



GREENSPPOINT II FOR LEASE

3100 & 3150 W. HIGGINS ROAD
HOFFMAN ESTATES, IL 60169

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Complete Highlights

- Newly Remodeled Building and Suites
- 1,559 -12,496 sf for Lease; Various Configurations
- Former Toll Brothers Model Suite Available, with Additional Private Entrance and Building Signage Opportunity
- Ideal for Office, Training, Corporate & Medical; 1 Mile to St. Alexius Hospital
- I-90 Identity: Directly Off Full Interchange
- Located within Prestigious Office Park, Well Landscaped Area
- Adjacent to Variety of Hotels and Restaurants
- Bright Suites with Plenty of Natural Light
- All Common Areas Completely Upgraded Throughout the Property - New Flooring, Paint and Artwork



Property Summary



OFFERING SUMMARY

Available SF:	1,559 - 12,496 SF
Lease Rate:	\$8.50 - 10.00 SF/yr NNN
Year Built:	1990
Building Size:	57,548 SF
Renovated:	2017
Market:	Chicago
Submarket:	Northwest Suburbs
Traffic Count:	29,800

PROPERTY OVERVIEW

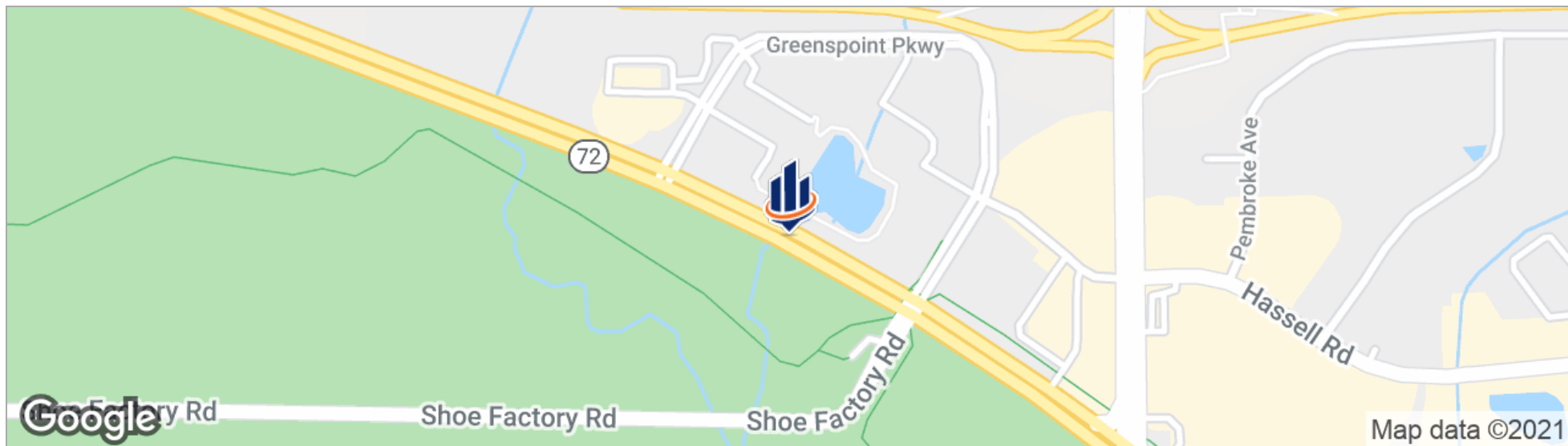
2 single story, beautifully maintained office/medical buildings. 1 mile from St. Alexius and directly off the full interchange for I-90, this property is located within a high image office park and is the lowest priced office space of its kind within the area. Ideal for medical offices/practitioners, office users and corporate headquarters. Within walking distance to hotels and many restaurants.

Greenspoint II has an excellent tenant roster including Fresenius, DuPage Medical Group, Sunoco and a variety of other national and local office tenants, as well as a mix of clinics and doctors. This building is truly ideal for office or medical. There are a variety of suites available ranging in size from 1,559 sf to 12,496 sf, with move-in ready options as well as build-to-suit. Medical build outs are welcome as well.

