



REGENCY OFFICE PLAZA - SUITE 300

OFFICE SUBLEASE TRUE PLUG & PLAY LONG TERM REMAINING CLASS A BUILDING

2700 S RIVER ROAD
DES PLAINES, IL 60018

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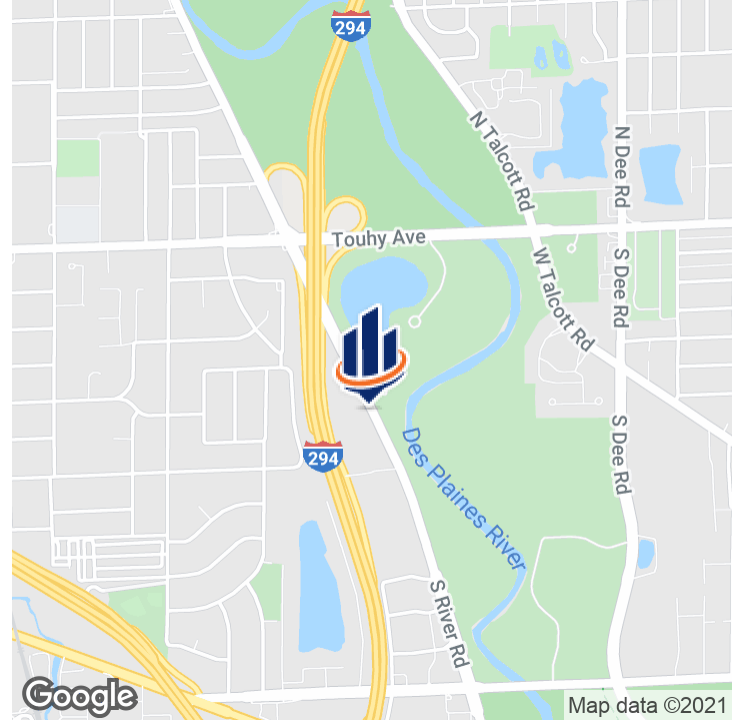
Property Highlights

LEASE HIGHLIGHTS

- 9,845 SF office sublease available- 9 years remaining on term (December 2029)
- Beautiful high-end finishes throughout, true plug and play including most of the furniture
- Suite includes 1 in suite restroom with a shower in an executive office wing
- Multiple conference/training rooms, one with capability of seating approximately 120 seats
- Window lined offices and work areas
- Easy elevator access
- On-site property management
- In-suite janitorial provided Monday - Friday
- Full service deli
- 9,000 SF on site health club with staff (indoor pool, racket ball, a quarter basketball court, 3,000 SF golf training facility, full service locker room, steam room, sauna, TV lounge, and towel service)
- Building conference room with Wifi
- On site storage
- Includes 2 reserved underground parking spaces
- Abundant on-site parking
- Building and monument sign located directly on River Rd, excellent visibility
- Conveniently located with easy access to I-294 & I-90, approximately 2.8 miles to the Metra Des Plaines Station & approximately 1.5 miles to the CTA blue line services
- 3 miles to O'Hare International Airport and approximately 15 miles to Downtown Chicago
- Located less than 3 miles from Downtown Des Plaines



Property Summary



OFFERING SUMMARY

Lease Rate:	\$18.25 SF/yr (MG)
Building Size:	125,970 SF
Available SF:	9,845 SF
Sublease Term Through:	December 31, 2029
Building Class:	A
Parking Ratio:	3.5/1,000
Market:	Chicago
Submarket:	O'Hare
County:	Cook

PROPERTY OVERVIEW

Suite 300 with 9,845 SF is a long term sublease located in the beautiful Regency Office Plaza in Des Plaines. The suite features updated finishes throughout, floor-to-ceiling windows, a mix of private offices, 3 break/kitchen areas, multiple conference/training rooms (one with a 120 people capacity). The suite includes one in-suite restroom with a shower, and 2 dedicated underground parking spots.

The property features an updated lobby with gorgeous marble finishes, on site property management, full service deli, 9,000 SF gym, (indoor pool, hot tub, racket ball court that doubles as a quarter basketball court, golf training facility, locker room, steam room, sauna and much more). Conveniently located to Downtown Des Plaines and close to the O'Hare International airport, Metra CTA blue line, and many restaurants/retail.

LOCATION OVERVIEW

Des Plaines is a city in the suburbs of Chicago located in Cook County, Illinois. Being 20 miles northwest of Chicago and approximately 7 miles north of O'Hare International Airport, Des Plaines is conveniently located. It is situated on and is named after the Des Plaines River, which runs through the city just east of its downtown area. Des Plaines offers a variety of shopping and service opportunities including Metropolitan Square- a new mixed-use mini-lifestyle center- just one block away from the City's downtown Metra station and less than 3 miles from the subject property. The city is home to corporate clients such as Universal Oil Products, Holly Family Medical Center, Swissport USA, Sysco Food Services, Abbot Molecular, Rivers Casino and many more.

