

YORK FACTORY AT SCHAUMBURG

4 WOODFIELD MALL
SCHAUMBURG, IL



RENDERING DEPICTS SIMILAR SITE



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.



SPECIFICATIONS

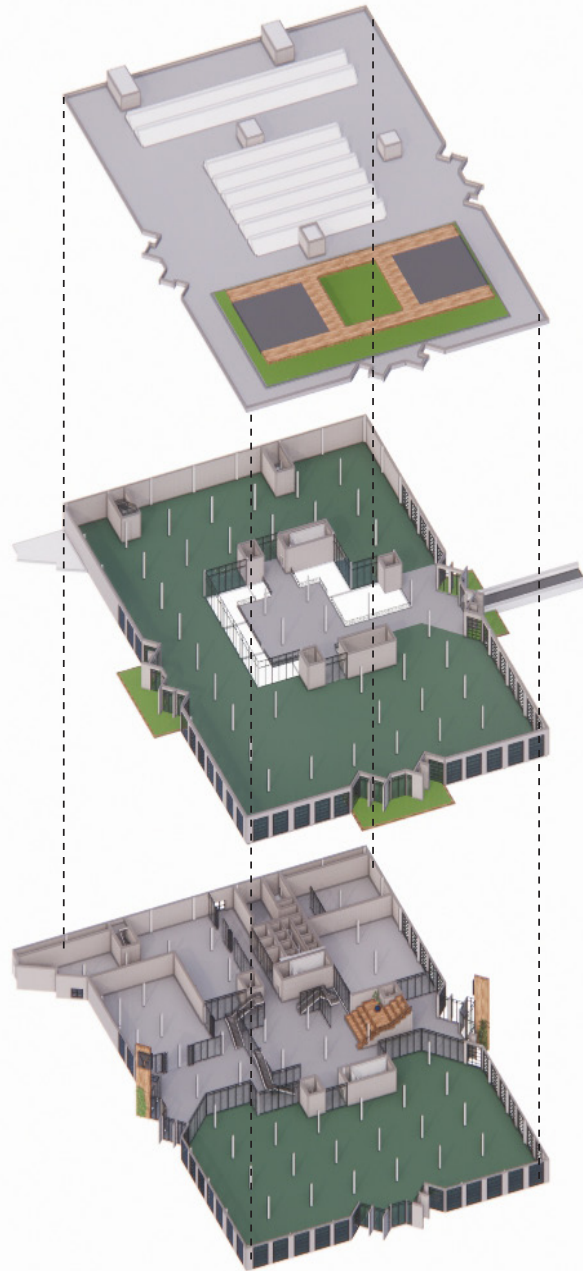
PROPERTY INFORMATION

Address	4 WOODFIELD MALL
City	SCHAUMBURG, IL
Site Square Footage	131,340 SF
Floors	Two
Redevelopment Strategy	Adaptive reuse of former Lord & Taylor store
Planned Base Building Improvements	<ul style="list-style-type: none">• Windows to be added• Addition of central atrium and sky lights• Installation of spacious internal staircase and circulation• New mechanical infrastructure and HVAC
Extensive Parking	Over 500 parking spaces within approximately 500 feet of site entrances. Thousands of parking spaces available at the mall

