

NOW READY FOR OCCUPANCY - BEST LEASE RATES AND MOST FLEXIBLE TERMS IN O'HARE!

NOW AVAILABLE FOR SALE OR LEASE! SINGLE BUILDINGS OR ENTIRE COMPLEX FOR SALE!

O'HARE

TECHNOLOGY CENTER

9840-9950 W. Lawrence Ave, Schiller Park

200 - 260,000 SF

NOW AVAILABLE! FULL FLOORS, BUILDINGS OR COMPLEX TO SUIT!



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.



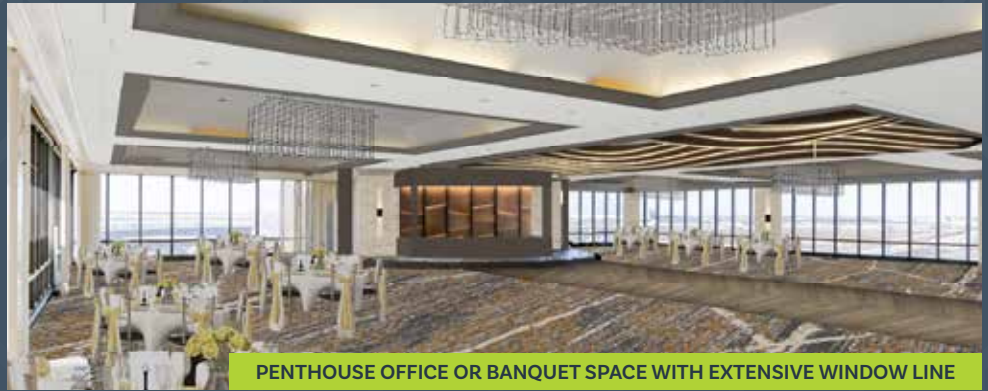
OVERVIEW

- + Excellent O'Hare market location across from O'Hare Airport and immediate proximity to I-294/I-290 and I-90 full interchanges
- + Centralized local and regional location with immediate access to downtown Chicago, Wisconsin, Indiana, etc.
- + Significant population in the immediate vicinity of 100,000+ during the day
- + Extensive building and monument signage/I-294 exposure opportunities
- + Various public transportation options (Pace Bus, Metra Rail, etc) available in immediate proximity
- + Minutes to area restaurants, hotels, convention centers, malls and amenities
- + 30 minutes to downtown Chicago



