



WOODFIELD PRESERVE

OFFICE CENTER

10 & 20 NORTH MARTINGALE ROAD | SCHAUMBURG, IL

PERFECTION REPLICATED



Zeller Realty Group®

CBRE



FLEXIBLE FLOORPLATES

Typical floor plates with 3 stairwells are flexible and efficient at approximately 51,000 SF (divisible)

SCENIC SETTING

Situated in a campus-like setting on 29 acres with views of the Ned Brown Forest Preserve and Olympic Park

PRIME LOCATION

Immediate tollway access to Route 53/290 and less than one mile from Woodfield Mall

OUTDOOR PLAZA

Newly renovated outdoor plaza featuring seating, two pergolas, a water feature and views of the serene landscape

AMPLE PARKING

Two 5-level parking decks connected to each building and dedicated visitor surface parking

— **PREMIER PROPERTY** —

TWO



**EACH
BUILDING'S
OCCUPANTS
ENJOY
THEIR OWN
FULL SET OF
AMENITIES**



2

- Conference centers
- Fitness centers
- Game rooms
- Tenant wi-fi lounges
- Full-service delis with catering
- Parking decks with direct underground access to office buildings
- Mother's rooms

AMENITIESAMPLIFIED





A PLETHORA OF NATURAL LIGHT

- Ceiling heights: 9' (10' on ground floor)
- 20' ceiling height in the coupla ceiling on the 6th floor
- Zero soffits - true floor-to-ceiling windows
- Natural light favors 23% increase in productivity & 94% higher employee satisfaction

RAISED FLOOR ACCESSIBILITY

- State-of-the-art under-floor air distribution system
- Individual occupant controls heating/cooling improving employee health & performance
- Energy efficient: 20-30% reduced usage
- Improved data/telecom access: more efficient to reconfigure & 10-20% reduction in costs



**ENERGY STAR
CERTIFICATION EVERY
YEAR SINCE 2004**

— PROMOTE PRODUCTIVITY —



FLEXIBLE FLOORPLATES

Floor plates with 3 stairwells are flexible and efficient at approximately 51,000 SF (divisible)

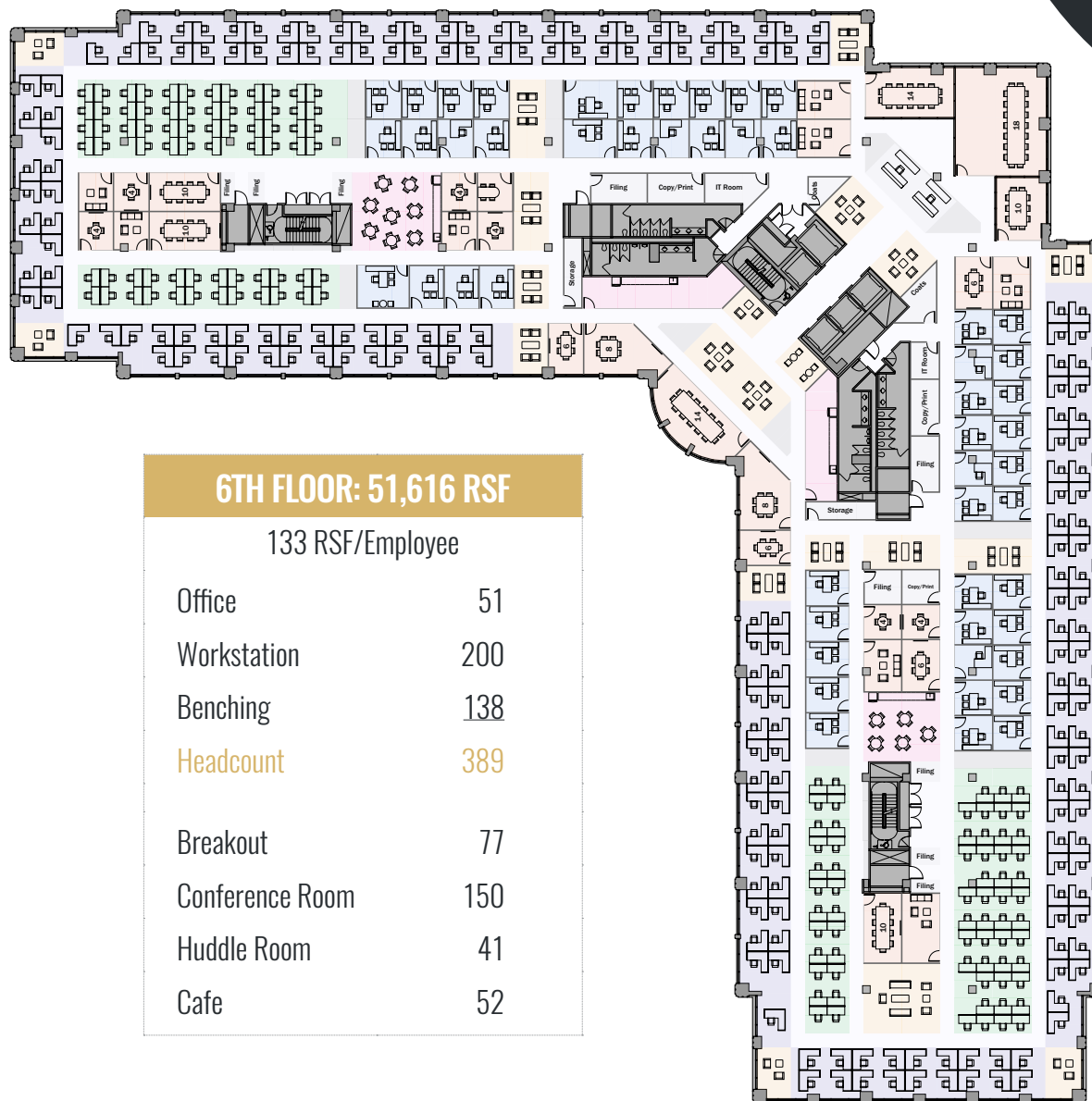
SCENIC VIEWS

Situated in a campus-like setting on 29 acres with views of the Ned Brown Forest Preserve and Olympic Park with a plethora of natural lighting and newly renovated outdoor plaza

