



# O'HARE PLAZA



8725, 8735, 8745 & 8755  
West Higgins Road, Chicago, IL





## O'HARE PLAZA

# OVERVIEW

Prominently situated along Interstate 90, O'Hare Plaza offers an unbeatable combination of high-quality office space, efficiency, desirable amenities and easy access from expressways and public transportation.

Tenants enjoy numerous nearby restaurants and attractions, as well as convenient access to downtown Chicago, O'Hare International Airport, downtown Rosemont and other suburban business districts.

With efficient 26,295-square-foot floorplates, O'Hare Plaza presents an attractive opportunity for the discerning tenant.



# PRIME LOCATION & VISIBILITY

- I-90 frontage with prominent brand exposure to 204,000 cars per day
- Unique convergence of expressways providing unparalleled access to the Chicago CBD and other suburban office and residential areas
- Complimentary shuttle service to the Cumberland station along the CTA Blue Line
- Adjacent to Chicago Marriott O'Hare hotel
- Numerous nearby restaurants, hotels and entertainment venues, including the new downtown Rosemont and Rivers Casino
- Monument signage available
- New sidewalk offering direct access to Cumberland CTA train station - just a 2 minute walk





# AMENITIES

- Grade-level executive heated parking garage
- Full-service multi-station deli with adjacent tenant lounge
- Newly renovated, modern lobbies
- New outdoor courtyard with abundant green space
- Conference center with seating for 50 people
- Fitness center
- Sundry shop
- Salon
- 24/7 security and on-site management, leasing and ownership
- Complimentary shuttle service to the Cumberland Blue Line CTA train station

FITNESS CENTER



COMPLIMENTARY SHUTTLE



OUTDOOR COURTYARD



SALON



TENANT LOUNGE



CONFERENCE CENTER





# EFFICIENCY



O’Hare Plaza I & II recently achieved a LEED-Gold O+M designation by the U.S. Green Building Council, in addition to EnergyStar ratings. The certification recognizes leadership and excellence in exceeding a variety of environmental and operational benchmarks. Highlights include:

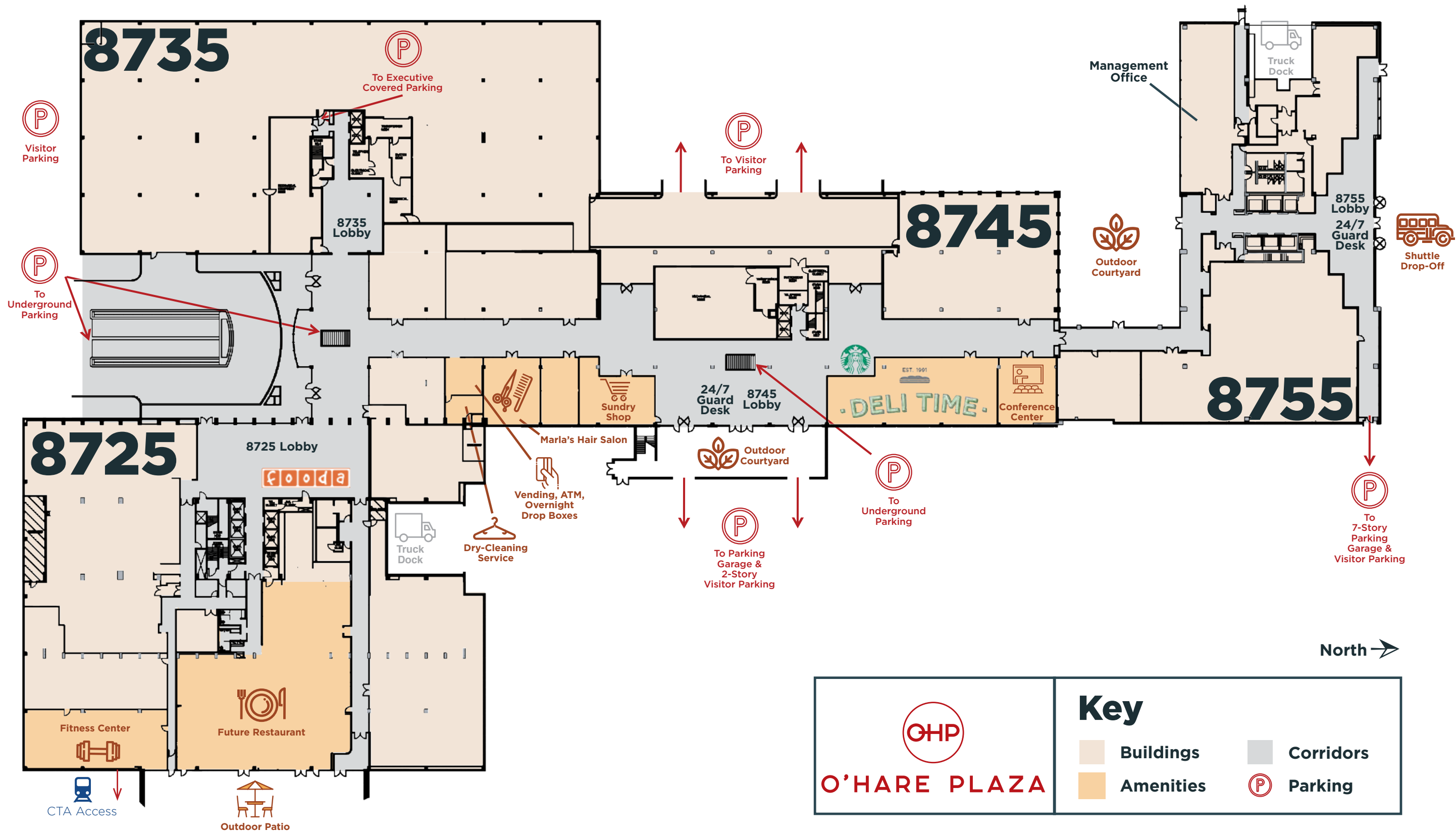
Water consumption:	20%–25% below LEED baseline
Energy usage:	33%–38% less than similar buildings
Green cleaning:	96%–100% sustainable products
Stormwater control:	27% rainfall mitigated
Alternative transportation:	33% reduction in single-occupant vehicle commuting