ROOF

SECOND FLOOR

GROUND FLOOR

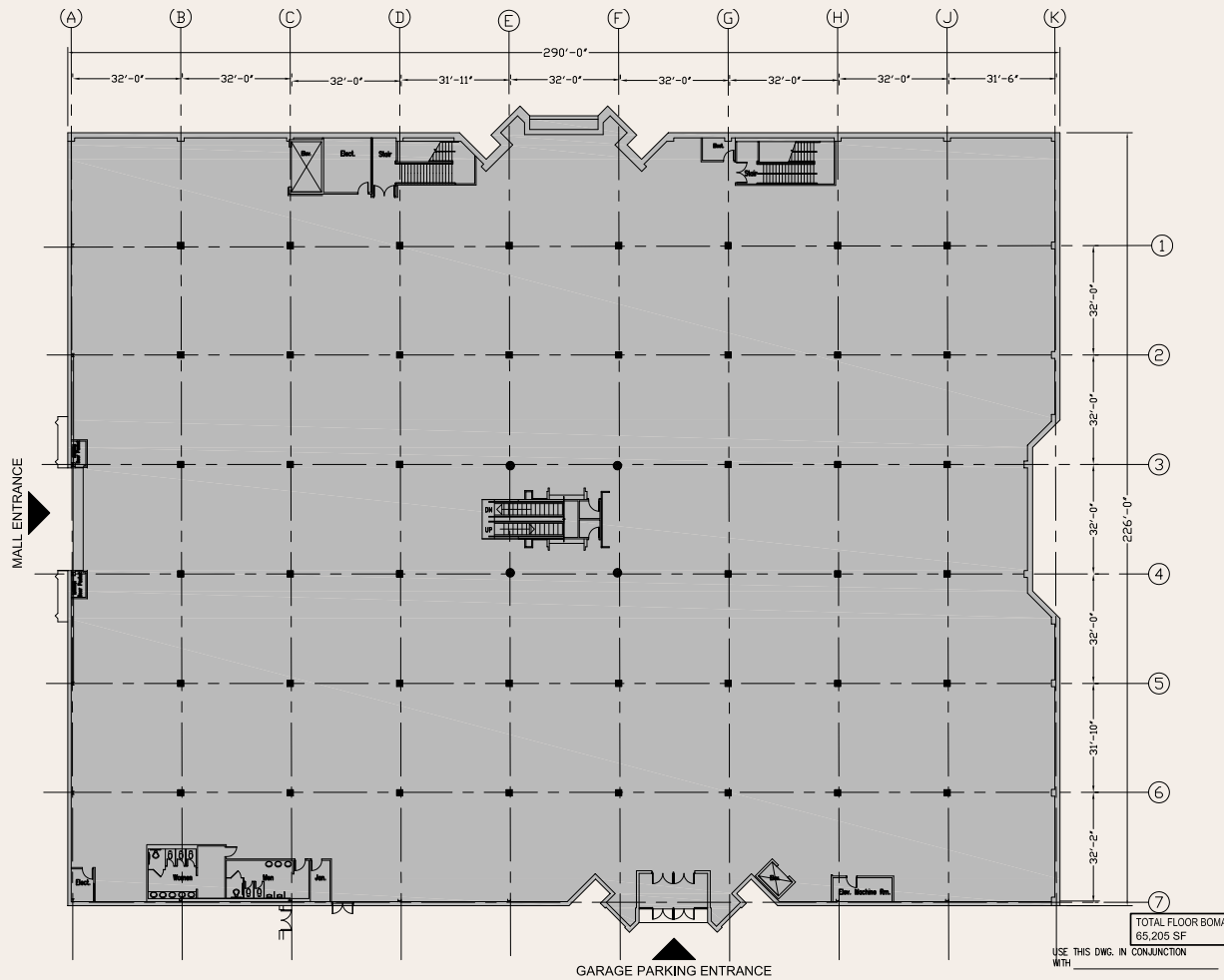


Rendering depicts similar site.

