

# YORK FACTORY AT NORTHBROOK

1455 LAKE COOK ROAD  
NORTHBROOK, IL



YORK FACTORY

THE FUTURE OF WORK IS HERE





## THE VISION

**Both enterprises and employees require spaces that meet their needs today and allow for future evolution.**

**York Factory is created for enterprises seeking a solution for the modern workforce.**

**Our highly amenitized and inspiring workspaces are designed to optimize health, happiness and productivity.**

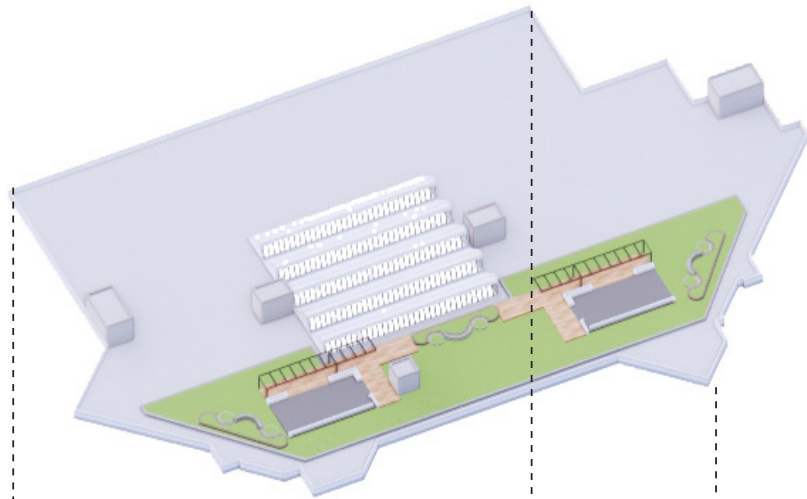


# THE OFFICE, REIMAGINED

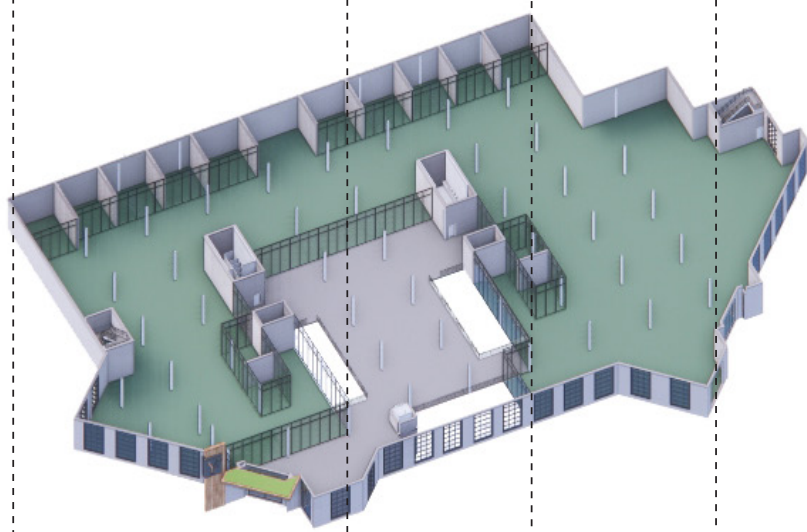


York Factory's turnkey designs are built to maximize productivity, empowering employees to choose how and where they work best.

