number: **10-16-115-049-0000, 15-32-310-002**
 Parking: **341 Surface Spaces are available; Ratio of 3.58/1,000 SF**
 Amenities: **Conferencing Facility, Fitness Center, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 4th / Suite 430	5,782	5,782	5,782	\$24.50G/fs	Vacant	Negotiable	Direct

Building Notes

Lobby: Accent granite, Honduras mahogany wood panels, brass trim
 Exterior Walls: Imported Italian polished and flame finished Mahogany colored granite
 Glass: Insulated bronze reflective

Dramatic views of Buffalo Grove Golf Course. Handicap accessible. 24 hour controlled access. 9 foot ceilings in tenant areas. Fitness room, Men's & Women's showers and locker rooms. 325 parking spaces. 40 X 30 typical bays. 70lb per sf load

10 N Martingale Rd - Phase I



Location: **Phase I**
N/W/C
Northwest Office Cluster
Schaumburg Area Submarket
Cook County
Schaumburg, IL 60173

Building Type: **Class A Office**
 Status: **Built May 2000**

Stories: **6**
 RBA: **320,000 SF**
 Typical Floor: **51,512 SF**
 Total Avail: **72,016 SF**
 % Leased: **95.2%**

Developer: **Hines**
 Management: **Hines**
 Recorded Owner: **Hines**

Expenses: **2006 Tax @ \$7.99/sf, 2007 Est Tax @ \$8.00/sf; 2006 Ops @ \$6.24/sf, 2007 Est Ops @ \$5.69/sf**
 Parcel Number: **07-24-401-003-0000**
 Parking: **Free Covered Spaces; Free Surface Spaces; Ratio of 4.00/1,000 SF**
 Amenities: **Convenience Store, Fitness Center, Food Service, Hotel, On Site Management**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	5,749	5,749	5,749	\$16.50N/nnn	Vacant	Negotiable	Direct
P 4th	250 - 5,000	5,000	5,000	Negotiable	30 Days	1-36 mnths	Sublet

Turn key office space, furniture available, meeting rooms, office equipment, pre-wired, phone and T1. Immediate availability with flexible terms.

Building Notes

Class "A" Building Space With Lively Design. Top Floor with Great Views. Plug and Play. State of the Art Systems. Innovative Design, Architecturally Interesting. Furnished. Break Room. Bonus commission. Three classrooms. Fully-equipped conference room.

425 N Martingale Rd



Location: **Northwest Office Cluster**
Schaumburg Area Submarket
Cook County
Schaumburg, IL 60173

Building Type: **Class A Office**
 Status: **Built 1986, Renov 1993**

Stories: **21**
 RBA: **412,801 SF**

Typical Floor: **20,000 SF**
 Total Avail: **123,458 SF**
 % Leased: **72.4%**

Developer: **Prudential Insurance Co. of America**
 Management: **Hines**
 Recorded Owner: **Woodfield Realty Holding Co. LLC**

Expenses: **2006 Tax @ \$6.78/sf, 2007 Est Tax @ \$6.89/sf; 2006 Ops @ \$5.94/sf, 2007 Est Ops @ \$6.26/sf**
 Parcel Number: **07-24-201-015-0000, 15-02-200-022-0000, 15-02-200-023-0000**

Parking: **Free Covered Spaces; Ratio of 2.96/1,000 SF**
 Amenities: **Atrium, Banking, Conferencing Facility, Convenience Store, Day Care, Dry Cleaner, Fitness Center, Food Service, Hotel, On Site Management, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 12th	5,573	5,573	5,573	\$15.00N/nnn	Vacant	Negotiable	Direct

Building Notes

Building includes full-service cafeteria, convenience shop, travel agency, and barber/beauty shop and health club facilities. Covered parking, manned security and also fiber optics. Heliport and outdoor sports complex located next to this building. Center has elegant landscaping with generous outdoor seating.

820-826 S Northwest Hwy



Location: **Northwest Office Cluster**
Central Northwest Submarket
Lake County
Barrington, IL 60010

Building Type: **Class C Office/Medical**
 Status: **Built 1968**

Stories: **1**
 RBA: **6,000 SF**
 Typical Floor: **6,000 SF**
 Total Avail: **3,000 SF**
 % Leased: **50.0%**

Developer: -
 Management: -
 Recorded Owner: -

Parking: **Ratio of 3.83/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 826	3,000	3,000	3,000	\$20.00G/mg	Vacant	3-5 yrs	Direct

• 3,000 SF AVAILABLE • RENTAL RATE OF \$ 20.00 MODIFIED GROSS • RETAIL SIGNAGE AVAILABLE ON NORTHWEST HIGHWAY • FLEXIBLE TENANT BUILD-OUT, POSSIBLE MEDICAL BUILDOUT • 3 PRIVATE OFFICES, OPEN AREA AND KITCHENETTE • GREAT FOR ATTORNEY, FINANCIAL SERVICES, BANK • MINUTES FROM DOWNTOWN BARRINGTON • HIGH SPEED INTERNET AVAILABLE • 24 HOUR ACCESS HIGH END BUILDOUT (Former H&R Block)

Building Notes

Excellent Barrington location in close proximity to restaurants, train, and Route 53.