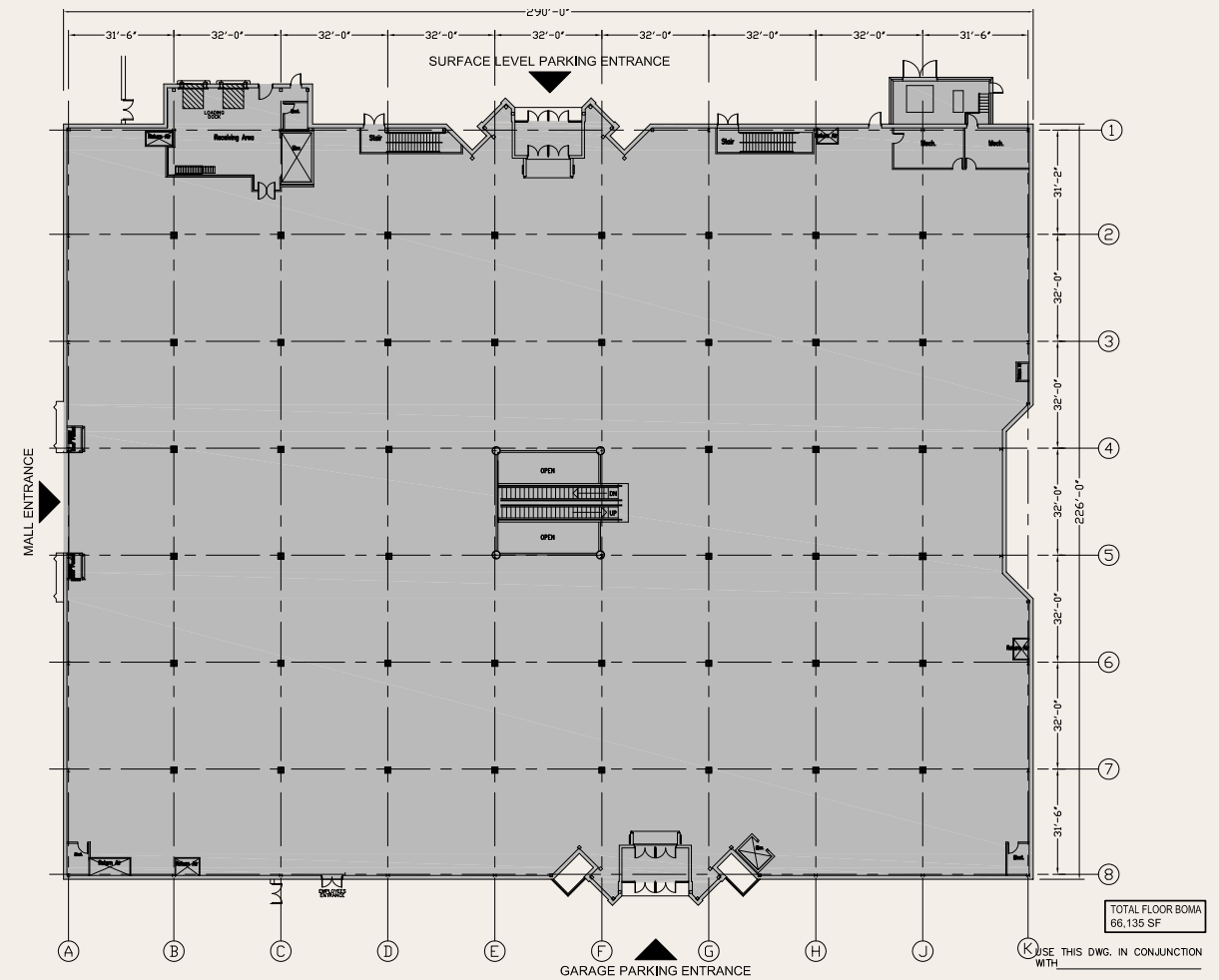
CORE & SHELL

- 65,000+ SF floor plates, 2 levels
- Low-rise construction
- 16 - 22 foot ceiling heights
- Column spans over 30 feet
- New building systems to maximize employee health

LEVEL 1 | 65,205 RSF



LEVEL 2 | 66,135 RSF



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.

VALUE



IMMEDIATE SOLUTION WORKSPACE

- SINGLE TENANT READY
- MULTI TENANT POTENTIAL
- IMMEDIATE AVAILABILITY
- RAW SPACE FOR TENANT IMPROVEMENT
- BASIC WINDOWS
- BASIC LANDSCAPE UPGRADES

BASELINE



‘CLASS A’ CORE & SHELL WORKSPACE

- SINGLE & MULTI TENANT READY
- NEW WINDOWED FACADE & SKYLIGHTS
- DAYLIT COLLABORATION, & COMMUNITY SPACES
- WHITE BOX, DAYLIT TENANT SPACES
- UPGRADED MECHANICAL, ELECTRICAL, & PLUMBING SYSTEMS.
- SELECT PHYSICAL AMENITIES
- SELECT LANDSCAPE UPGRADES

PREMIUM



‘BEST IN CLASS’ TURN KEY, FULL SERVICE WORKPLACE

- SINGLE & MULTI TENANT READY
- NEW WINDOWED FACADE & PREMIUM SKYLIGHT SYSTEM
- ELEVATED, DAYLIT & SERVICED COLLABORATION, & COMMUNITY SPACES
- TURN KEY, DAYLIT TENANT SPACES
- PREMIUM MECHANICAL, ELECTRICAL, PLUMBING & TECHNOLOGY SYSTEMS.
- PREMIUM SERVICES AND AMENITY OFFERINGS
- MAXIMUM MOBILITY WITH RAISED FLOOR SYSTEM.
- ELEVATED LANDSCAPING AND OUTDOOR SPACES

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

Prototypical York Factory Rendering



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 will 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

York Factory Schaumburg is directly connected to the largest mall in Illinois, the Woodfield Mall, a vibrant mixed-use shopping destination with over 2.1mm square feet of food, entertainment and retail options. The site provides a future tenant with the unparalleled opportunity to be directly connected an urban-like amenitized environment in the suburbs.