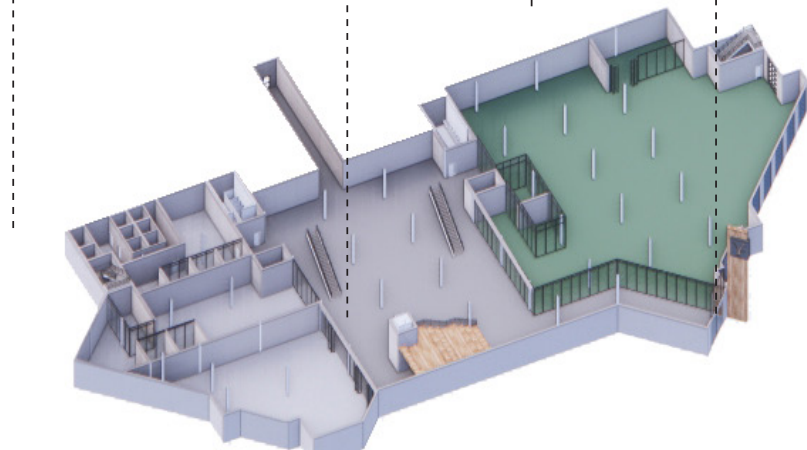
ROOF



SECOND FLOOR



GROUND FLOOR



# SPECIFICATIONS

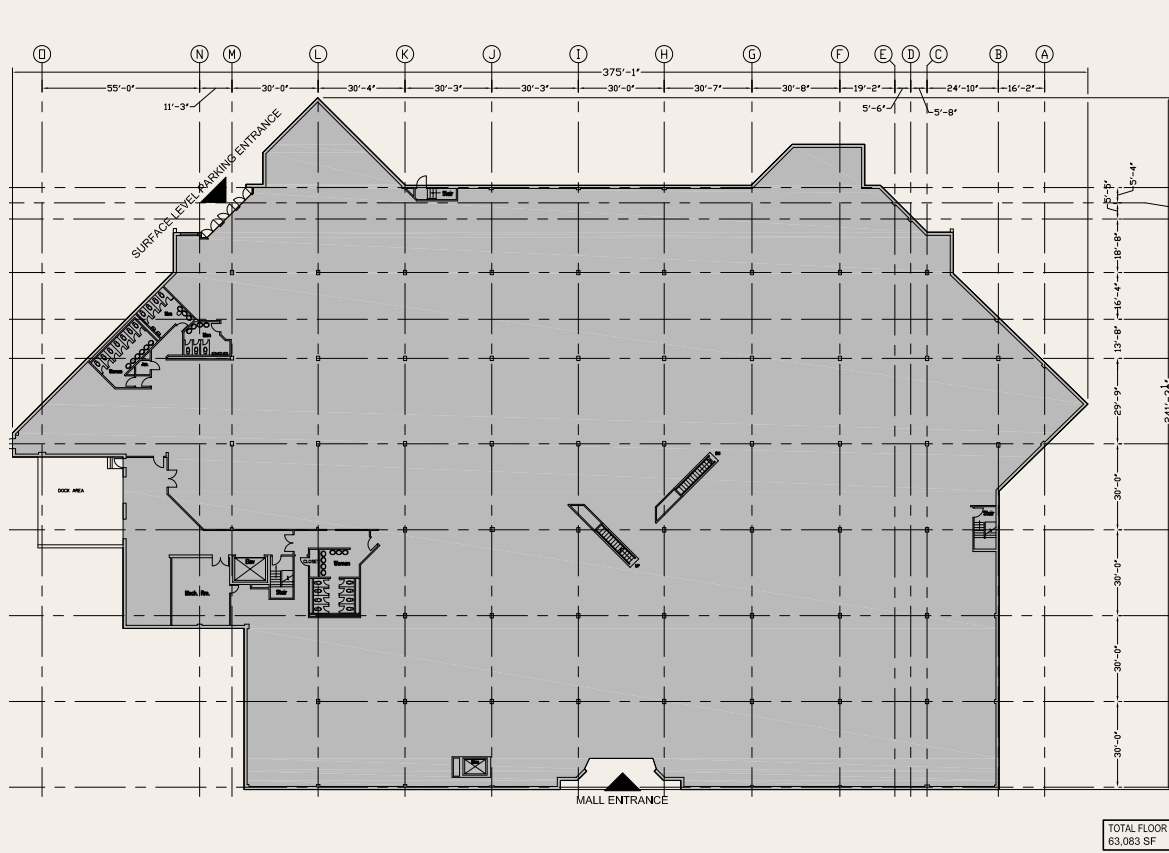
## PROPERTY INFORMATION

Address	1455 LAKE COOK ROAD
City	NORTHBROOK, IL
Site Square Footage	125,984 SF
Floors	Two
Redevelopment Strategy	Adaptive reuse of former Lord & Taylor store
Planned Base Building Improvements	<ul style="list-style-type: none"> <li>• Windows to be added</li> <li>• Addition of central atrium and