



# T3

OAK BROOK COMMONS

‡ TIMBER  
‡ TECHNOLOGY  
‡ TALENT

Created by **Hines**

Leasing by **CBRE**



Introducing T3 Oak Brook Commons – A new generation of engineered timber building that redefines the standard for the modern office. T3 is a vintage concept built new, a workplace designed for recruitment and retention of top talent, a place where cutting-edge innovators can find a home. T3 is the new art of office made of Timber, Technology, and Talent.









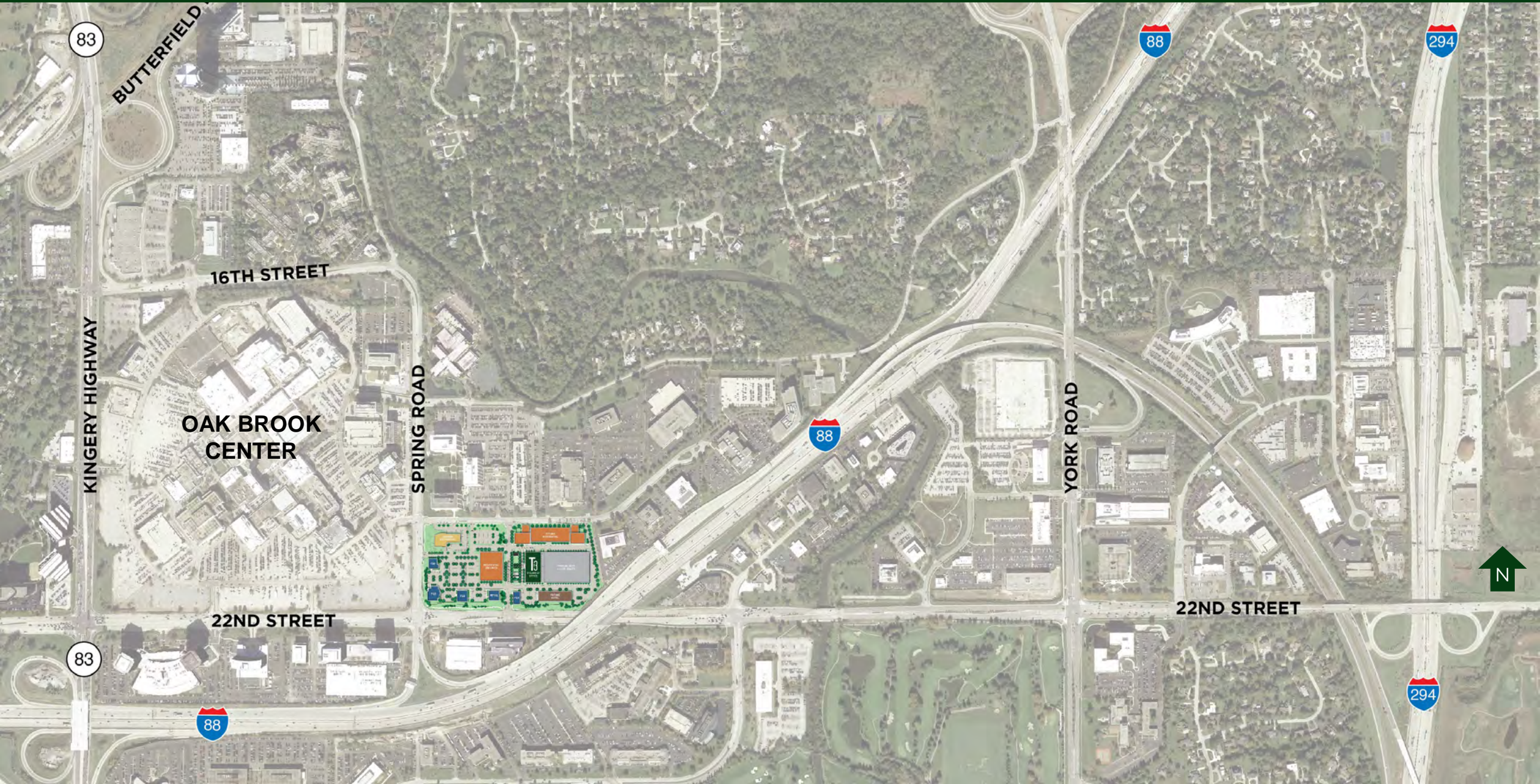
# LOCATION

- T3 Oak Brook Commons is located in the Village of Oak Brook, Chicago's best suburban office submarket
- Easy access from I-88 via Spring Road or Route 83 interchanges and proximate to I-294
- Situated in the heart of Oak Brook Commons – a mixed-use community with on-site food and dining, 300+ residences, a hotel, and pristinely landscaped park.
- Highly visible from I-88 and 22<sup>nd</sup> Street with daily traffic counts over 200,000 vehicles
- Adjacent to Oakbrook Center, Chicago's most successful shopping center with 160+ shops, 40+ restaurants, and 25 million visitors per year
- Diverse hotel options and price points situated on-site and nearby

