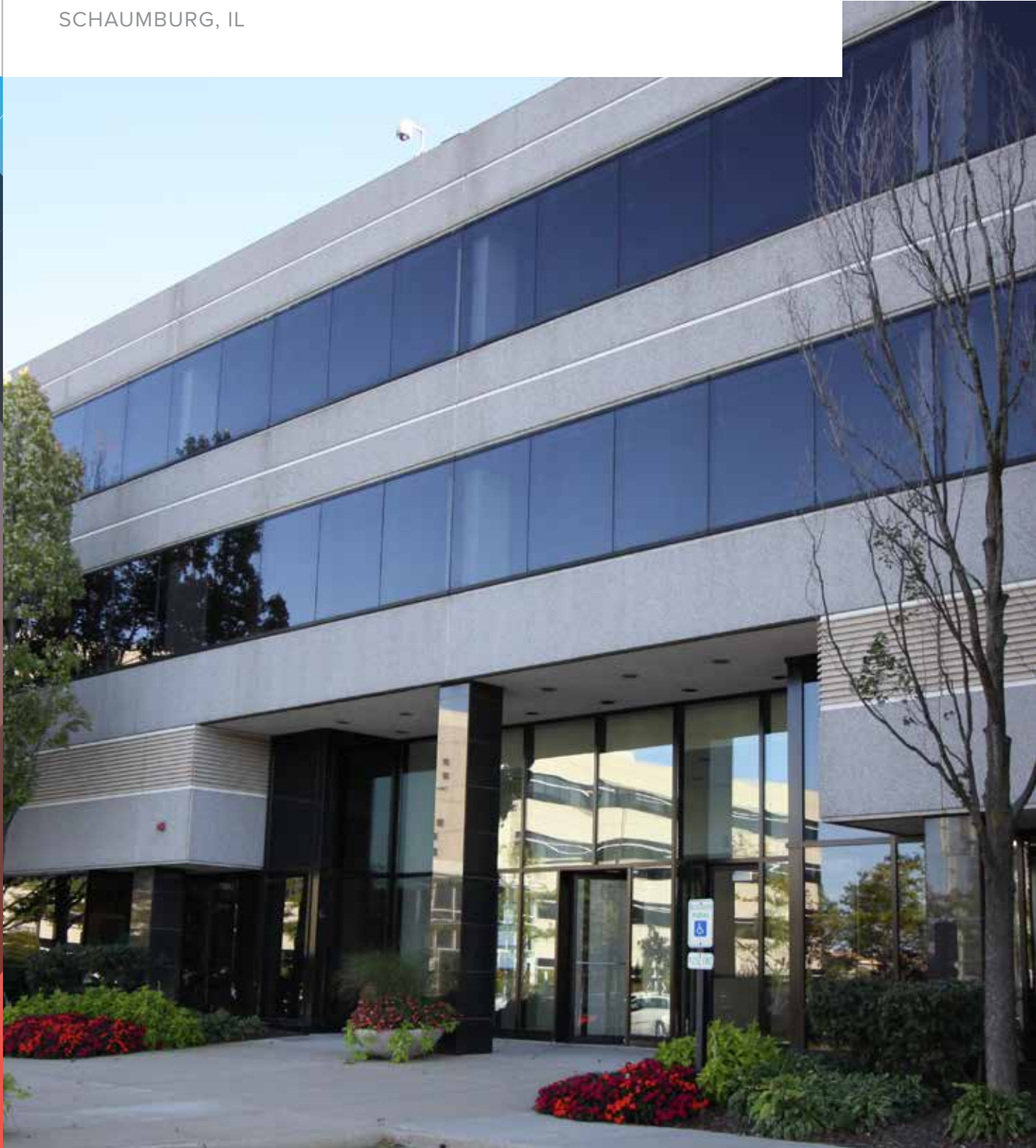


FOR LEASE OR SALE

953 *AMERICAN LANE*

SCHAUMBURG, IL





PROPERTY HIGHLIGHTS

FOR SALE OR LEASE 78,656 SF OF PLUG AND PLAY SPACE

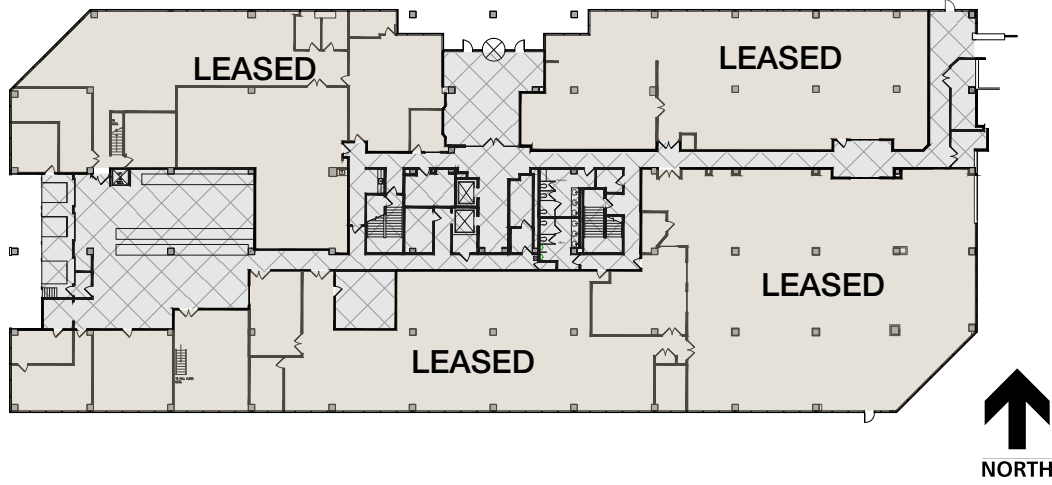
953 American Lane is a very desirable three-story, Class A quality 109,373 SF office building, with a prominent location. The Property is situated in close proximity to the 2.2 million-square-foot Woodfield Regional Mall and benefits from its accessible, convenient, and visible location in Woodfield Lake Office Campus.

-  Class A quality finishes and amenities
-  Existing In Place Income
-  Two floors (78,656 SF) of open plan space that easily supports physical distancing in a COVID environment
-  Amenities include spacious deli, fitness center, outdoor space, and multi-level parking deck
-  Recent capital improvements with new roof, HVAC, lobby renovations, and elevator cabs
-  Multi-area restaurants, hotels and major retail Regional Mall
-  Existing furniture and other FF&E included with the Property

SUMMARY

ASKING PRICE	\$13,000,000 [Furniture included in purchase price]
ASKING LEASE RATE	\$28.00 PSF, Gross [Furniture included in Lease Rate]
BUILDING SIZE	109,373 SF
FLOOR SIZE	1ST FLOOR: 30,717 SF (Leased) 2ND FL: 40,922 SF (Available) 3RD FL: 37,734 SF (Available)
PARKING RATIO	5.0/1,000 5 LEVEL PARKING DECK
OCCUPANCY	28%
YEAR BUILT / RENOVATED	1985 / 2017