sky lights</li> <li>• Installation of spacious internal staircase and circulation</li> <li>• New mechanical infrastructure and HVAC</li> </ul>
Extensive Parking	649 parking spaces within ~500 feet of property entrances

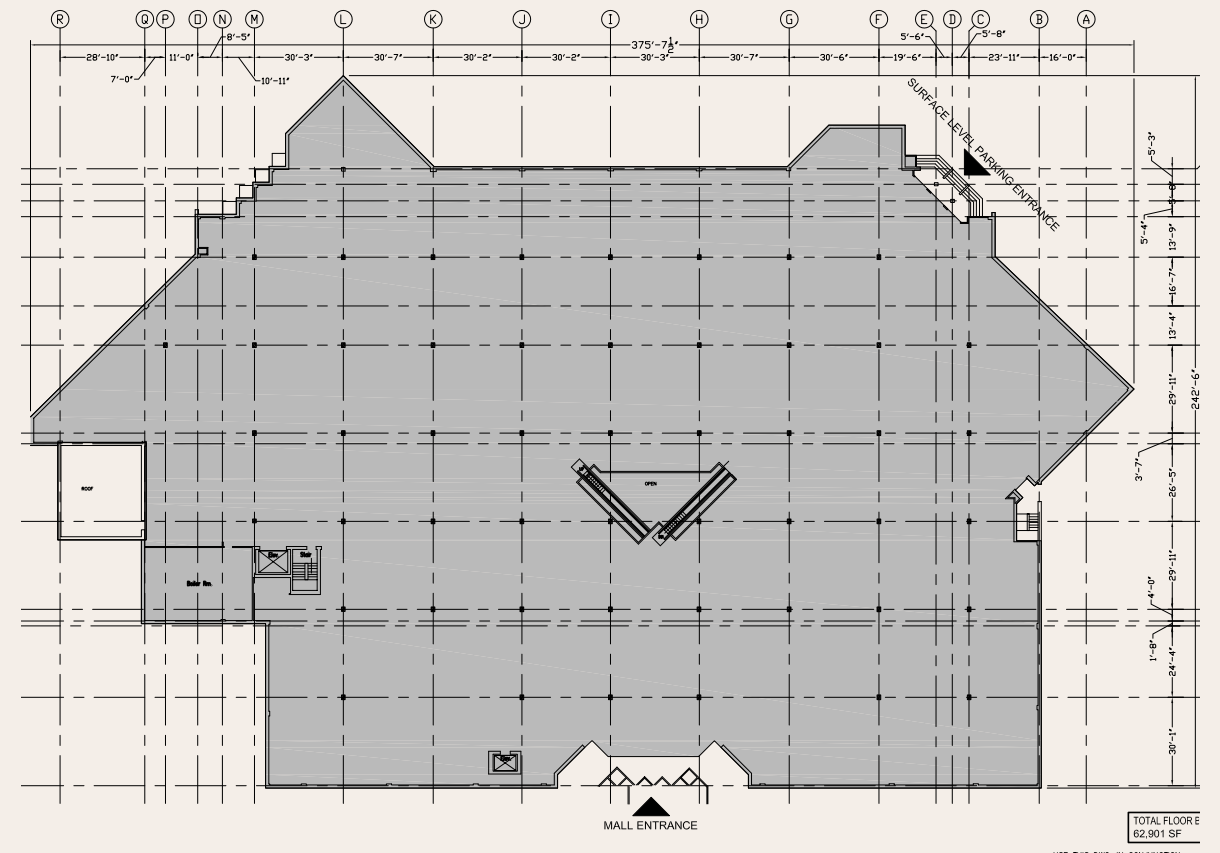
# CORE & SHELL EXISTING CONDITIONS

- 60,000+ square feet floor plates
- Low-rise construction
- Ceiling heights 15-17 feet
- Column spans over 30 feet
- New building systems to maximize employee health