LOCATION OVERVIEW

Hoffman Estates is approx. 35 miles northwest of Downtown Chicago. Easily accessible via I-90 and 2 Metra Train lines. Home to Sears Holdings Corp, Mori Seiki, AT&T, and St. Alexius Medical Center, over 16,000 people are employed by more than 700 businesses in this town. Located 1 minute east of the South Barrington Arboretum which includes restaurants such as Cooper's Hawk and Ruth's Chris, as well as Ipic Theater, and adjacent to AMC South Barrington Theaters.

Location Maps



Available Spaces

LEASE RATE: \$8.50 - 10.00 SF/YR

LEASE TYPE: NNN

TOTAL SPACE: 1,559 - 12,496 SF

LEASE TERM: Min. 3 Years

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	COMMENTS	VIDEO
Bldg 3100 - Suite 100	Office	\$8.50 SF/yr	NNN	4,296 SF	Beautifully built out space with very high-end finishes. This is a former Toll Brothers space that did it's own custom build out. Space has its own private entrance in addition to having access from the lobby of the building. Signage opportunity above private entrance is available. CAM/tax estimates are \$9.32/sf.	View Here
Bldg 3100 - Suite 135C	Office or Medical	\$10.00 SF/yr	NNN	2,351 SF	Proposed Space: 4 private offices, 2 conference rooms, open area. Current condition is vanilla box. Will build out offices if preferred. CAM/tax estimates are \$9.32/sf.	-

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	COMMENTS	VIDEO
Bldg 3100 - Suite 175	Office	\$10.00 SF/yr	NNN	1,824 SF	4 private offices, admin & reception area, break room/kitchenette with plumbing. CAM/tax estimates are \$9.32/sf.	-
Bldg 3100 - Suite 180	Office	\$10.00 SF/yr	NNN	1,607 SF	3 private offices, 1 conference room, admin and reception area, break room/kitchenette with plumbing. CAM and tax estimates are \$9.32/sf.	-
Bldg 3150 - Suite 125	Office Building	\$10.00 SF/yr	NNN	1,829 SF	3 exam rooms w/ plumbing, storage, office, reception, open area, 2 in-suite restrooms. CAM/taxes estimates are \$9.32/sf.	-

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	COMMENTS	VIDEO
Bldg 3150 - Suite 130	Medical	\$10.00 SF/yr	NNN	3,423 SF	Full medical build out w/ 8 exam rooms, nurses station, doctor's office, private bathrooms, breakroom, reception area and admin office. CAM and tax estimates are \$9.32/sf. Can be combined with Suite 140 & 145 for total of 12,496sf.	-
Bldg 3150 - Suite 135	Office Building	\$10.00 SF/yr	NNN	2,075 SF	4 private offices [one with plumbing], large open area, 1 conference room, storage room, break area with plumbing and outdoor patio. CAM/tax estimates are \$9.32/sf. Can be combined with Suite 130, 140 & 145 for total of 12,496sf.	-