EXTENSIVE COMMON AREA IMPROVEMENTS





PENTHOUSE OFFICE OR BANQUET SPACE WITH EXTENSIVE WINDOW LINE



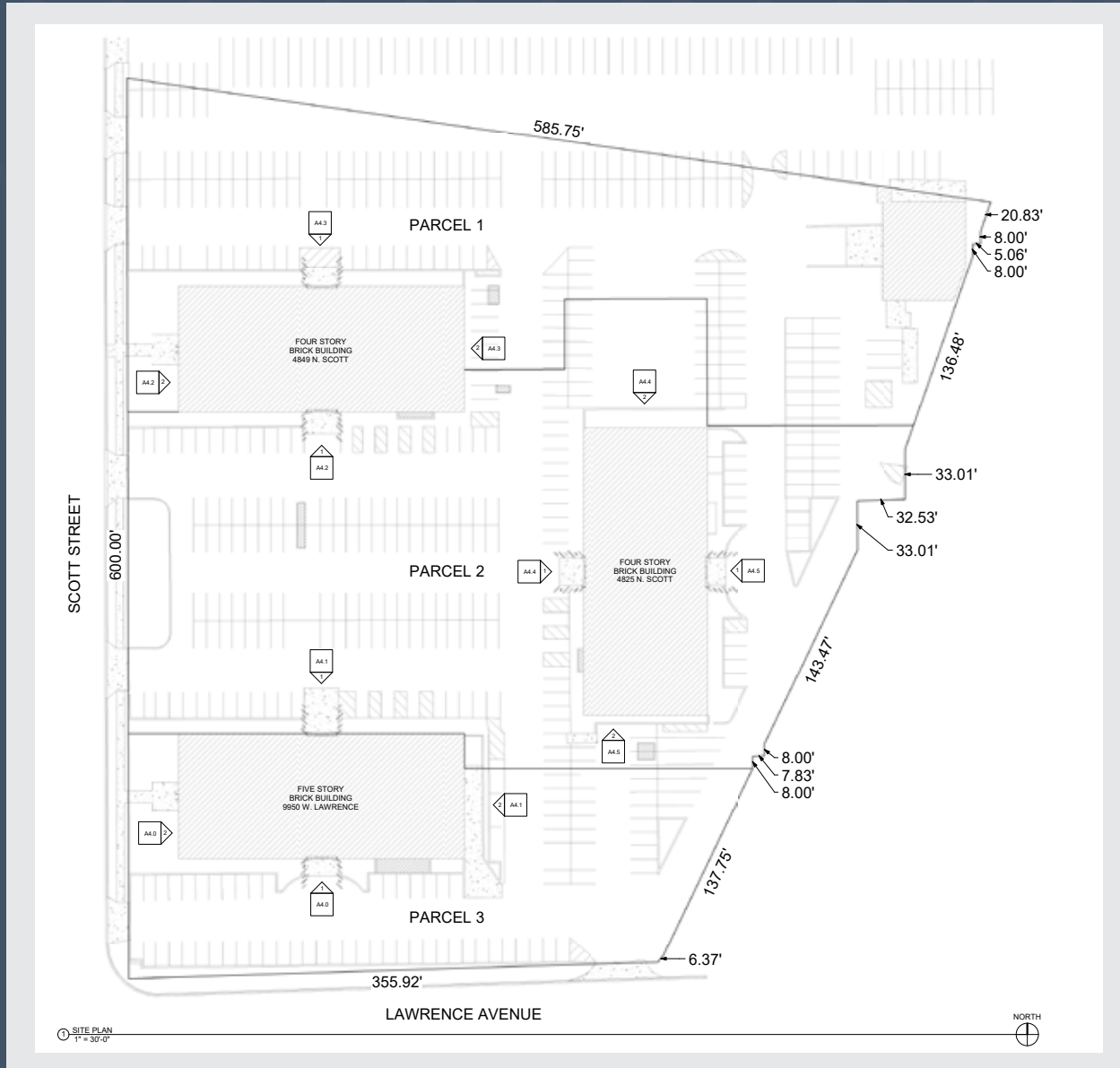
INDOOR PARKING

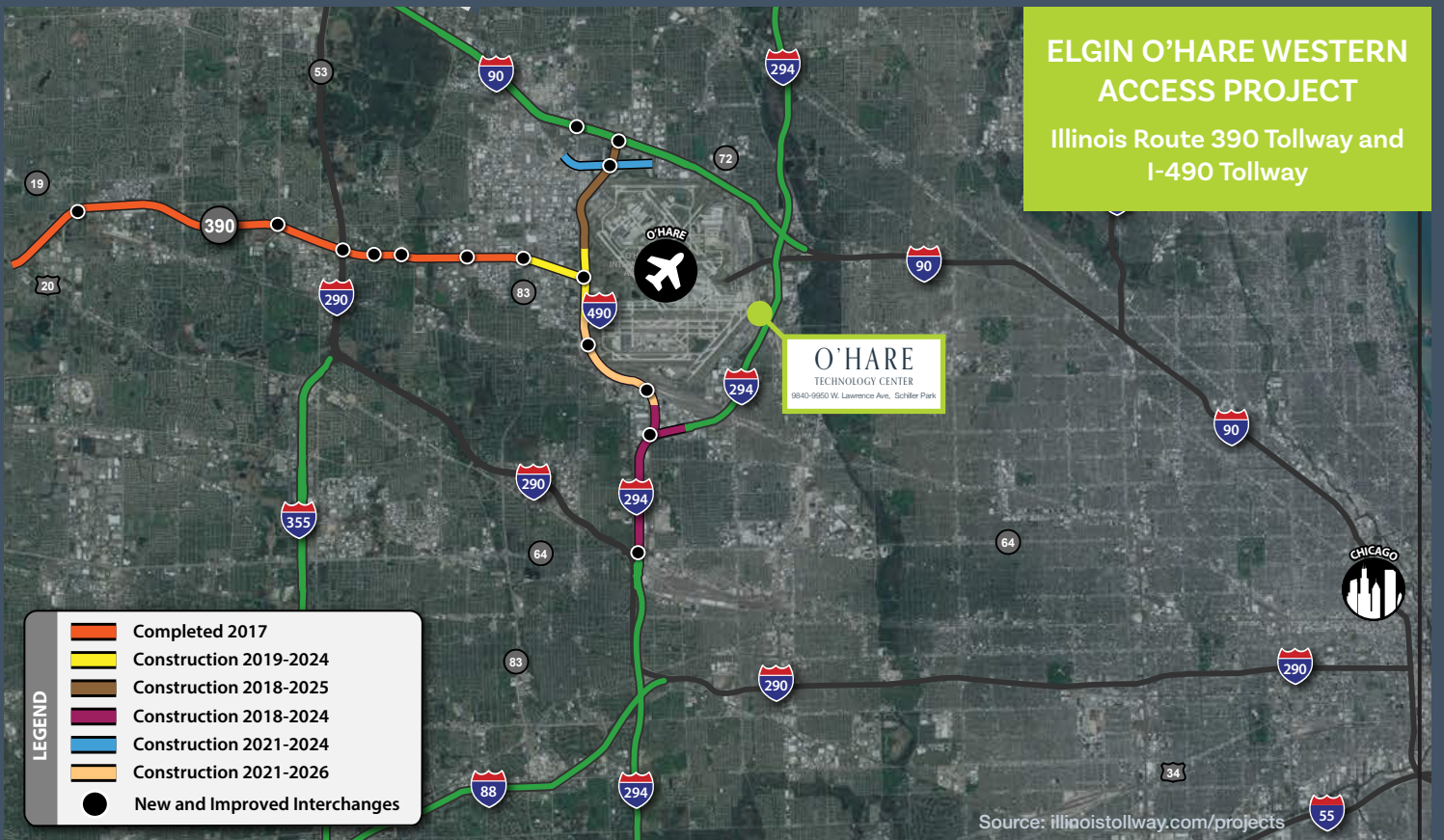
PROPERTY FEATURES

- + Customized or turnkey suites/full buildings/entire 3-building complex now available!
- + Typical floor plate: 16,000 sf
- + 4/1,000 indoor and outdoor parking (110 underground) with additional parking available
- + Rare opportunity to occupy full buildings to entire complex
- + Significant signage/frontage/exposure on I-294 and 45/ Mannheim Rd (40,000 - 200,000 cars per day!)
- + Under new ownership / management
- + Property is undergoing significant exterior and interior improvements
- + Restaurant and retail pads also available!
- + Former penthouse banquet space available
- + Extensive fiber installed to buildings
- + Existing gym with locker and showers
- + Each building and parking interconnected with underground corridors