## LEVEL 1 | 63,083 SF

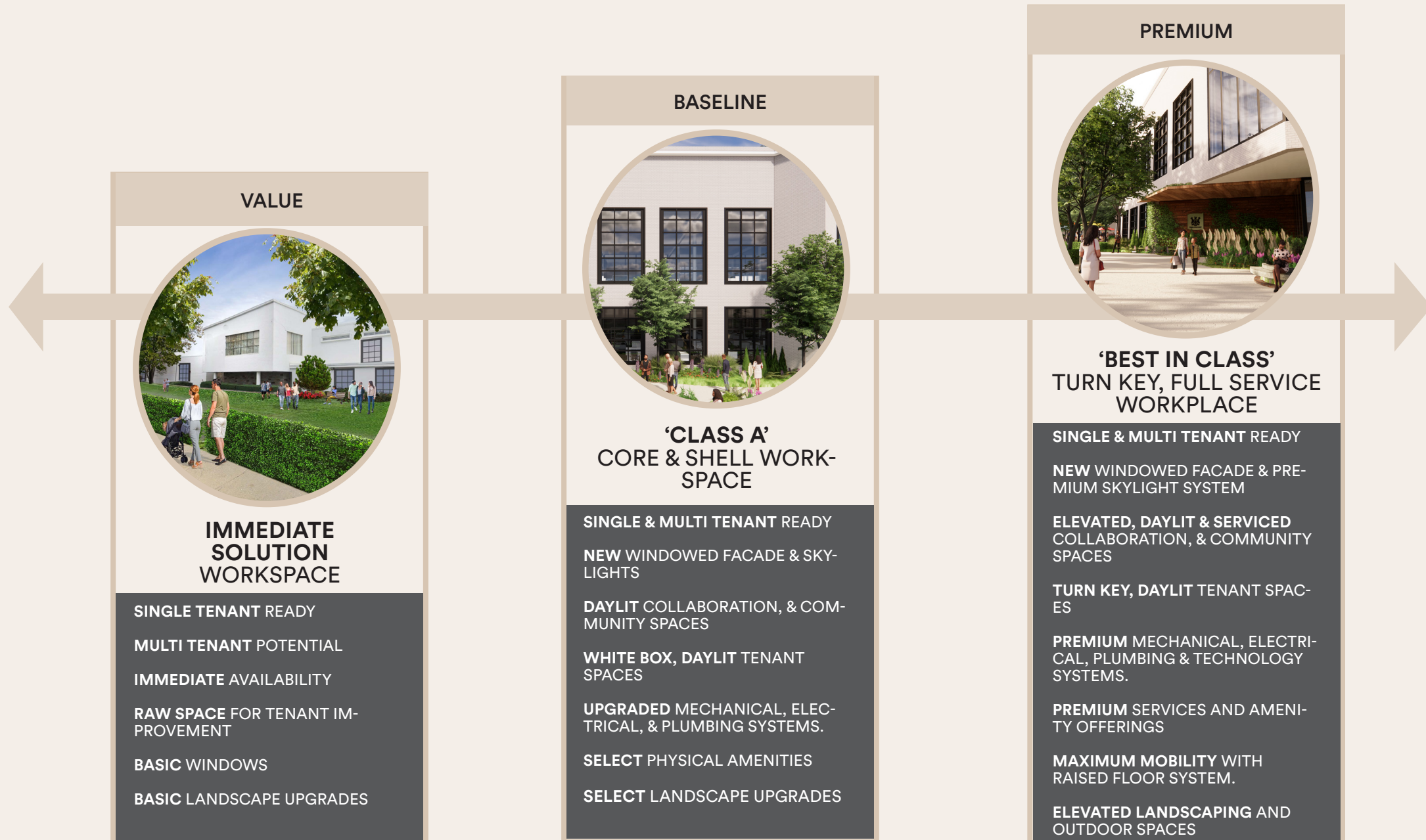


## LEVEL 2 | 62,901 SF



# DELIVERY SPECTRUM

York Factory will respond to end user needs & local market demands with a spectrum of offerings, ranging from “as-is” delivery to turnkey, premium workspaces with YF-operated services & amenities.

