

Colliers



For Lease

8410-8430 W. Bryn Mawr Ave. Chicago, IL

The New US Cellular Plaza

Class A O'Hare Office Space



Spaces from
2,532 RSF to
34,193 RSF



Last large block
available! 34,193
RSF on the top
two floors with
internal stairwell!



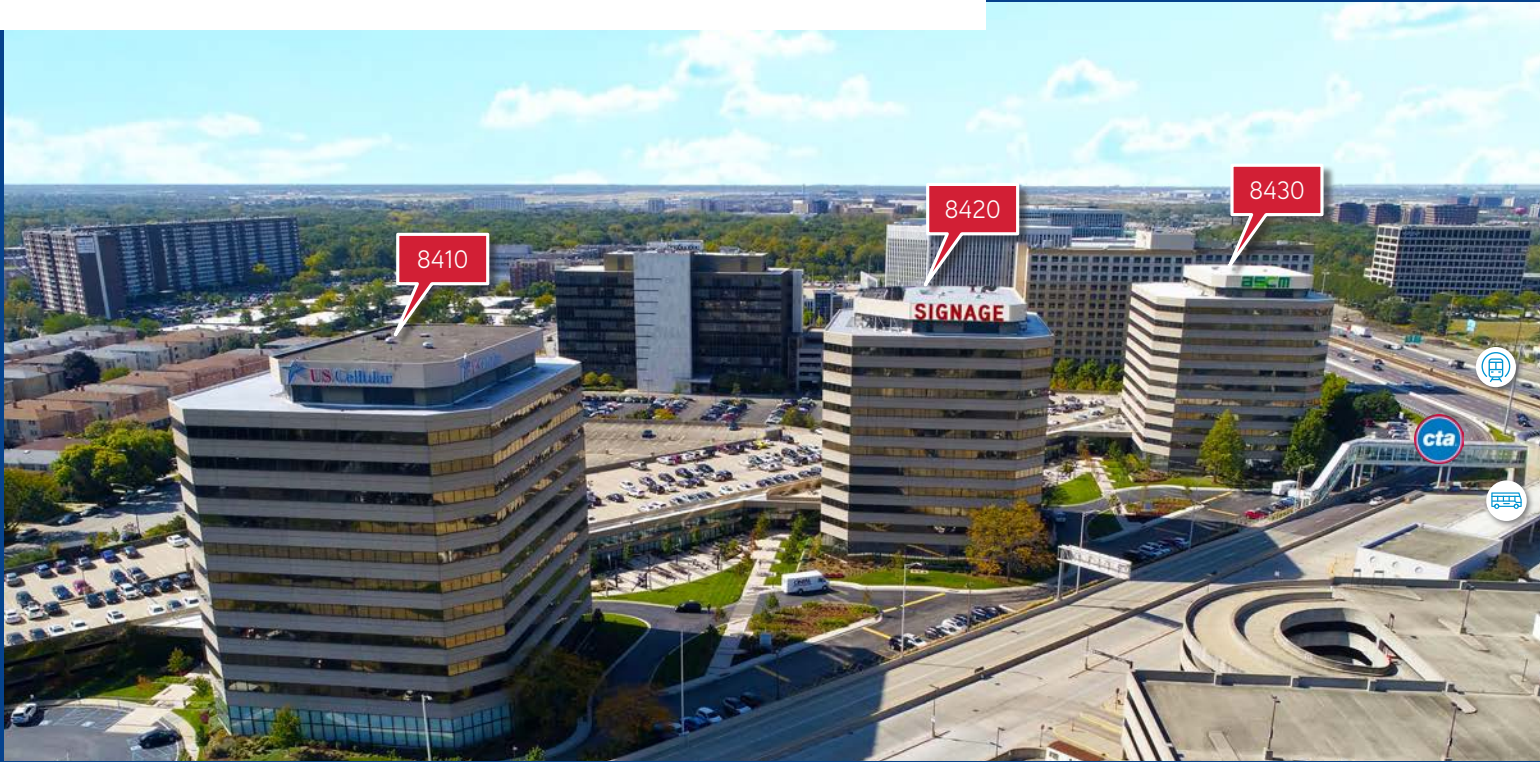
Spec Suites
Available



Highway
Signage
Opportunity
with Great
Visibility on I-90

Accelerating success.

Property Highlights



Complete Common Area Revamp!



Best auto access at only 4-way interchange in O'Hare Market



Upgraded Conference & Training Facility



Fitness center with locker rooms, showers and towel service



Adjacent to Renaissance Hotel (500 person event space and Starbucks on site)



Directly adjacent to CTA train and bus lines at Cumberland stop



New Food Service- Fika Cafe



New \$13 million common area renovation now complete



24-7 security service and on site management

Spec Suites Available!

- Spec Suite 750: 10,170 SF
- Accommodates over 50 employees and is furnished with brand new HON furniture



Available Spaces & Costs

US Cellular Plaza
8410-8430 W. Bryn Mawr Ave.
Chicago, IL



| | |
|----------------------|--|
| Complex Size | 637,480 SF |
| Largest Space | 34,193 SF |
| Smallest Space | 2,532 SF |
| Lease Rate | \$23.75/SF Net |
| Real Estate Taxes | \$6.37/SF (E22) |
| CAM | \$9.23/SF (E22) |
| Car Parking | Approximately 3.1:1,000 SF (visitor, covered and executive) parking expandable |
| Year Constructed | Building constructed in 1981, renovated in 2018-2021 |
| Telco/Data Providers | XO, First Comm, Cbeyond, Verizon, Cypress, AT&T, Paytech, Covad, Business Only Broadband |



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Property Gallery



Unmatched Location & Access



Best auto access at only 4-way interchange in O'Hare market



Directly adjacent to the Cumberland Station CTA Blue Line



Directly adjacent to bus lines at Cumberland stop



4.2 miles to O'Hare International Airport



14 miles to downtown Chicago



Colliers

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 **US Cellular**
PLAZA
8410
8420
8430