Flexible tenant build-out. Possible medical build-out.
 Retail Signage on Northwest Highway.
 Ample parking.

1210-1278 W Northwest Hwy - Countryside Office Park



Location: **Countryside Office Park
Northwest Office Cluster
Schaumburg Area Submarket
Cook County
Palatine, IL 60067**

Building Type: **Class B Office**
Status: **Built 1972, Renov 1994**

Stories: **1**
RBA: **92,873 SF**

Typical Floor: **92,873 SF**

Total Avail: **9,195 SF**
% Leased: **90.1%**

Developer: -
Management: **Chicagoland Commercial, Inc.**
Recorded Owner: -

Expenses: **2006 Tax @ \$4.14/sf; 2006 Combined Est Tax/Ops @ \$8.26/sf**
Parcel Number: **02-09-315-007-0000, 02-09-315-009-0000**

Parking: **Ratio of 5.16/1,000 SF**

Amenities: **Atrium, Conferencing Facility, Day Care, Fitness Center, Food Service, On Site Management, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1242	2,172	2,172	2,172	\$17.00G/mg	Vacant	1-3 yrs	Direct
P 1st / Suite 1260	1,000 - 7,023	7,023	7,023	\$15.00G/mg	Vacant	1-3 yrs	Direct

Building Notes

- * Building has fully equipped kitchen
- * Sun deck
- * YMCA facility located across the street
- * Access to the Northwest Tollway via the Roselle Road Ramps
- * Tenant controlled HVAC

1101 Perimeter Dr - Woodfield Executive Ctr



Location: **Woodfield Executive Ctr**
Northwest Office Cluster
Schaumburg Area Submarket
Cook County
Schaumburg, IL 60173

Building Type: **Class B Office**
 Status: **Built 1978, Renov 1993**

Stories: **8**
 RBA: **160,133 SF**

Typical Floor: **20,711 SF**
 Total Avail: **66,345 SF**
 % Leased: **62.2%**

Developer: **Hamilton Partners**
 Management: **Hamilton Partners**
 Recorded Owner: **Hamilton Partners**

Expenses: **2006 Tax @ \$4.83/sf, 2003 Est Tax @ \$4.27/sf; 2006 Ops @ \$5.99/sf, 2003 Est Ops @ \$5.64/sf**
 Parcel Number: **07-13-200-021-0000**
 Parking: **536 free Surface Spaces are available; Ratio of 3.30/1,000 SF**
 Amenities: **Property Manager on Site, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 4th / Suite 410	5,835	14,698	56,120	\$21.00G/mg	30 Days	Negotiable	Direct
Can divide to 3,364 sf and 3,400 sf							

Building Notes

- * Located with access to I-53 and I-90
- * Across from Woodfield Mall, adjacent to hotel and many restaurants
- * 4 high-speed elevators and loading area
- * Views of the Ned Brown forest preserve

1101 Perimeter Dr - Woodfield Executive Ctr(cont'd)

* Restrooms each floor

1901 N Roselle Rd - Chatham Centre



Location: **Chatham Centre**
Northwest Office Cluster
Schaumburg Area Submarket
Cook County
Schaumburg, IL 60195

Building Type: **Class A Office**
 Status: **Built 1989**

Stories: **10**
 RBA: **205,614 SF**
 Typical Floor: **20,776 SF**
 Total Avail: **26,983 SF**
 % Leased: **86.9%**

Developer: -
 Management: **Chatham Centre**
 Recorded Owner: **Parkway Properties, Inc.**

Expenses: **2003 Tax @ \$5.42/sf, 2006 Est Tax @ \$3.75/sf; 2003 Ops @ \$5.29/sf, 2006 Est Ops @ \$5.82/sf**
 Parcel Number: **07-10-200-016-0000**
 Parking: **400 Surface Spaces are available; 140 Covered Spaces are available; Ratio of 2.63/1,000 SF**
 Amenities: **Banking, Conferencing Facility, Food Service, On Site Management, Pond/Pool, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 5th	5,430	5,430	5,430	\$15.50N/nnn	Vacant	Negotiable	Direct

Building Notes

Purchased by Chatham Centre, LLC from Incubator Associates on 7/20/05. For further information see Comp # COC-60939. Paul Lundstedt of Cushman & Wakefield represented both Buyer and Seller.