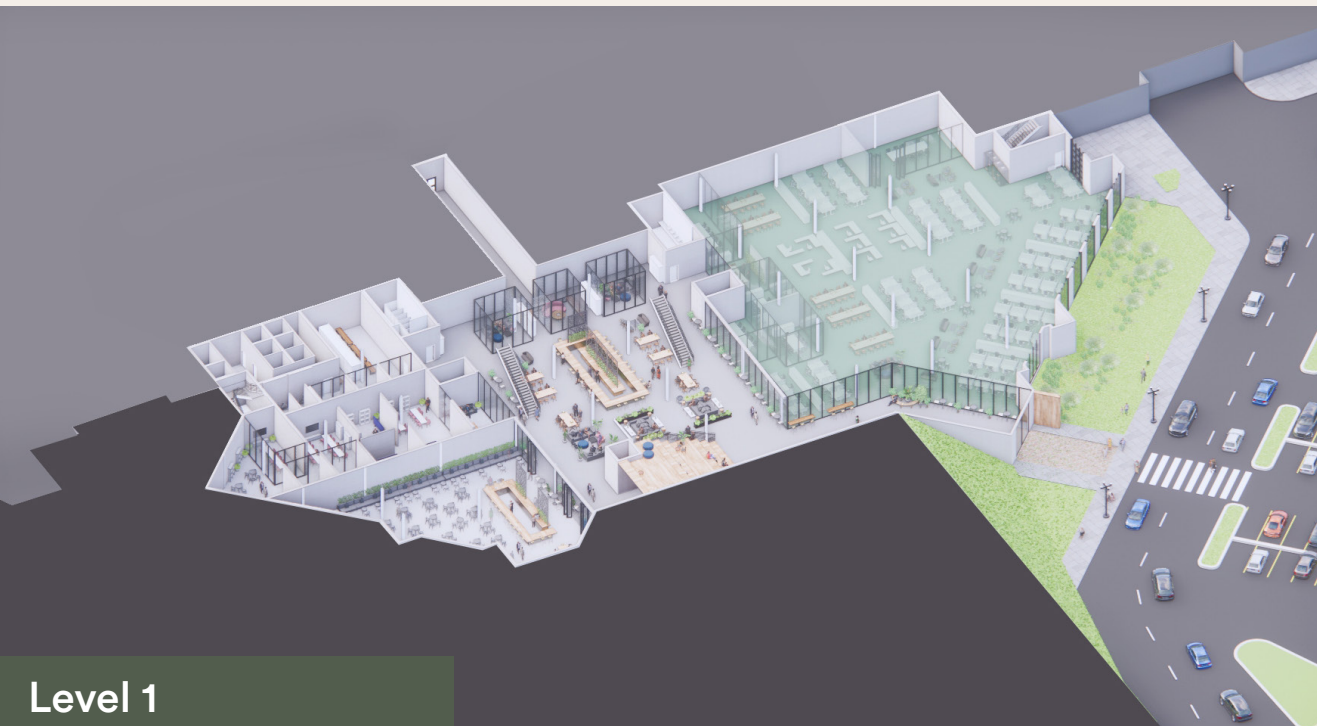


## BUILT TO SUIT OPPORTUNITY

York Factory can provide varying levels of tenant fit out, amenities and services depending on local market demand and individual tenant preferences. Each site represents a potential bespoke opportunity for a tenant.



