

# Plaza Tower

9730 S. Western Ave.  
Evergreen Park, IL 60805

THE NEW VISION FOR  
EVERGREEN PLAZA



# Property Overview

- ▶ 130,000 sqft 8-story plus lower level Class A office/medical building
- ▶ 2-level attached parking garage with 400+ parking spaces
- ▶ Access from Western Ave., 98<sup>th</sup> St. (stop light), and Evergreen Plaza Mall
- ▶ ~15,000 sqft per floor with men and women's common bathrooms on every floor
- ▶ On-site management office and maintenance team
- ▶ Loading dock with freight elevator (3 elevator cars)
- ▶ Hospitality suite available for rental for meetings, office parties, etc...
- ▶ Conference room available to rent coming in Q3 2020
- ▶ Premier location – high-visibility high-rise

# \$8 million dollar renovation

- ▶ Exterior of building painted and all new interior windows-complete
- ▶ New glass façade providing new modern look and increased thermal efficiency
  - ▶ Phase 1- floors 2-8 framing and glass installed
    - ▶ 85% complete scheduled to be finished Q2 2020
  - ▶ Phase 2- Roof façade
    - ▶ Q3 2020 completion
- ▶ Other external aesthetic makeovers- New awnings, new signage and monument signs, and other exterior makeover (landscaping, entrance concrete/asphalt, exterior of garage, etc...)
  - ▶ Q4 2020 completion
- ▶ Level 1 lobby complete remodel
  - ▶ In progress- New tile flooring 90% complete
  - ▶ Remaining items Q3 2020 completion

# \$8 million dollar renovation (continued)

- ▶ Common bathrooms and corridors remodel
  - ▶ 6<sup>th</sup> floor complete. 7<sup>th</sup> floor in progress.
  - ▶ Remaining floors Q1 2021 completion
- ▶ Parking garage repairs and improvements
  - ▶ Upper level complete
  - ▶ Lower level 25% re-opened and complete Q2 2020. Remaining open and complete Q4 2020
  - ▶ West entrance ramp-complete
  - ▶ East entrance ramp Q3 2020
- ▶ Mechanical upgrades
  - ▶ Building HVAC controls revamped and upgraded-complete
  - ▶ Upgraded HVAC equipment-75% complete to be completed by Q3 2020