

CBRE

The O'Hare Chicago Connection



82
01

HIGGINS

3 ACRE DEVELOPMENT OPPORTUNITY

EXCELLENT BRANDING OPPORTUNITY FOR CORPORATE HEADQUARTERS OR RETAIL

RENDERING



O'HARE CONNECTED



O'HARE PRIMARY LABOR POOL:
1.6M EMPLOYEES

Located in the O'Hare submarket, 8201 Higgins provides an opportunity to lease, build to suit, or purchase. The approximately 3 acre site is situated along I-90 and is only 2.5 miles from O'Hare International Airport, where the city of Chicago meets the suburbs. Its proximity to public transportation and driver-friendly location provides unparalleled branding opportunities for corporate headquarters or retail.

**82
01**

HIGGINS



Available for immediate development



Office, retail, or combo (up to 500,000 SF)



14.5 miles to DT Chicago



Transit and driver-friendly location
(Cumberland L stop – half mile away,
only four way interchange in the O'Hare
submarket – quarter mile away)



SpringHill Suites by Marriott adjacent,
and walking distance to numerous
restaurants



2 miles to Edison Park Metra stop,
served by PACE



211,000 VPD via I-90



24,400 VPD via Higgins Rd.



19,500 city-bound CTA Blue Line riders
pass by per day



35,000 O'Hare bound CTA Blue Line
riders pass by per day



200,000 airline passengers pass over
on take off and/or landing per day



Visible by 163,569,000 people per year

DEMOGRAPHICS



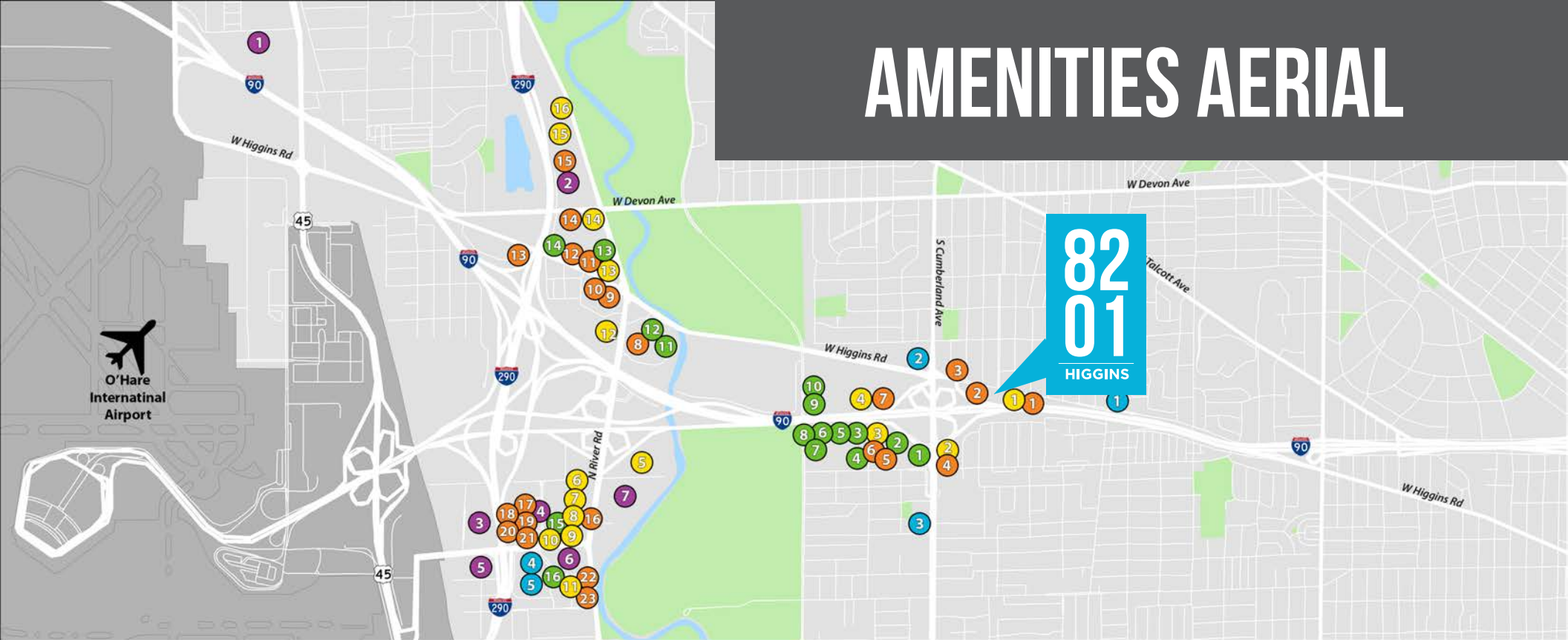
1-MILE RADIUS	2-MILE RADIUS	3-MILE RADIUS
POPULATION		
24,052	79,098	164,192
DAYTIME POPULATION		
32,618	98,106	186,206
TOTAL HOUSEHOLDS		
9,974	32,621	65,584