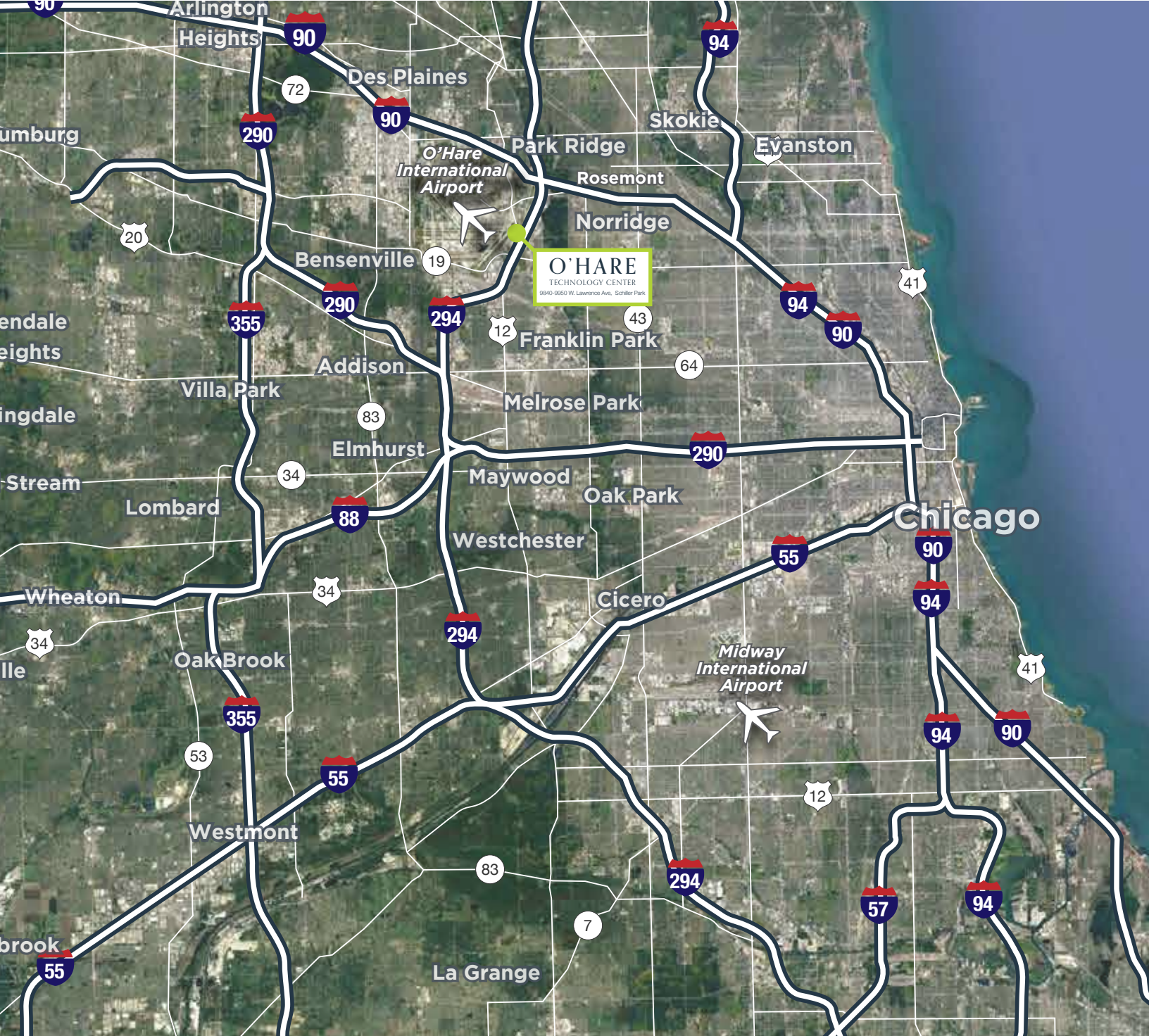
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SITE PLAN





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NEW OWNERSHIP/MANAGEMENT!



