



22-Acre Science and Technology Park

Five Build-to-Suit Sites
Skokie, Illinois



Illinois Science + Technology Park—located in Skokie, Illinois—is a 22-acre corporate campus designed to accommodate demand from life science and technology users at various stages of the business life cycle, from startup to Fortune 500 company. The state-of-art research facility offers existing Class A office and laboratory space or dedicated laboratory and office built-to-suit opportunities.

STATE-OF-THE-ART
CONFERENCE CENTER AND AUDITORIUM

FIBER-OPTIC BACKBONE:
WIRING THE CAMPUS
TO THE WORLD 24/7

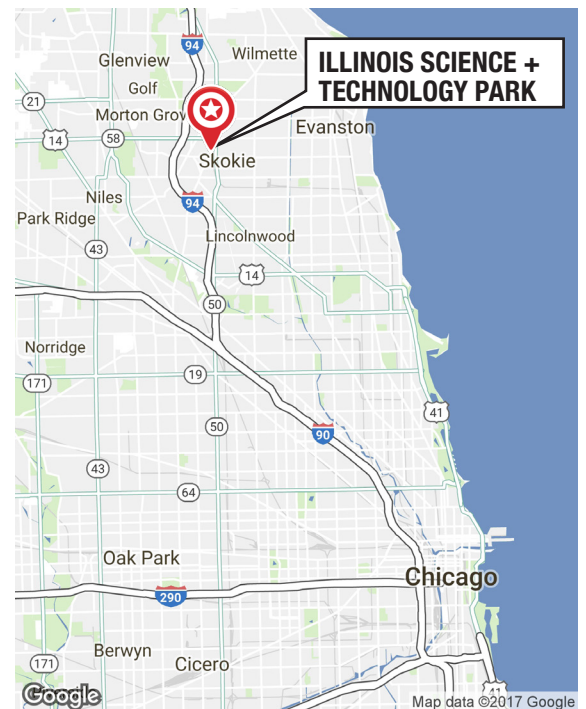
5
BUILDABLE SITES

24-HOUR
CAMPUS AND BUILDING
SECURITY

WALKING DISTANCE
TO DOWNTOWN
SKOKIE

BEAUTIFULLY
LANDSCAPED PARKS
& PEDESTRIAN **PATHS**

LOCAL ACCESS TO CHICAGO
THROUGH THE OAKTON
STATION "EL" STOP



8030 Lamon Avenue – Build-to-Suit



Three-story 130,000 RSF Build-to-Suit Opportunity



Location

- Strategically located near Chicago with proximity to leading teaching and research hospitals, major universities, and leading pharmaceutical, medical device and diagnostic companies.
- Chicago Transit Authority rapid transit station is located adjacent to the Park for convenient access to Chicago and nearby Evanston.
- Close to major highways and O'Hare International Airport.