30.5%

OF THE SKILLED MILLENNIAL POPULATION
IN THE METRO AREA RESIDES IN THE
8201 HIGGINS LABOR POOL



AMENITIES AERIAL



Corporate

- 1) US Cellular
- 2) APICS
- 3) True Value
- 4) Advocate Medical Group
- 5) Power Construction Company
- 6) First Midwest Bank
- 7) Lawson Products
- 8) Komatsu
- 9) Valspar
- 10) Littlefuse
- 11) Central States Funds
- 12) US Foods
- 13) Reyes Holdings
- 14) MB Financial
- 15) Big Ten Network
- 16) Cysco Systems

Dining

- 1) Outback Steakhouse
- 2) Hooters
- 3) D'Agostinos Pizza
- 4) Bar Louie
- 5) Asado Urban Grill
- 6) Starbuck's
- 7) Brickton
- 8) Carlucci Rosemont
- 9) Giordano's
- 10) Gene & Georgetti
- 11) Starbucks
- 12) Ram Restaurant & Brewery
- 13) TGI Fridays
- 14) Gino's East Rosemont
- 15) Hugo's Frog Bar
- 16) Gibsons Bar & Steakhouse
- 17) Five Roses Pub
- 18) Hofbrauhaus
- 19) Adobe Gilas
- 20) Park Tavern
- 21) Bub City
- 22) The Capital Grille
- 23) McCormick & Schmick's

Retail

- 1) Walgreens
- 2) Mariano's
- 3) LA Fitness
- 4) Rosemont Shopping Outlet
- 5) Fashion Outlets of Chicago

Hospitality

- 1) SpringHill Suites
- 2) Holiday Inn
- 3) Renaissance Suites
- 4) Marriott
- 5) Hyatt Regency
- 6) Hilton
- 7) Embassy Suites
- 8) Double Tree by Hilton
- 9) Crowne Plaza
- 10) Aloft Chicago O'Hare
- 11) Loews Chicago O'Hare
- 12) The Westin
- 13) Hampton Inn & Suites
- 14) Hyatt Rosemont
- 15) Courtyard by Marriott