**20 Minutes**  
to O'Hare Airport

**30 Minutes**  
to Midway Airport

**35 Minutes**  
to downtown Chicago



83

BUTTERFIELD

16TH STREET

OAK BROOK  
CENTER

SPRING ROAD

88

YORK ROAD

88

294

83

22ND STREET

88

22ND STREET

294



FOOD & BEVERAGE FOR ENTERTAINING CLIENTS

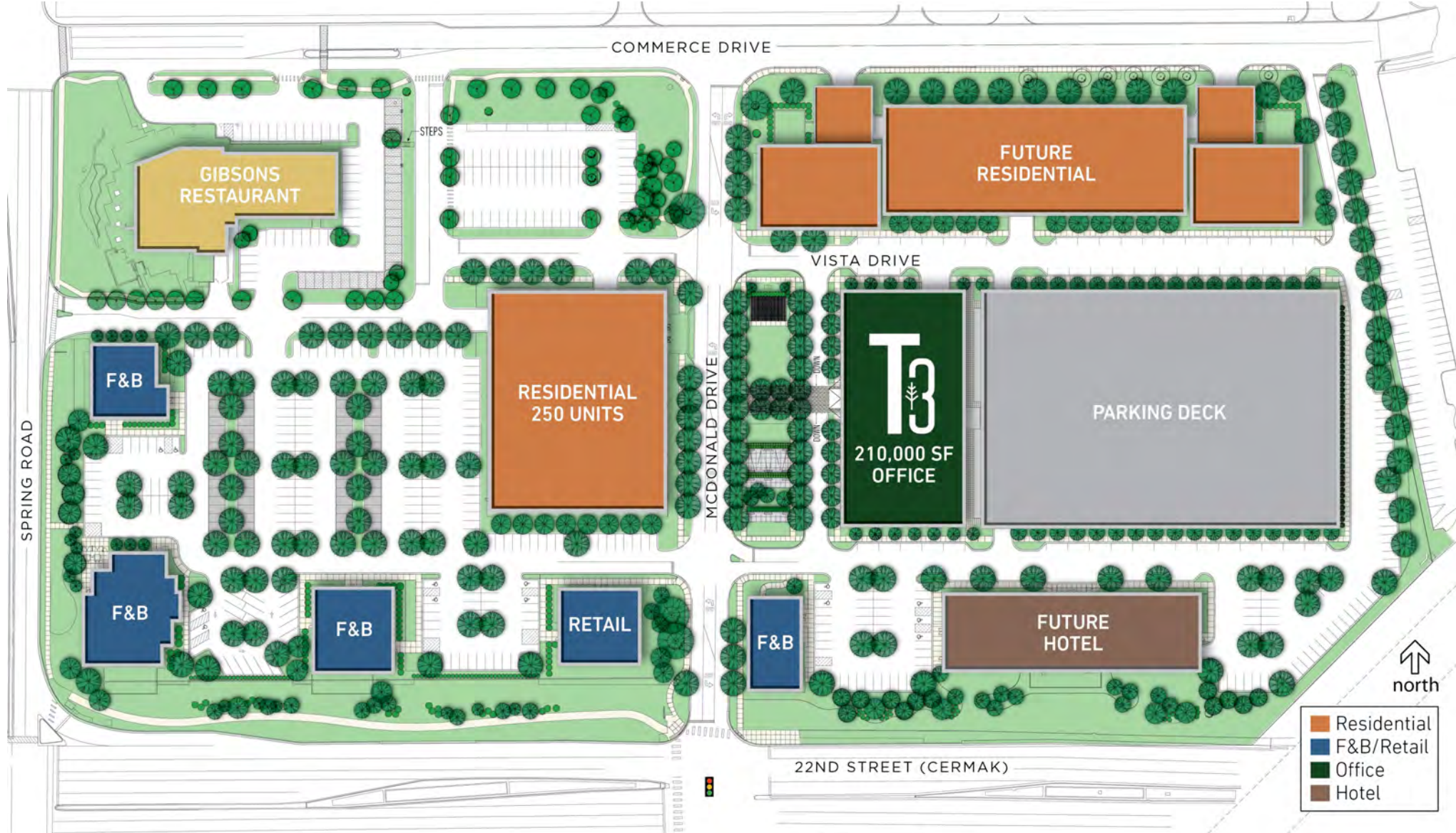


WHERE YOUR GUESTS REST THEIR HEADS



QUALITY RETAIL TO SUIT YOUR EMPLOYEES' NEEDS





## Oak Brook Commons

Integrated into a new mixed-use community at the epicenter of the Oak Brook submarket, T3 is the ideal building in the perfect location for any company trying to attract and retain top quality talent. Oak Brook Commons will deliver 300+ new residences, retail, food and beverage, a hotel, and a park. All of this is directly