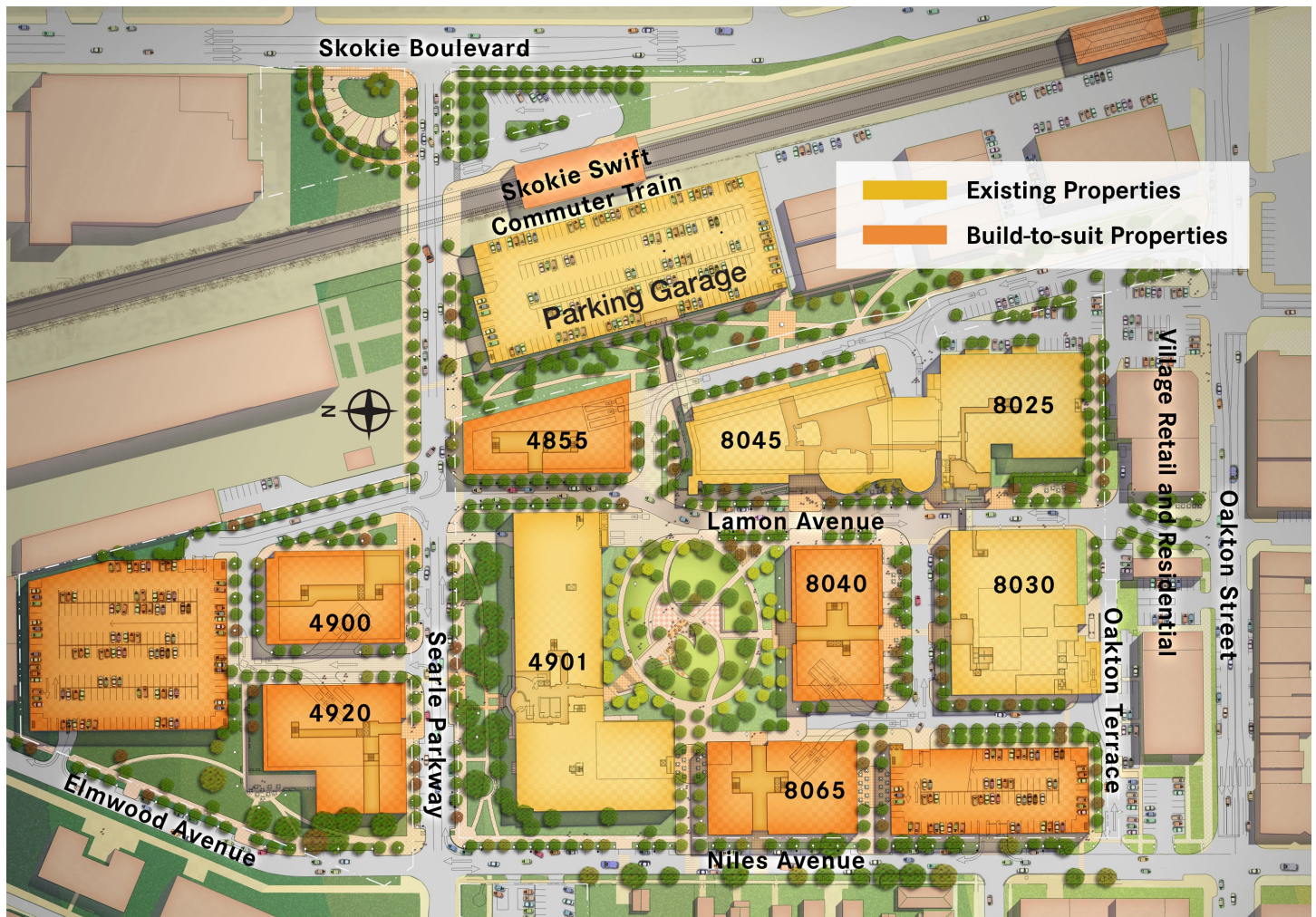
Mileage to Key Destinations

- Northwestern University: 5 miles
- O'Hare International Airport: 10 miles
- Downtown Chicago: 12 miles

Property Information

- 22-acre research campus features 661,000 square feet of laboratory and office space including the first LEED-Gold certified lab building in Illinois.
- Fiber optic backbone ensuring campus connectivity 24/7.
- Five build-to-suit sites offer the potential for an additional 1.3 million square feet of development.
- Beautifully landscaped campus with park spaces, outdoor seating areas and pedestrian walkways.
- 24-hour campus with on-site security.
- Dedicated conference center with 100-seat auditorium and full audio-visual capability.
- Abundant garage and surface-lot parking.

Five Build-to-Suit Opportunities



Area Amenities

- Campus Café open Monday through Friday, located directly at ISTP.
- Nearby shopping, dining, hotels and cultural entertainment in downtown Skokie, Westfield Old Orchard shopping center, and Chicago's vibrant North Shore area.
- Easy access via car or train to Chicago's many cultural attractions and restaurants.
- Walking distance to Oakton Community College and the award-winning Skokie Public Library.

**For More
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AMERICAN LANDMARK
PROPERTIES

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