Chatham Centre is located in Schaumburg, one of Chicago's largest and most prestigious business communities. Its features include direct access to the Northwest Tollway (I-90), a 3 story lobby that features lush landscaping and polished granite finishes, walking paths, a quiet reflecting pond, a floor plate that offers virtually column-free space with 10 corner offices per floor, proximity to public transportation, an adjacent hotel, shared office space and 8 hour manned security.

337 E Route 83 - Willow Springs Corporate Center



Location: **Willow Springs Corporate Center**
North Office Cluster
Central North Submarket
Lake County
Mundelein, IL 60060

Building Type: **Class B Office**
 Status: **Built Apr 2005**

Stories: **2**

RBA: **35,000 SF**

Typical Floor: **17,500 SF**

Total Avail: **11,545 SF**

% Leased: **67.0%**

Developer: -
 Management: -
 Recorded Owner: -

Parcel Number: **15-06-103-001, 15-06-103-002**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E LL	500 - 5,000	5,000	5,000	\$16.00-\$18.00G/mg	Vacant	Negotiable	Direct
P 1st / Suite 106	2,080	2,080	2,080	\$18.00-\$21.50G/mg	Vacant	3 yrs	New
P 2nd / Suite 201	3,087	3,087	3,087	\$18.00-\$21.50G/mg	Vacant	3 yrs	New
P 2nd / Suite 200	1,378	1,378	1,378	\$18.00-\$21.50G/mg	Vacant	Negotiable	Direct

Building Notes

- Located at the corner of Rt. 83 and Rt. 60
- Suites from 1,100 Sq Ft to 12,000 Sq Ft available
- Flexible Tenant build-out (\$\$10.00-15.00 TI allowance)
- High-end Class A finishes
- High-speed internet access available
- ADA Accessible
- Elevators

337 E Route 83 - Willow Springs Corporate Center(cont'd)

- Tenant improvements completed in 30 days or 2 months free
- \$18-21.50 Modified Gross plus \$1.50 psf for HVAC and electric

1821 Walden Office Sq - Gateway Executive Park



Location: **Gateway Executive Park
Northwest Office Cluster
Schaumburg Area Submarket
Cook County
Schaumburg, IL 60173**

Building Type: **Class A Office**
Status: **Built 1977**

Stories: **5**
RBA: **75,920 SF**

Typical Floor: **15,184 SF**
Total Avail: **22,131 SF**
% Leased: **84.0%**

Developer: -
Management: **DSI Real Estate**
Recorded Owner: **WISPARK Corporation**

Expenses: **2007 Est Tax @ \$4.84/sf; 2007 Est Ops @ \$5.43/sf**

Parcel Number: **07-01-200-063-0000, 07-01-200-093-0000, 07-01-200-108-0000, 07-12-201-014-0000, 07-12-201-016-0000, 07-12-201-018-0000**

Parking: **300 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Conferencing Facility**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd	250 - 5,000	5,000	5,000	Negotiable	30 Days	Negotiable	Sublet
Fully furnished spec suites, meeting rooms, office equipment, pre-wired, phone and T1. Immediate availability.							
P 4th	250 - 5,000	5,000	5,000	Negotiable	30 Days	1-36 mnths	Sublet
Turn key office space/spec suites, furniture available, meeting rooms, office equipment, pre-wired, phone and T1. Immediate availability with flexible terms.							

Building Notes

Building is located directly west of Route 53, on Algonquin Road with convenient access to all the major expressways, O'Hare International Airport and downtown Chicago; walking distance to Radisson Hotel and five quality restaurants; minutes from Woodfield Mall. A beautifully landscaped site integrating a country courtyard with seating on the banks of a quiet pond.

1699 E Woodfield Rd - Fifth/Third Bank



Location: **Fifth/Third Bank**
S/W/C
Northwest Office Cluster
Schaumburg Area Submarket
Cook County
Schaumburg, IL 60173

Building Type: **Class A Office**
 Status: **Built 1979, Renov 2006**

Stories: **5**
 RBA: **115,440 SF**
 Typical Floor: **21,000 SF**
 Total Avail: **33,721 SF**
 % Leased: **70.8%**

Developer: -
 Management: **Premises Group**
 Recorded Owner: **1699 Woodfield, LLC**

Expenses: **2002 Tax @ \$4.27/sf, 2007 Est Tax @ \$4.26/sf; 2007 Est Ops @ \$4.79/sf**
 Parcel Number: **06-26-317-002-0000, 07-13-400-030-0000, 08-16-200-070-0000, 08-16-200-071-0000**
 Parking: **387 Surface Spaces are available; Ratio of 3.69/1,000 SF**
 Amenities: **Banking, Conferencing Facility, Fitness Center, Food Service, On Site Management, Security System**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 4th / Suite 400	5,332	5,332	5,332	\$19.50G/fs	Vacant	3-10 yrs	Direct

Building Notes

Ideally located property adjacent to the Woodfield mall in the heart of Schaumburg. Planned renovations in 2006 to consist of renovating the lobbies, corridors, and restrooms.