Aerial View



Level 1



Level 2



Creating a compelling office experience to bring employees together is more important than ever before.

York Factory will work with tenants to curate an exclusive amenities offering fit for their people.



# AMENITIES

A prototypical York Factory may include:



## WEEKLY EVENTS

Each York Factory location has a staff dedicated to planning events and programs for its members. This will include:

- Family Dinners
- Sports Teams
- Community Service Opportunities
- Happy Hours
- Lunch and Learns / Speaker Series
- Group Fitness Classes
- Classes and Trainings on topics such as mindfulness



## CAFE

Cafe serving freshly roasted coffee, local beer & wine selections and health-conscious grab & go food



## PHYSICAL & MENTAL WELLNESS CENTER

- Yoga & meditation studio
- Gym including weights & cardio machines, turf area for classes
- Locker Rooms: showers, saunas, changing rooms. Towel and toiletry service
- Small rooms for treatments (massage) or mental wellness sessions (coaching)



## LIFE COACHING

One-on-one sessions to encourage high performance living among members



## MOBILE APP

A mobile application with the following capabilities:

- Building access
- Reserve a workspace (workstation, conference room, scrum room, quiet space, etc)
- Book an event
- Order from the cafe
- Order lunch to be delivered
- Order dry cleaning or groceries to be delivered
- Submit a service request (ex/ a light needs to be replaced)
- Chat with the concierge team
- Submit a service request



## CHILD CARE

Opportunity to include full-time licensed child care programs



## DOG CARE

Dog friendly work environments



## CONCIERGE & CONVENIENCE SERVICES

- Lunch and nearby restaurant food delivery
- Dry cleaning - drop off & delivery
- Grocery - drop off & delivery
- Organized rotating menu of conveniences such as IV, haircut, teeth whitening, shoe shining, etc.
- Traditional concierge services such as dinner reservations and ad hoc requests



# A BUILT-IN WALKABLE ENVIRONMENT

The site is directly connected to Northbrook Court, a developing mixed-use shopping mall north of Chicago. It is within walking distance to a wealth of food & beverage, service retail, entertainment and wellness/fitness options.

## EXISTING MALL AMENITIES

### SERVICES



Apple Store, The Beauty Bar, Elegant Repairs, Green Nails Lab, Lenscrafters, MobileXpress, NorthShore University Health System, Sassoon, Sephora, Venus Med Spa

### FOOD & BEVERAGE



P.F. Chang's China Bistro, Di Pescara, California Pizza Kitchen, Mario's Mexican, Corner Bakery Café, GetHappy Candy, Auntie Anne's, Starbucks, Red Mango, StirCrazy Asian Grill

### ENTERTAINMENT



AMC Dine-In Theater, Culture In Motion Dance Studio, Hi-Five Sports Zone, The Lego Store, The Painted Penguin, Seriously Slime, Top Note Music House, Yellow Elephant Yoga

### FUTURE MALL DEVELOPMENT

Northbrook Court is undergoing a partial redevelopment to add 500,000 square feet of mixed-use development, set to include a grocer, multi-family residential units and additional restaurant and entertainment tenants.



# LOCATION

The Northbrook York Factory site is located between Interstate 94/294 and I-94/US Highway 41. It is approximately 25 miles north of Chicago and proximate to the nine suburban communities that comprise the North Shore. The Northbrook market is home to an affluent demographic and is an ideal site for state-of-the-art satellite space outside of Chicago.