Available Spaces

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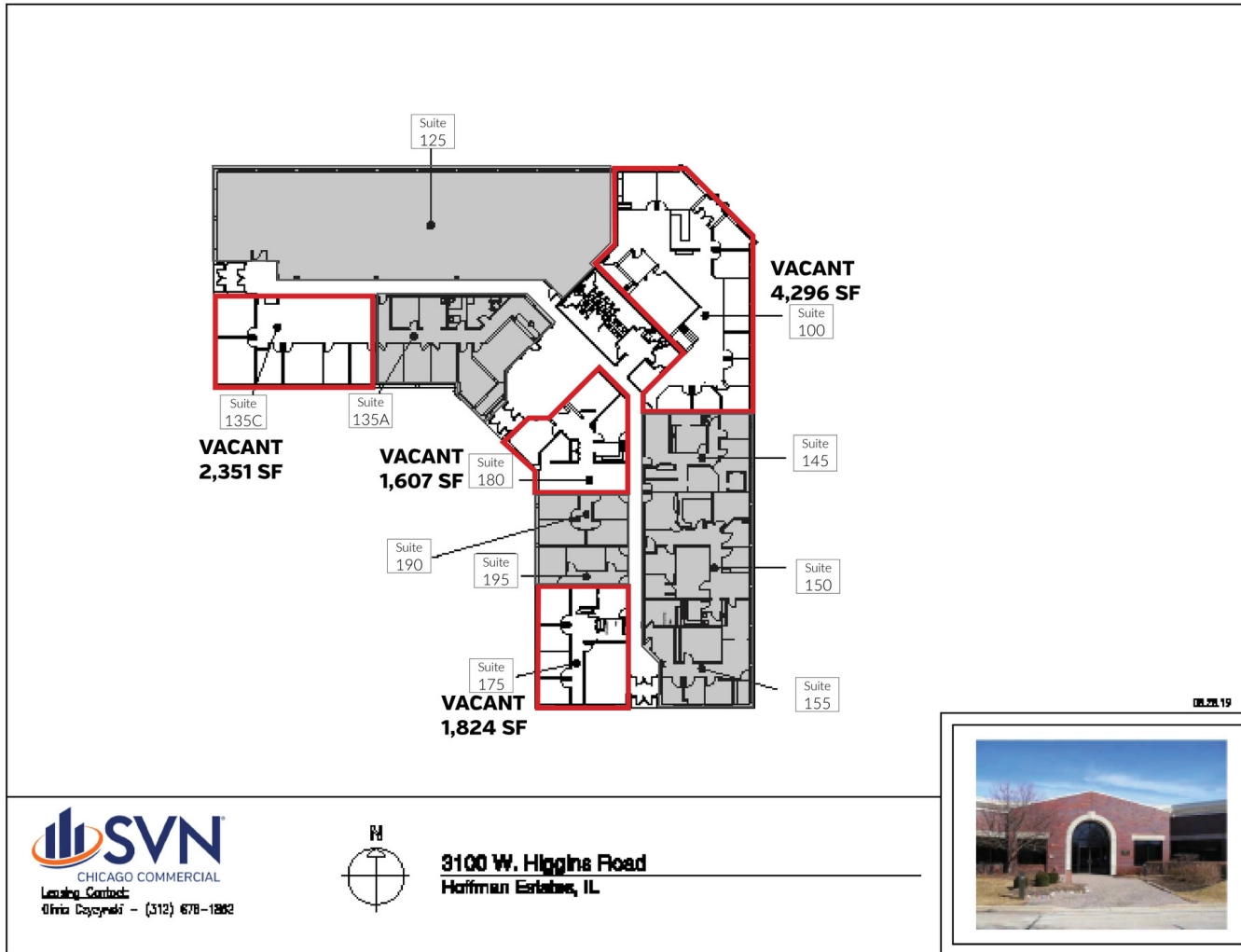