across from Oakbrook Center, Chicago's most successful shopping center with over 160+ shops, 40+ restaurants, and 25 million visitors per year.

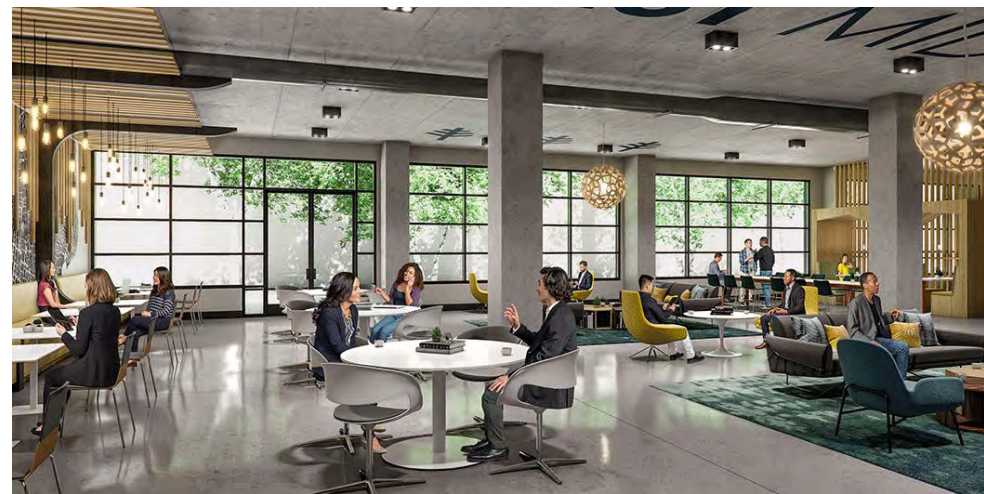






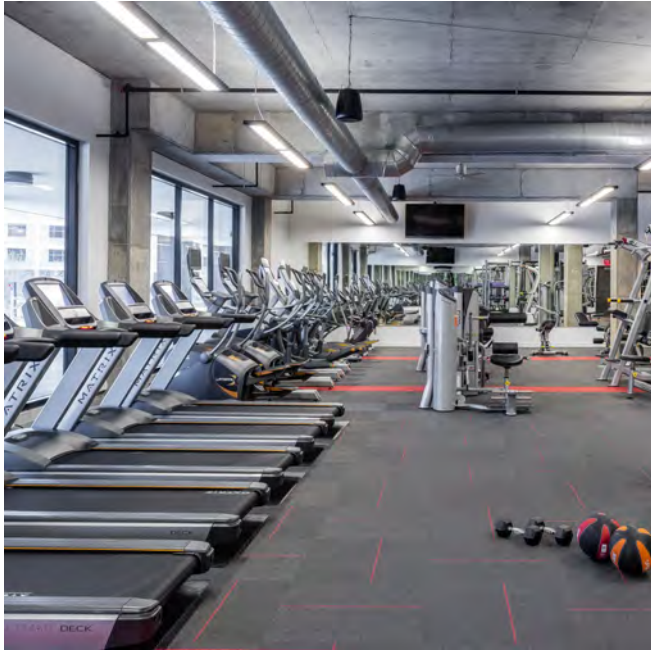
# AMENITIES

- Social Workspace and Coffee Bar designed for collaboration and connection
- Coveted private terraces provide respite, fresh air, and a large place to gather
- Unbeatable fitness facilities to ensure sound body and mind
- Conference rooms with state-of-the-art AV and high speed wifi
- Secure bike storage with repair station for the cyclist in you
- Front door access to The Commons, a beautifully landscaped park at the heart of Oak Brook Commons
- Step outside and walk to numerous restaurants and hotels