# INFRASTRUCTURE

Property Description:	707,302 total rentable square feet spread over four interconnected buildings
8725 West Higgins:	11-story, 278,675 total SF 26,000-SF floorplate
8735 West Higgins:	4-story, 84,384 SF 25,000-SF floorplate
8745 West Higgins:	4-story, 111,299 SF 32,500-SF floorplate
8755 West Higgins:	11-story, 232,944 SF 22,500-SF floorplate
Construction:	Steel and reinforced concrete structure
HVAC System:	Multi-zone with Chilled Water-Supplied HVAC
Electrical:	Dual ComEd power feeds
Fiber:	Multiple providers including AT&T, Comcast, Business Only Broadband and XO Communications
Elevators:	Recently completed renovation
Ceilings:	9’ finished ceiling
Dock Facilities:	Accommodates 48’ semi trailer
Parking:	Grade-level executive heated parking and abundant deck and surface parking for tenants and visitors

# SITE PLAN

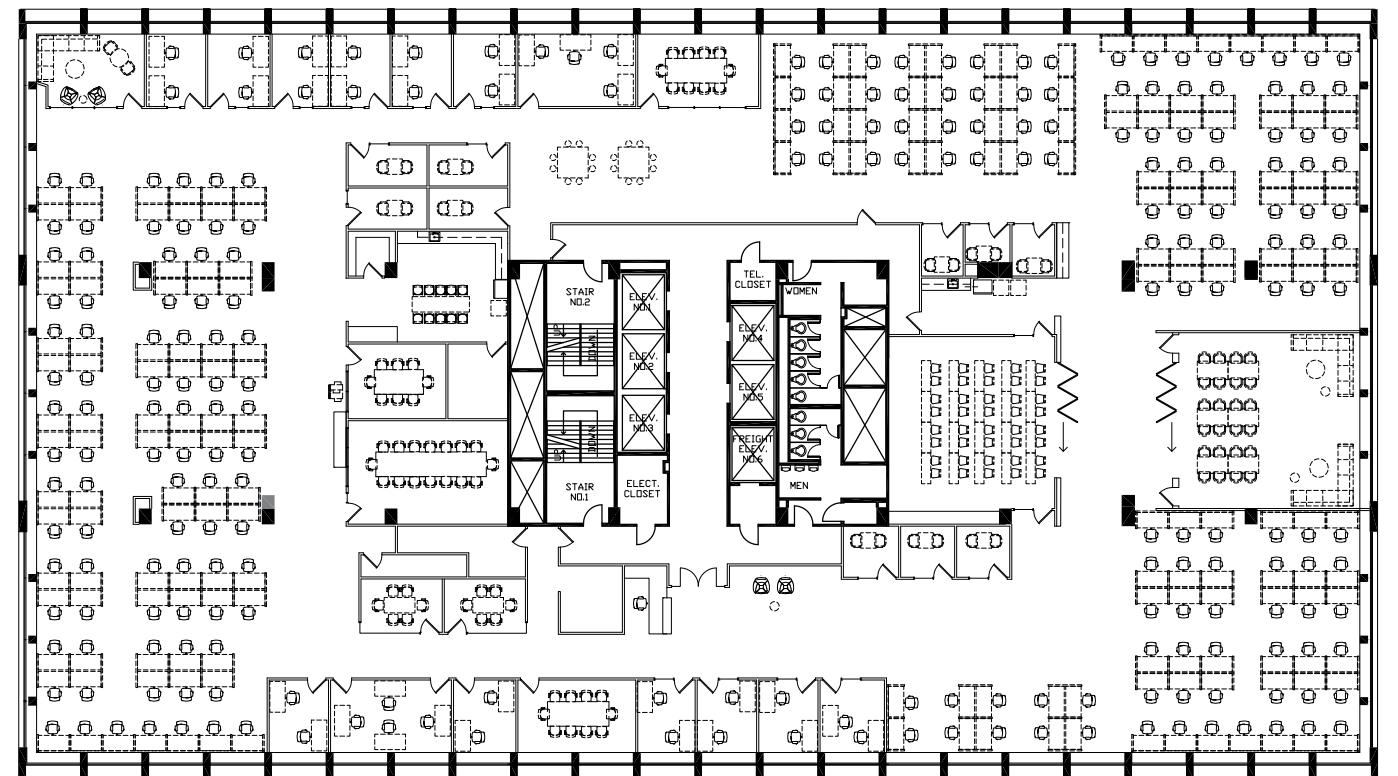




# MOVE-IN READY, FULLY FURNISHED FULL FLOOR

- 210 workstations
- 20 private offices
- 6 conference rooms
- 2 large training rooms
- 2 breakrooms

**3RD FLOOR**  
**25,985 SF**



# EXPERIENCED OWNERSHIP

Fulcrum Asset Advisors, LLC is a privately held real estate investment and operating company that specializes in making and managing investments in office and industrial properties.

Fulcrum's management team has over 100 years of experience in commercial property investing. The company brings this experience to bear in managing core and value-added office and industrial property investments on behalf of its investors.

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# ON-SITE LEASING & MANAGEMENT

JLL provides on-site leasing and management services. A global company headquartered in Chicago, JLL is committed to a professional, responsive leasing process and a management program designed to enhance the tenant experience.

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