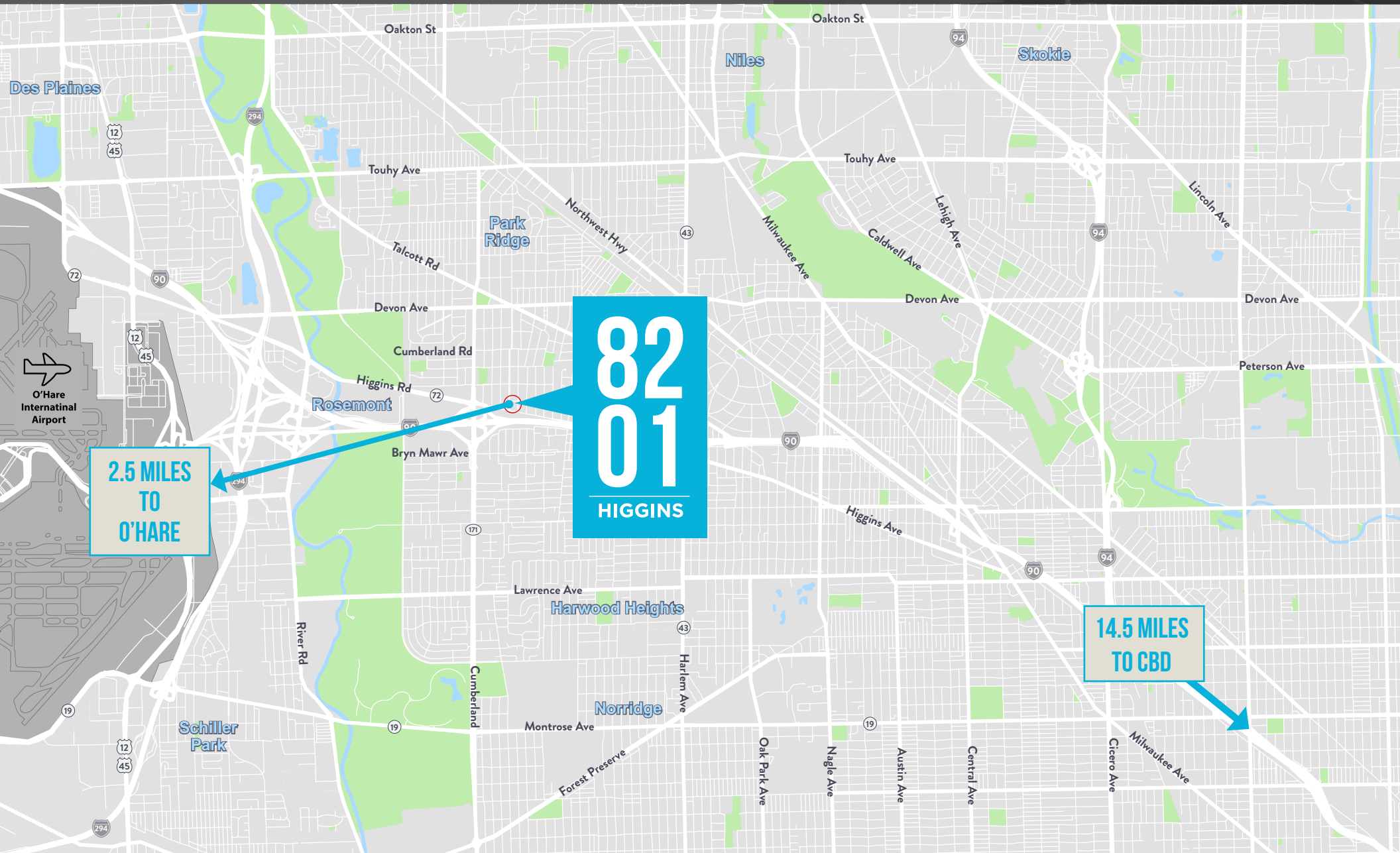
Entertainment

- 1) Allstate Arena
- 2) Rivers Casino & Resort
- 3) Impact Field
- 4) Parkway Bank Park Entertainment District
 - iFLY
 - AMC Rosemont
 - Kings Dining & Entertainment
 - Joe's Live
 - Zanies Comedy Club
 - The Big Ten Experience
 - Free Summer Concert Series
- 5) The Pearl District
 - Dave & Busters
 - Future Restaurants/Entertainment
- 6) Rosemont Theatre
- 7) Donald E Stephens Convention Center