**TOTAL POPULATION**  
**1,622,539**



**DAYTIME POPULATION**  
**1,743,803**



**LABOR FORCE**  
**899,158**



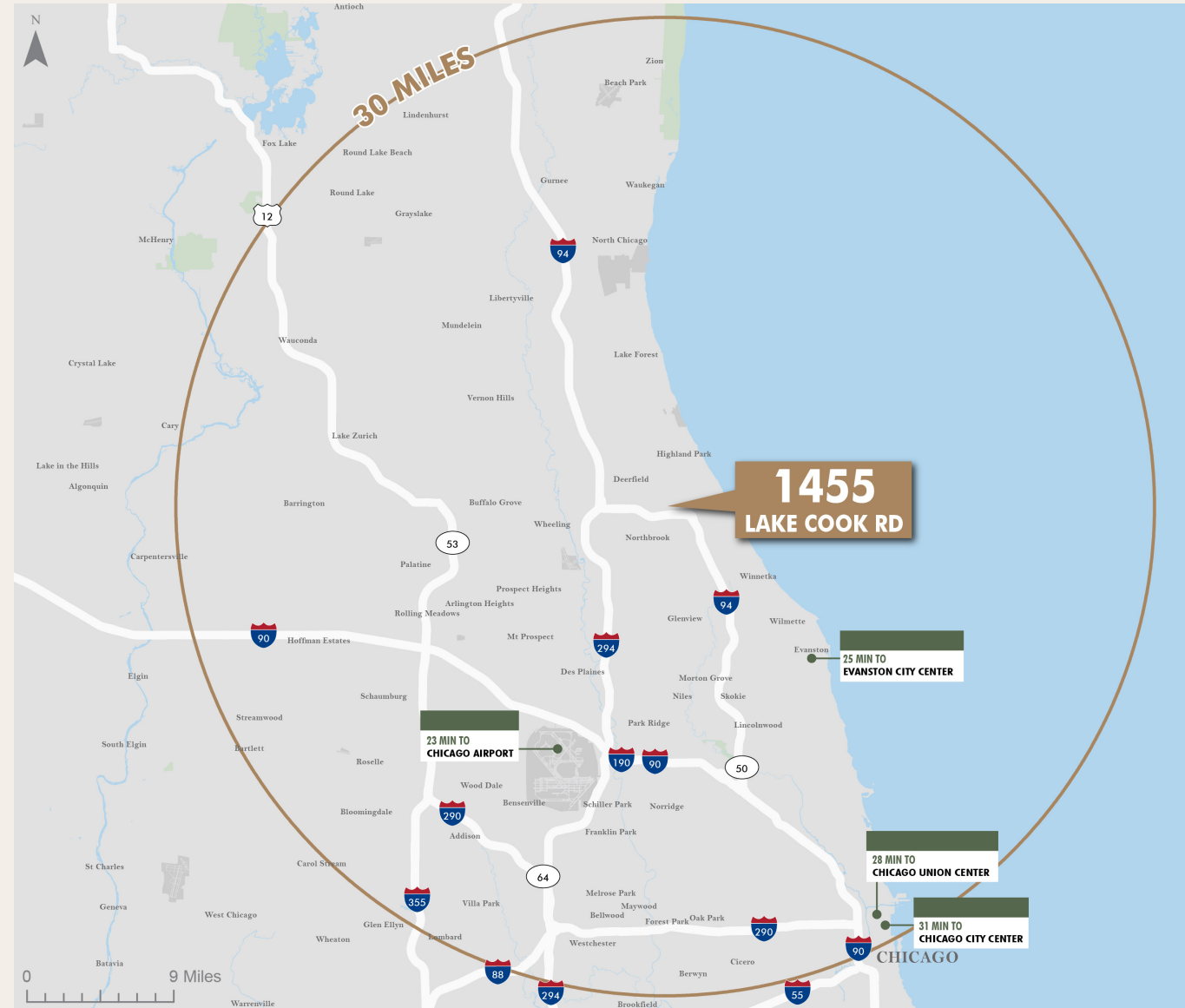
**BACHELOR'S DEGREE**  
**29.0%**



**GRADUATE DEGREE**  
**22.1%**



**MILLENNIALS AGE 21-34**  
**22.6%**



# 1455 LAKE COOK ROAD



## LOCAL TEAM:

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[www.york-factory.com](http://www.york-factory.com)

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