RETAIL & SERVICES



Apple Store, Asha Salon Spa, AT&T, Fast Fix Jewelry and Watch Repairs, Lenscrafters, Liberty Travel, Microsoft Store, Scrubs Boutique & More, Sephora, Sprint, Tmobile, Venus Med Spa, Verizon

FOOD & BEVERAGE

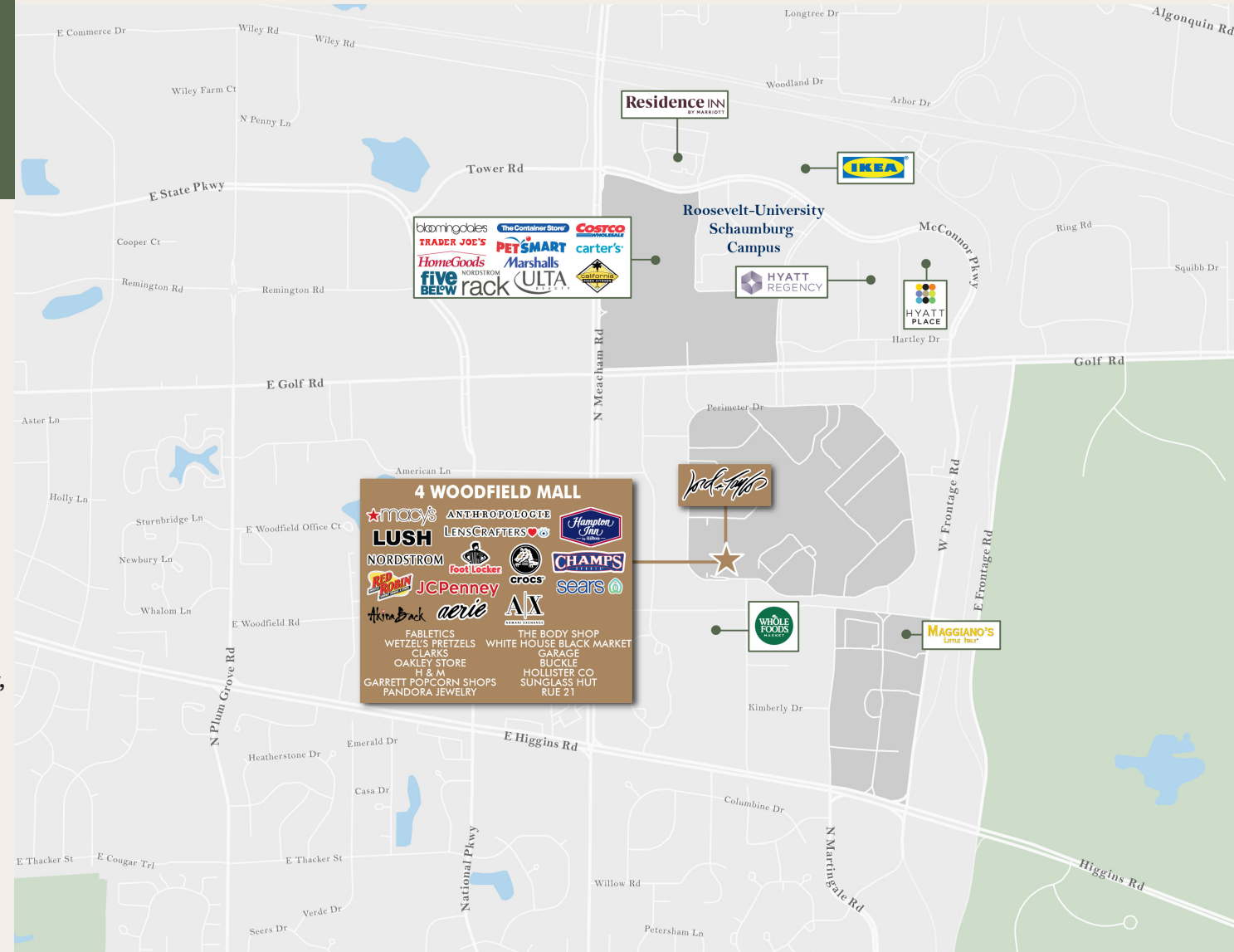


Cheesecake Factory, Texas de Brazil Steakhouse, Ahi Poke, Auntie Anne's, Baskin Robbins, Blaze Pizza, Box Lunch, Burger King, Charleys Philly Steaks, Chipotle, Cold Stone Creamery, Dunkin Donuts, I Heart Mac & Cheese, Maoz, McDonalds, Molly's Cupcakes, Café Bistro, P.F. Chang's China Bistro, Panada Express, Pho Cafe, Red Robbin, Sbarro, Shake Shack, Starbucks, Subway, Suki Hana, Uncle Julio's Mexican, Wok a Holic

ENTERTAINMENT



Gamer's World, Improv Comedy Club, Lego Store, Pac Man Entertainment, Peppa Pig Entertainment, Simon Children's Play Area



LOCATION

Located approximately 30 miles northwest of Chicago and 11 miles west of O'Hare airport, York Factory Schaumburg is conveniently situated at the intersection of Golf Road and Interstate 290. The site is serviced by Pace Suburban Bus Route 40, which provides direct connection to O'Hare Airport and downtown Chicago.