LOCATION MAP



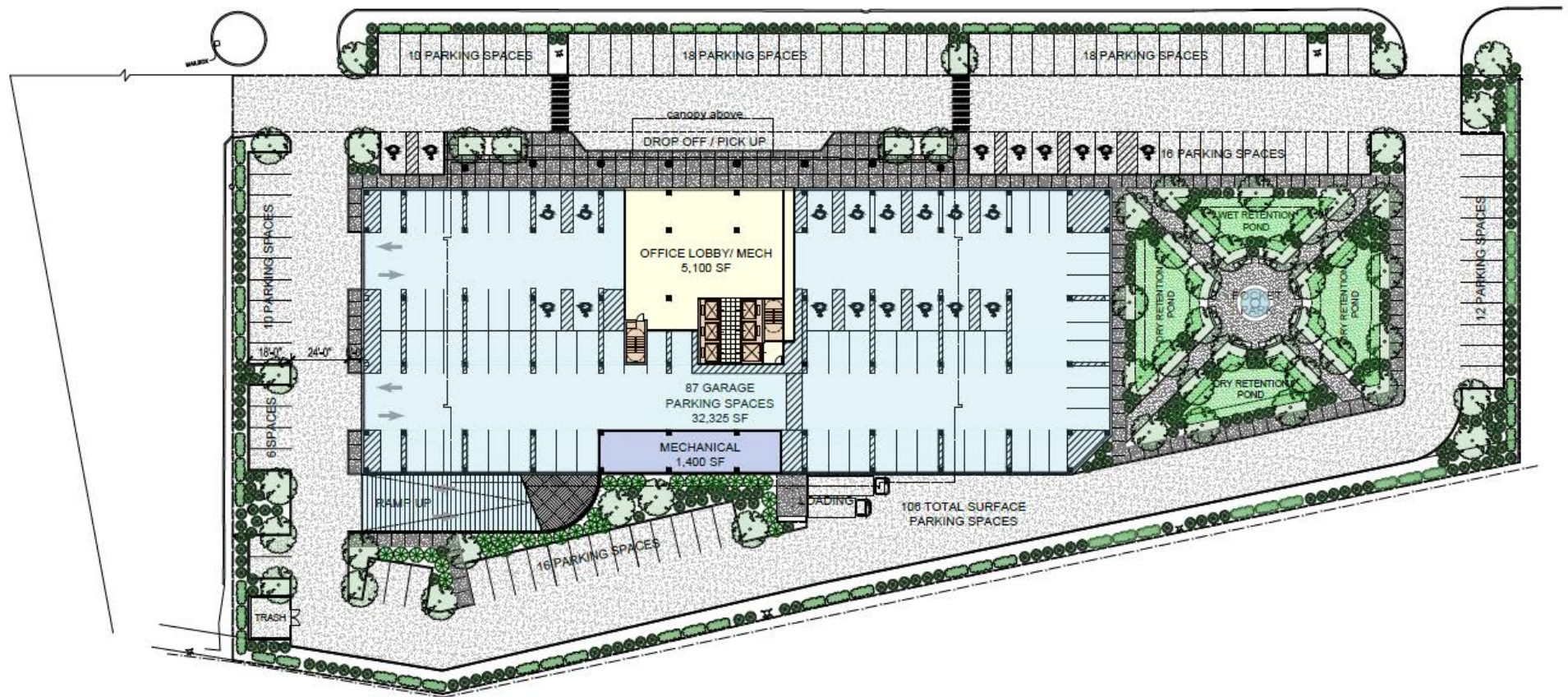
EASY ACCESS TO I-90, I-190, I-294,
CTA BLUE LINE, METRA NORTHWEST LINE