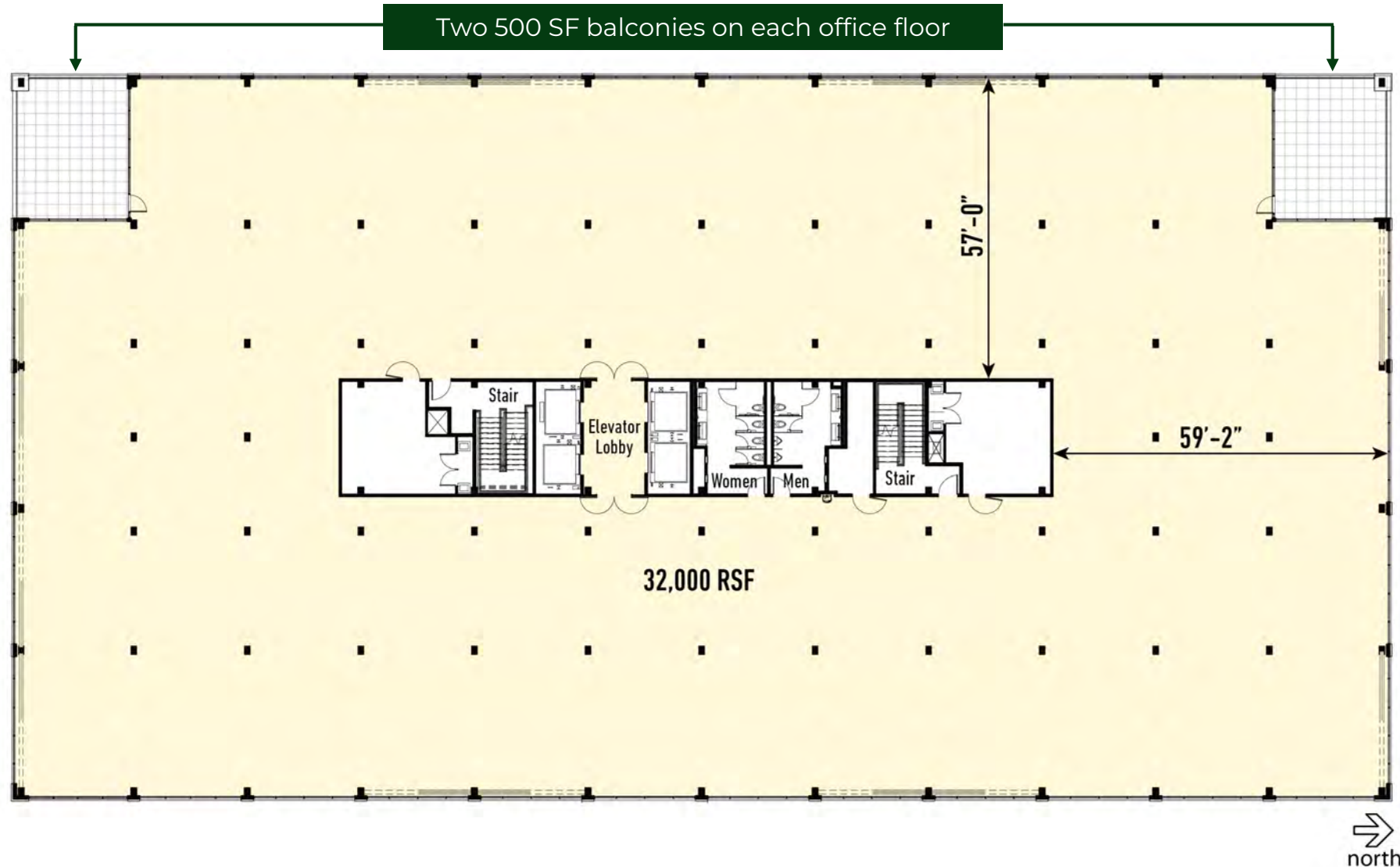
# LEVEL ONE PLAN

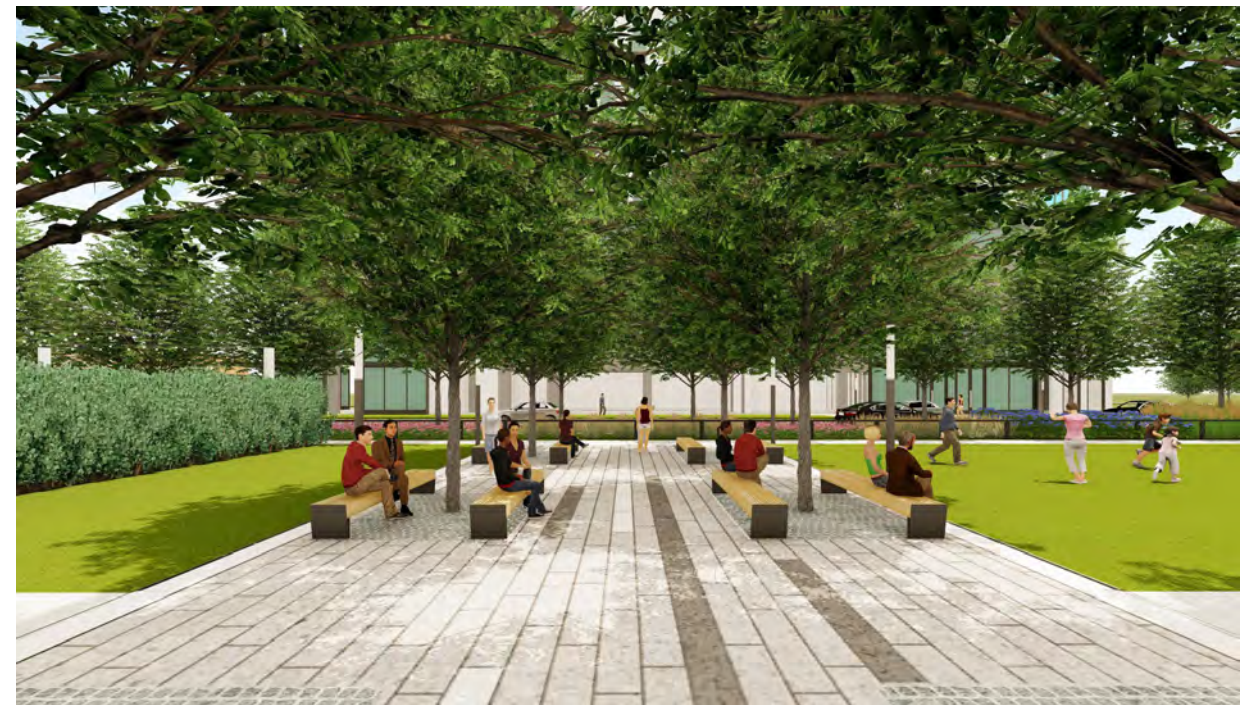




# DENSITY & FLEXIBILITY

T3 Oak Brook is designed to accommodate a higher density of workers than the typical office building. This facilitates increased peer interaction while helping tenants reduce occupancy costs through a more efficient footprint.





# THE COMMONS

- Incomparable outdoor amenity
- 22,500 square feet of open green space
- Seating throughout in both sun and shade
- Pavilion for community or private events



# SUSTAINABILITY AT T3

- Constructed from young trees, not old growth, preserving forest-land for future generations
- T3 Stores an estimated 3,646 metric tons of CO<sub>2</sub>
- Avoids 1,411 metric tons of carbon dioxide emissions
- T3 will take the equivalent of 996 cars off of the road due to its wood construction

# SUSTAINABILITY AT HINES

At Hines, sustainability is at the core of every project we build. We believe that future innovation is linked to the health of our environment which is why we are dedicated to building LEED certified projects. With a structural system made from rapidly-renewable timber, T3 represents a new step forward in Hines' efforts to create a more sustainable built environment in Oak Brook and around the world.



# Hines

Hines is a privately owned global real estate investment, development and management firm, founded in 1957, with a presence in 219 cities in 23 countries and \$124.3 billion of assets under management—including \$63.8 billion for which Hines provides fiduciary investment management services and \$60.5 billion for which Hines provides third-party property-level services.

Hines has 148 developments currently underway around the world, and historically, has developed, redeveloped or acquired 1,362 properties, totaling over 449 million square feet. The firm's current property and asset management portfolio includes 514 properties, representing over 222 million square feet. With extensive experience in investments across the risk spectrum and all property types, and a pioneering commitment to sustainability, Hines is one of the largest and most respected real estate organizations in the world.

## HINES AT A GLANCE

**\$124.3 billion** in assets under management

**4,410** team members worldwide

**24 countries** in which Hines operates

**57 funds** sponsored since 1991

**62 years** of operations since 1957

*As of 6/30/2019*

## Recent Hines Developments in Chicago



300 North LaSalle



River Point



Wolf Point



One South Dearborn





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