**TOTAL
POPULATION**
2,150,247



**LABOR
FORCE**
1,184,055



**BACHELOR'S
DEGREE**
27.0%



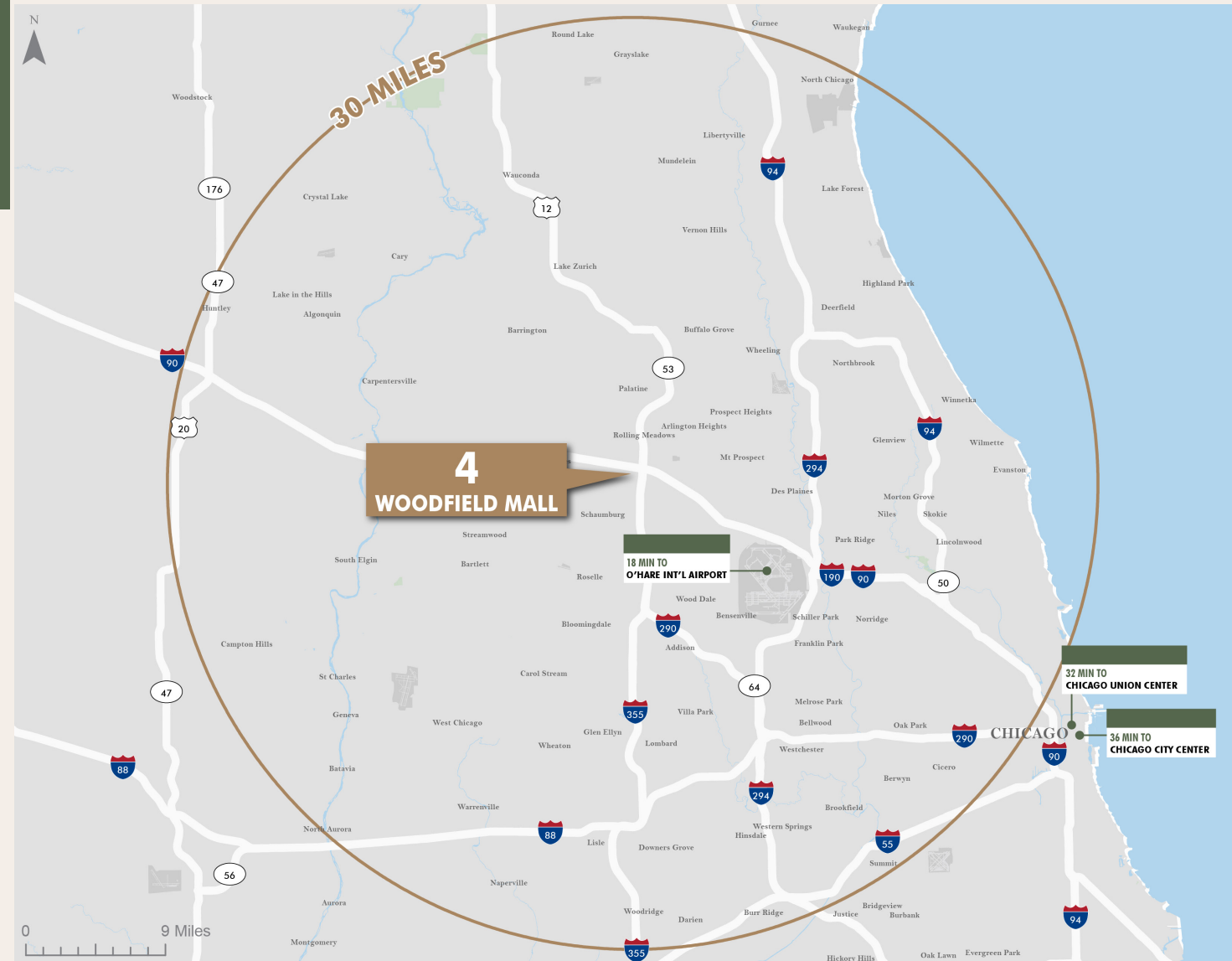
**DAYTIME
POPULATION**
2,284,981



**MILLENNIALS
AGE 21-34**
23.1%



**GRADUATE
DEGREE**
17.2%



Demographics reflect the market's office trade area as determined by ESRI.

4 WOODFIELD MALL



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