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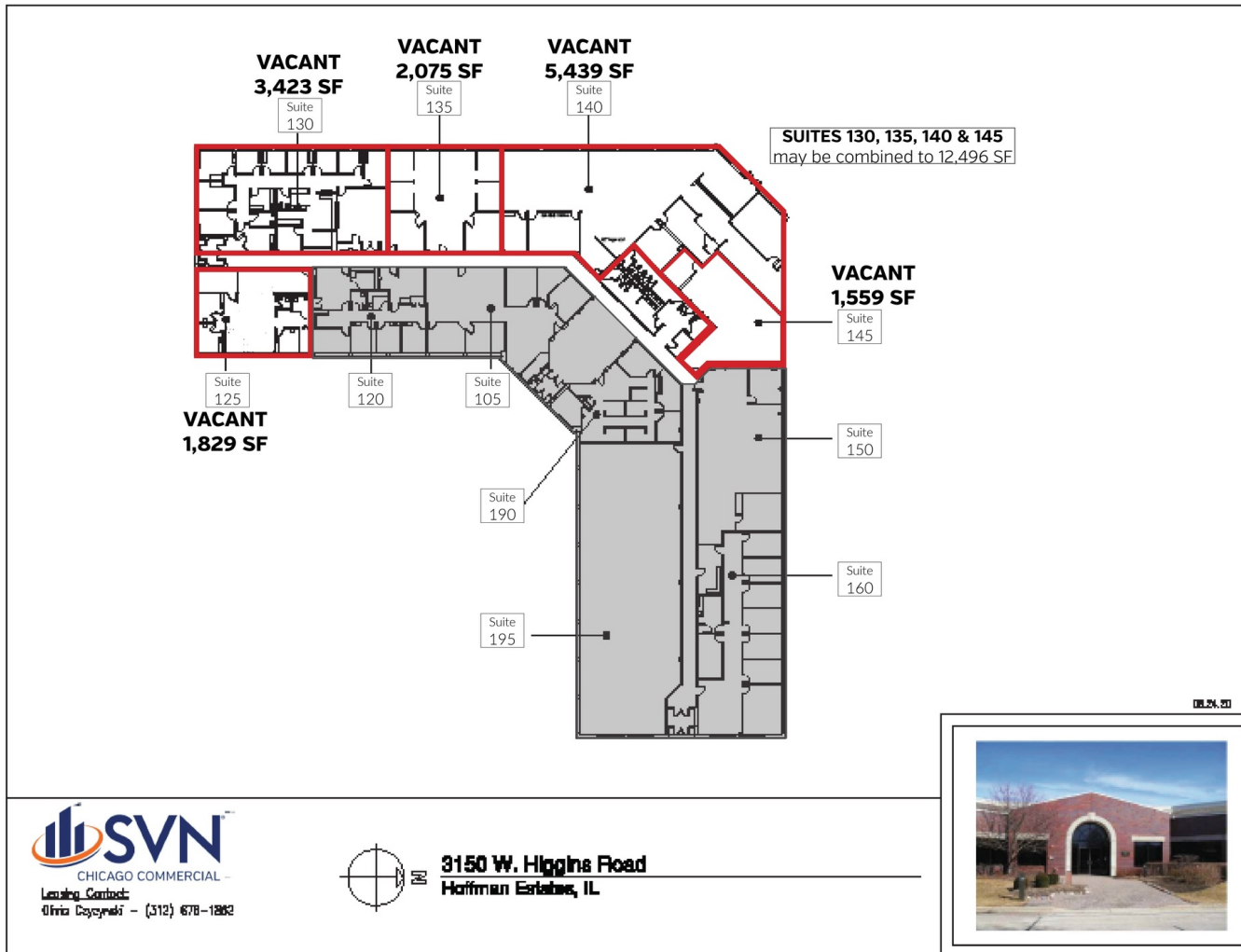
LEASE TERM: Min. 3 Years