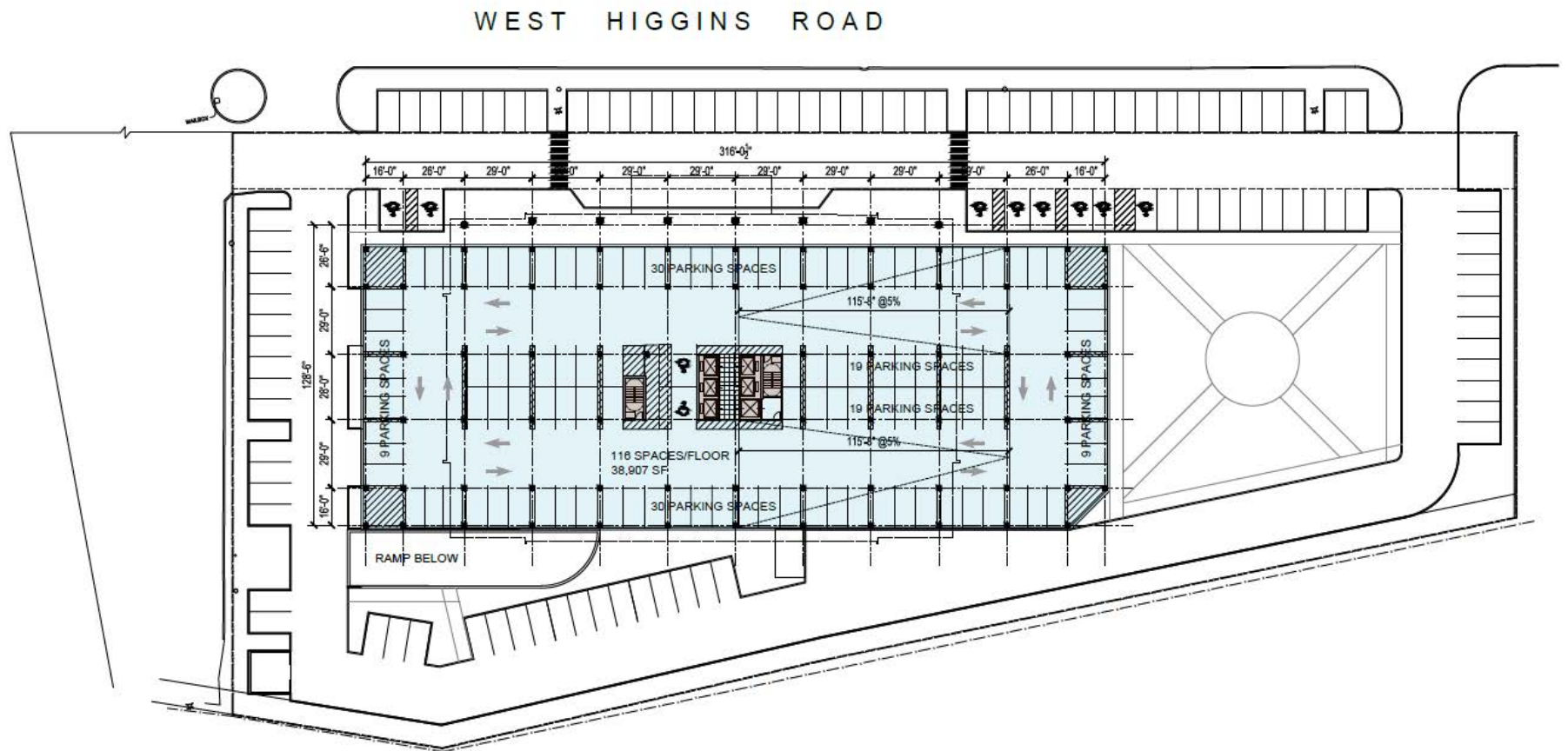
SITE PLAN



WEST HIGGINS ROAD

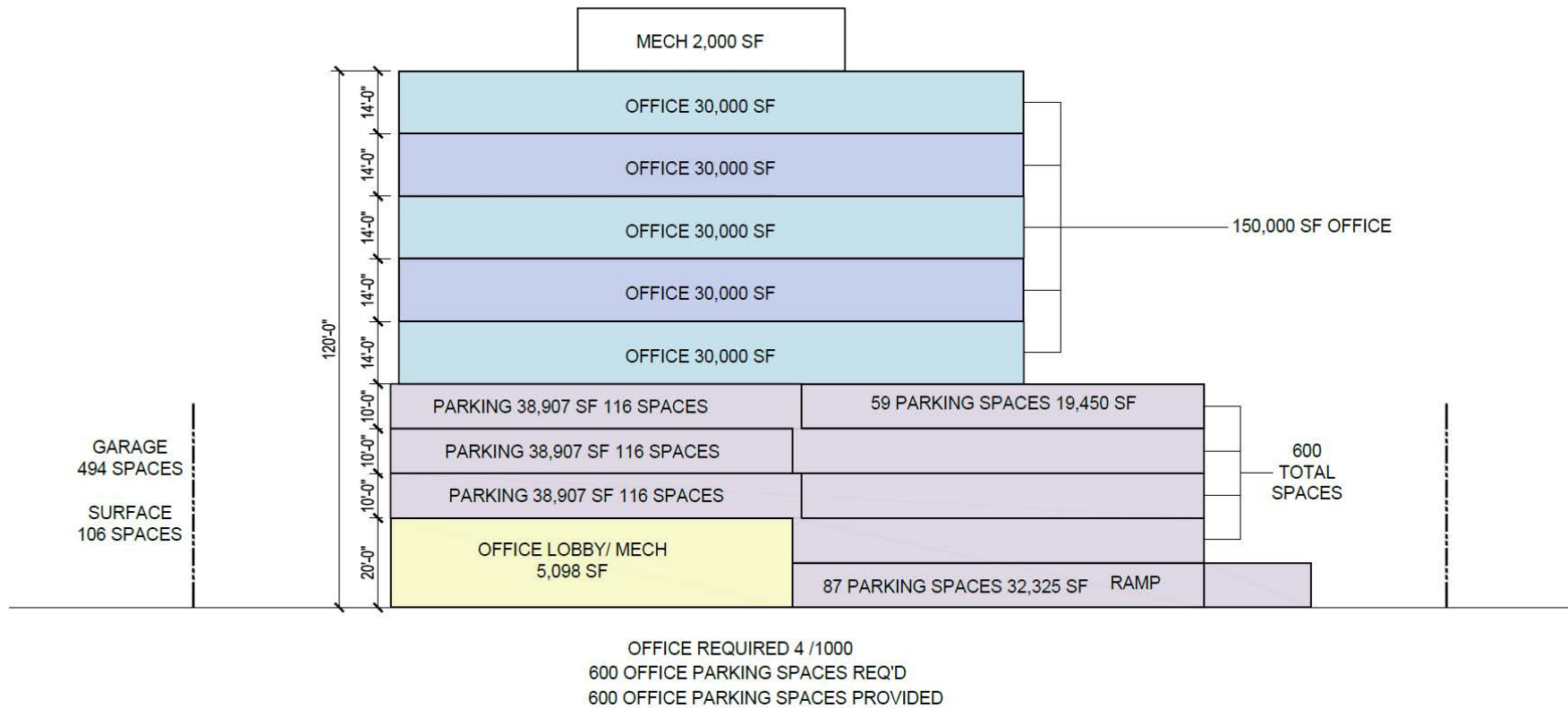


SITE PLAN



Architectural site plan of a proposed 30,000 SF office building. The plan shows a rectangular building footprint with a central office area labeled "OFFICE 30,000 SF". The building is surrounded by a parking lot with 100 spaces. Dimensions are provided for the building footprint (215'-0" by 132'-10") and the overall site (203'-0" by 128'-0"). A ramp is shown on the left side, labeled "RAMP BELOW". The plan also includes landscaping areas with trees and shrubs, and a circular feature on the right side.

STACKING PLAN



AERIAL

UNPARALLELED SIGNAGE
OPPORTUNITY VISIBLE TO

163,569,000

PEOPLE PER YEAR



LA FITNESS

Cumberland Ave

HOLDEN'S

RENAISSANCE HOTEL

Blue Line Combined Stop

90

Marriott

MARJANO

FOUR-WAY INTERCHANGE

W Higgins Rd

90

SPRINGHILL SUITES

(Common ownership with adjacent site)

8201

HIGGINS

AERIAL



PROMINENT
CHICAGO
ADDRESS



82 01

HIGGINS

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