RAISED FLOOR SYSTEM

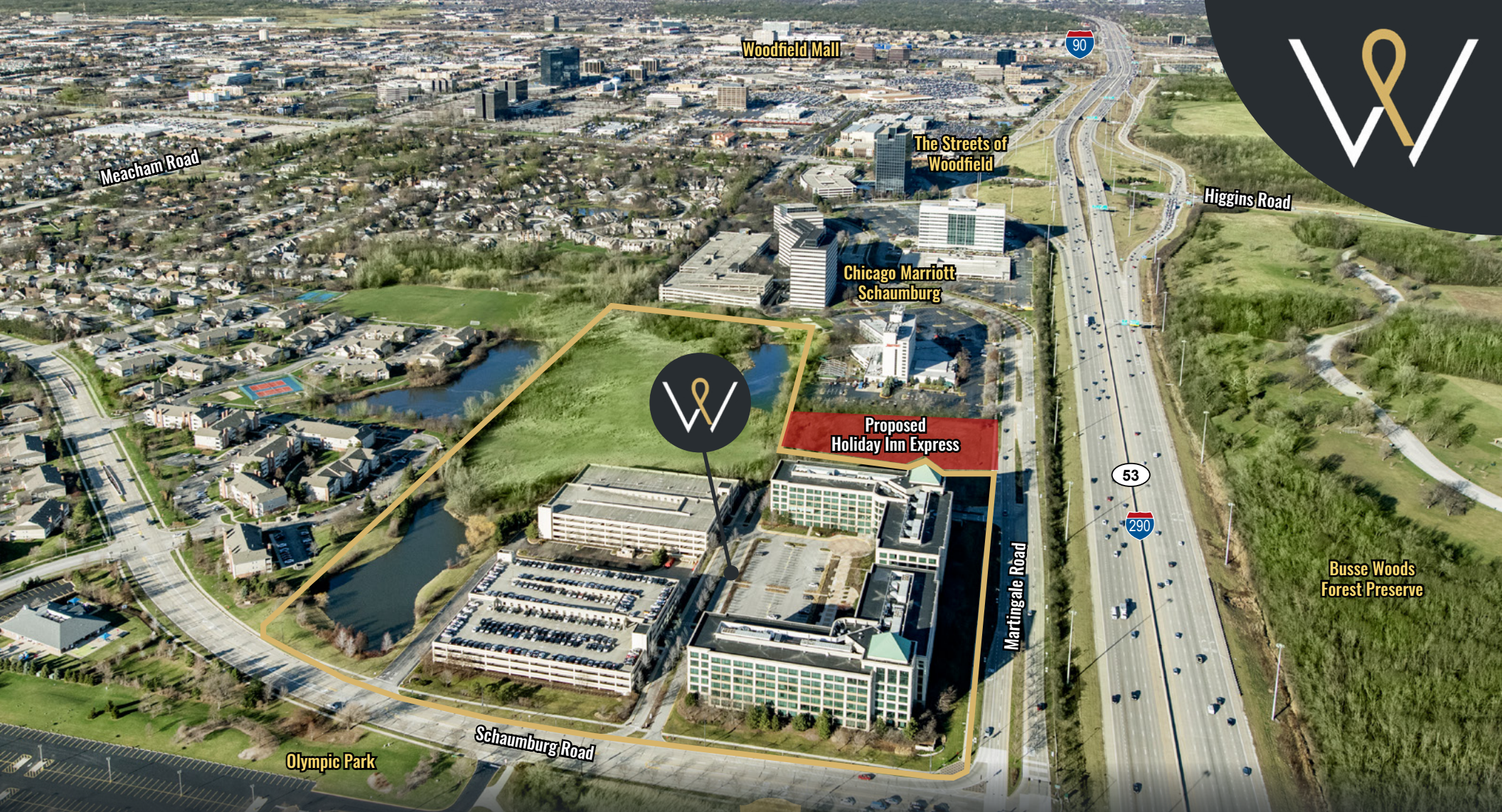
State-of-the-art, energy-efficient under-floor air system that provides precision climate control adjustments at individual workstations

20 N. MARTINGALE RD.



6TH FLOOR: 51,616 RSF	
133 RSF/Employee	
Office	51
Workstation	200
Benching	138
Headcount	389
Breakout	77
Conference Room	150
Huddle Room	41
Cafe	52

EXCEPTIONAL EFFICIENCY



**Proposed
Holiday Inn Express**


**112,000 daytime population
in a 3-mile radius**


**Over 250 restaurants
in a 3-mile radius**


**Over 30 hotels
in a 3-mile radius**


**Over 198,000
VPD on I-290**


**15 minutes to O'Hare
International Airport**

SUPERIOR SITE



CBRE

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