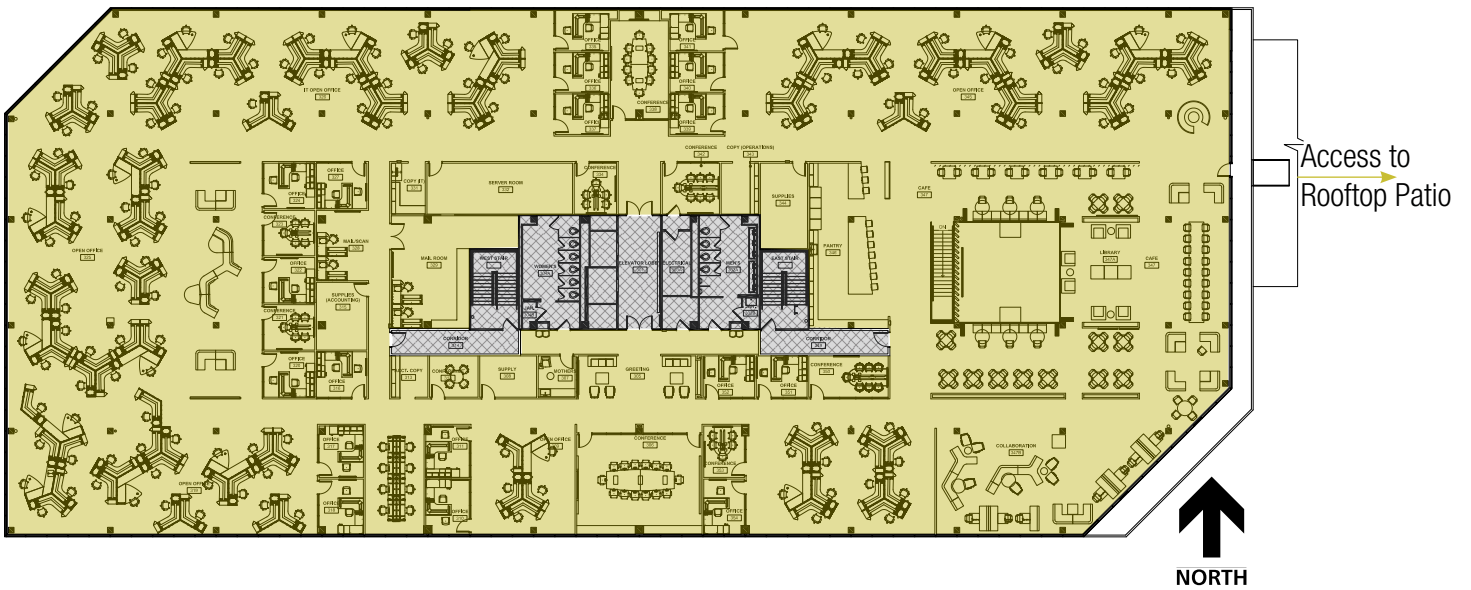
FIRST FLOOR - 30,717 SF

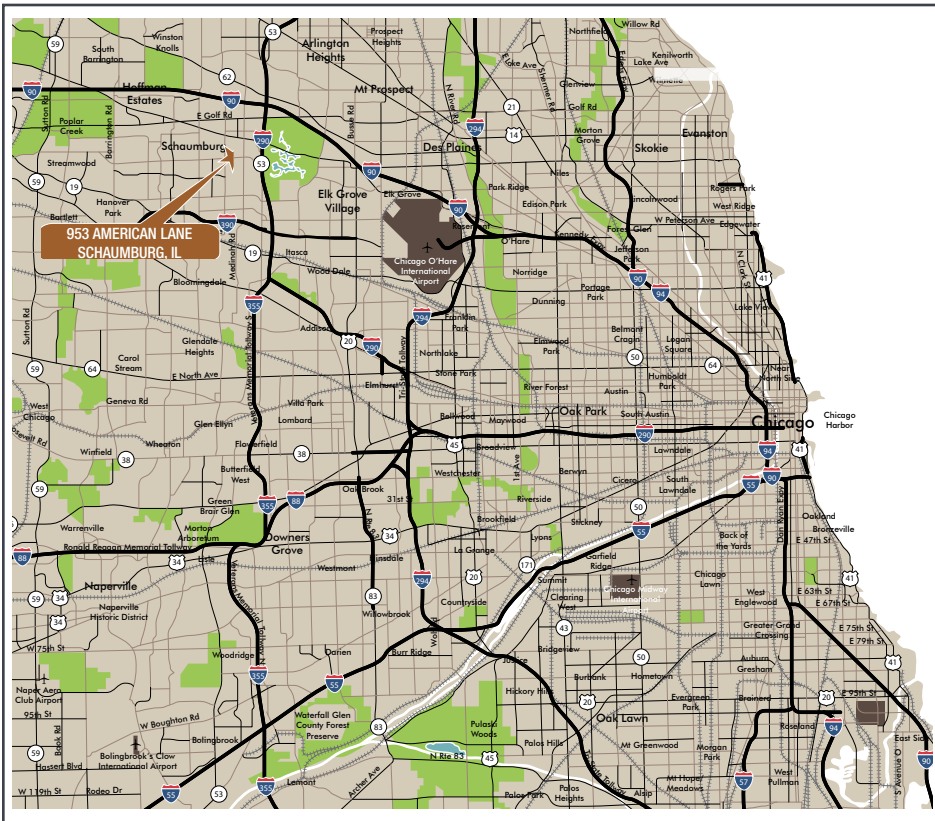


SECOND FLOOR - 40,922 SF



THIRD FLOOR - 37,734 SF





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