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	COMMENTS	VIDEO
Bldg 3150 - Suite 140	Office	\$10.00 SF/yr	NNN	5,439 SF	Vanilla box condition w/ partial build out. Outdoor patio. CAM/taxes are \$9.32/ sf. Can be combined with Suite 135, 145 & 130 for 12,496sf.	-
Bldg 3150 - Suite 145	Office	\$10.00 SF/yr	NNN	1,559 SF	1 office, open area, full window line. New paint & carpet. Will build out offices if preferred. CAM/tax estimates are \$9.32/sf. Can be combined with Suite 135, 140 & 130 for total of up to 12,496sf.	-

Building 3100 Floor Plans



Building 3150 Floor Plans



Additional Photos



Additional Photos



Former Toll Brothers Suite 100



Suites 105 & 145 - Move-In Ready! Brand New Finishes!



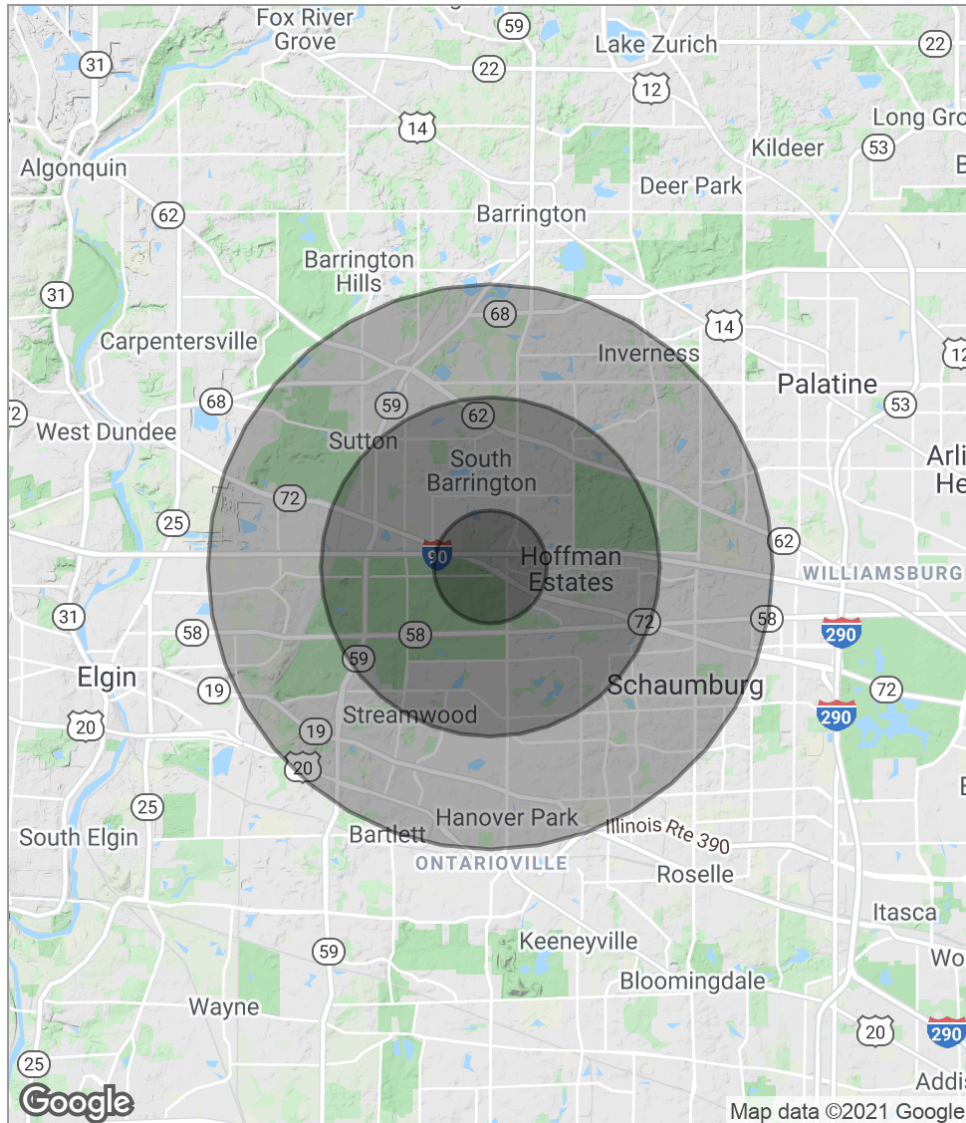
Additional Photos



Aerial Map



Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,011	62,594	202,113
Median age	32.8	35.1	35.9
Median age (Male)	31.8	33.7	34.6
Median age (Female)	36.6	37.6	37.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,264	23,217	70,658
# of persons per HH	2.4	2.7	2.9
Average HH income	\$73,869	\$90,649	\$89,963
Average house value	\$213,911	\$284,449	\$296,330

* Demographic data derived from 2010 US Census

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