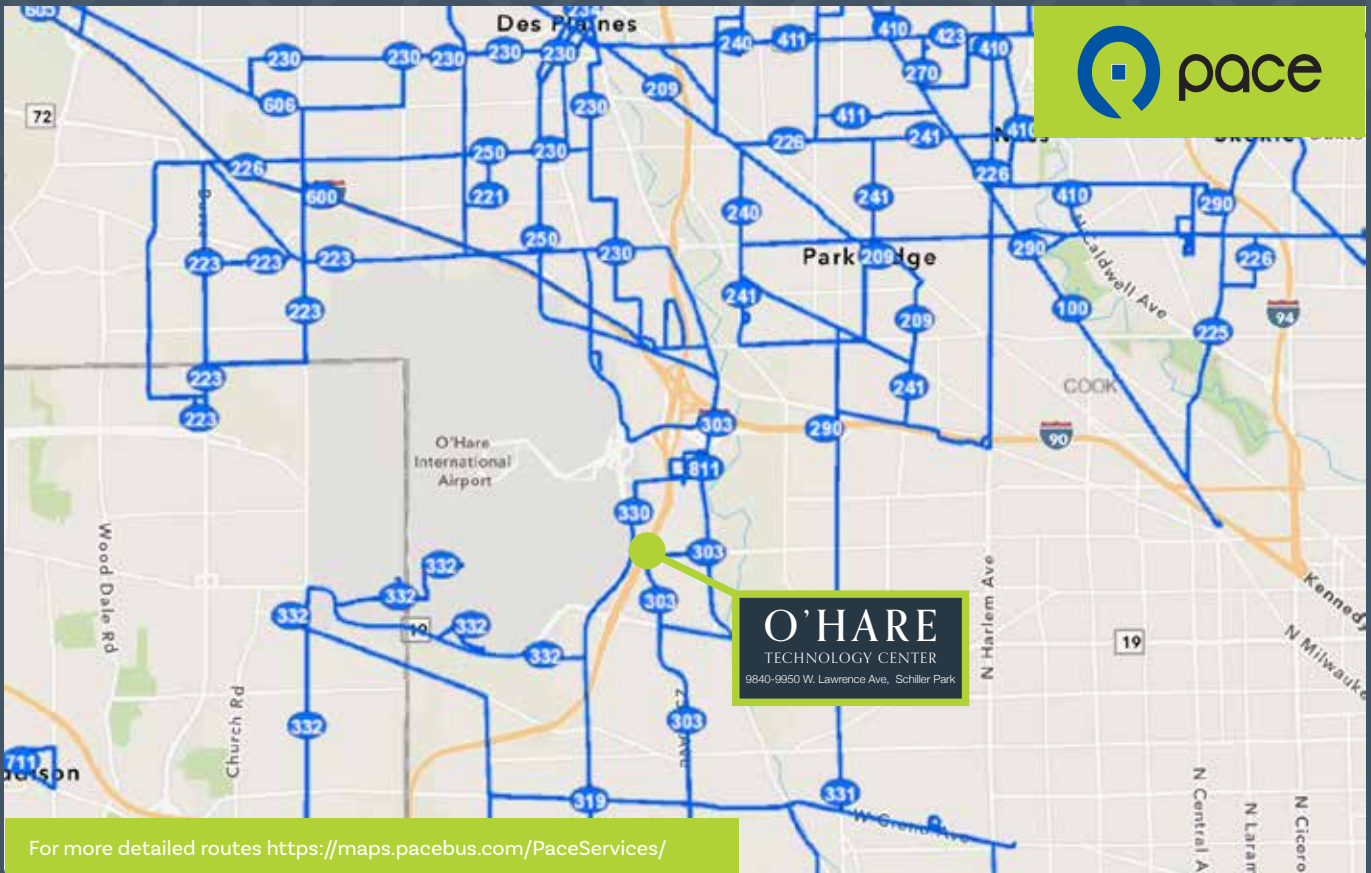
LOCATION HIGHLIGHTS

- Extensive exposure and visibility
- Significant and varying levels of labor in immediate proximity to complex
- Exposure of over 190,000 cars per day on I-294 and over 40,000 on Mannheim!
- Interior and exterior parking (110 underground) available with expansion capabilities
- Immediate proximity and access to O'Hare International Airport
- Existing traffic signals at Mannheim and Lawrence
- Centralized access points from area expressways, suburbs and downtown
- Multiple Pace Bus stops available (see maps and links)
- Minutes to Schiller Park Metra Station



FULL FLOORS/BUILDINGS AND COMPLEX NOW AVAILABLE!





IMMEDIATE PROXIMITY TO CHICAGO LAND'S EXTENSIVE PUBLIC TRANSIT SYSTEM



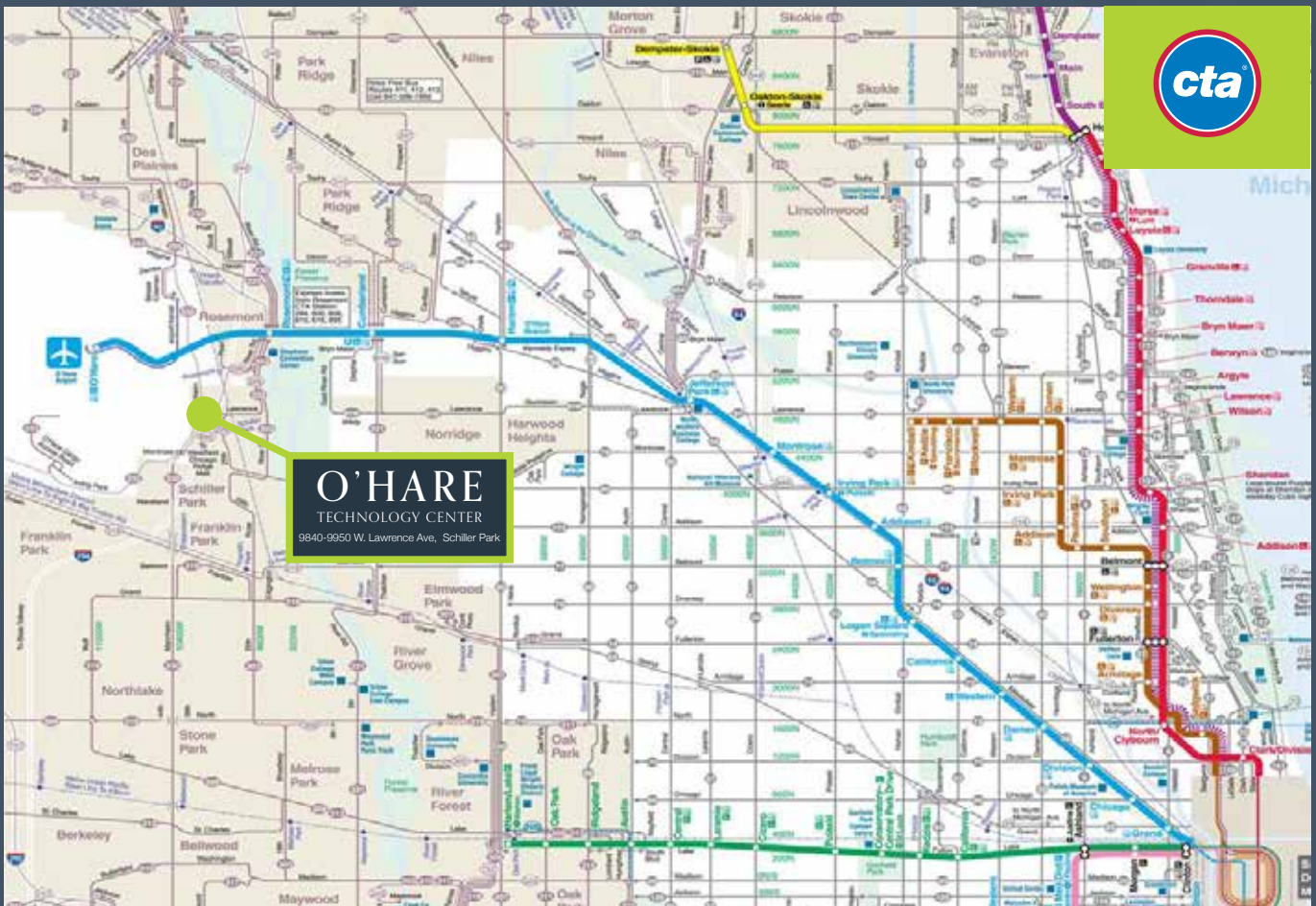
Immediate access to
Pace Bus stop



Minutes to Metra
Station, Schiller Park



Blue Line to O'Hare,
Downtown, etc.



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MICHAEL HAWRYLUK
Managing Broker
847.736.3040
mhawryluk@icgchicago.com

ROBERT J RUSSELL JR.
Vice President
708.906.2835
rrussell@icgchicago.com

VALUE-ADDED CORPORATE REAL ESTATE BROKERAGE | CONSULTING | ADVISORY

ICG Chicago | 2000 W. ATT Center Dr Suite East C201 | Hoffman Estates, IL 60192 | 847.736.3040 | ICGCRE.com

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