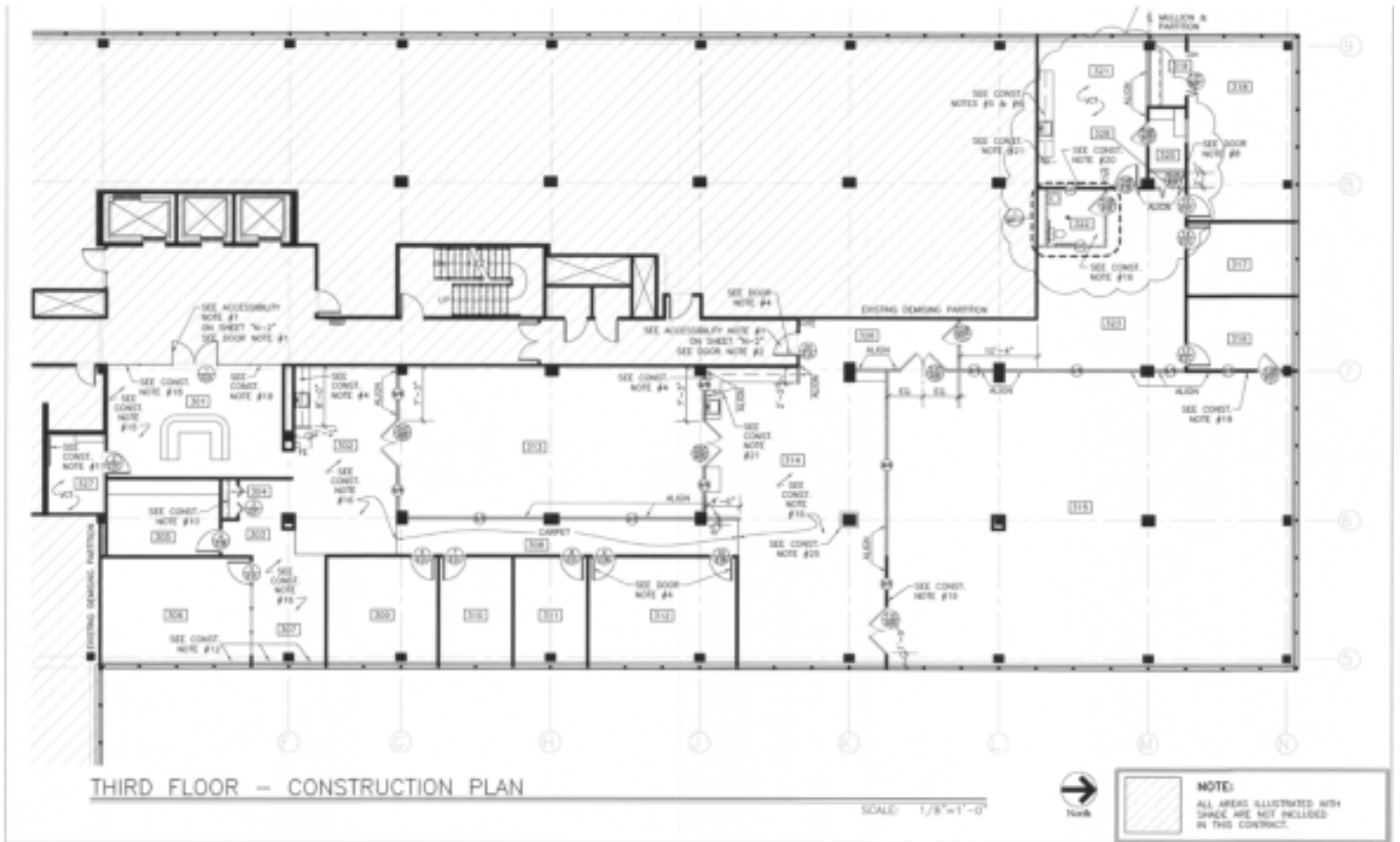
View Virtual Tour!



LEASE RATE:	\$18.25 SF/YR	TOTAL SPACE:	9,845 SF
LEASE TYPE:	MG	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	VIDEO
2700 S River Road Suite 300	Office	\$18.25 SF/yr	Modified Gross	9,845 SF	View Here

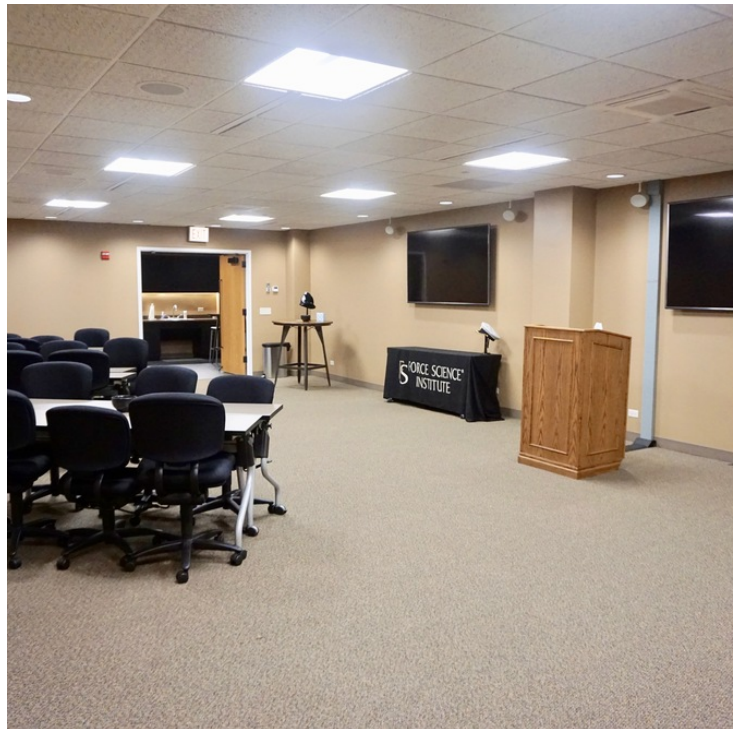
Floor Plans



Photos



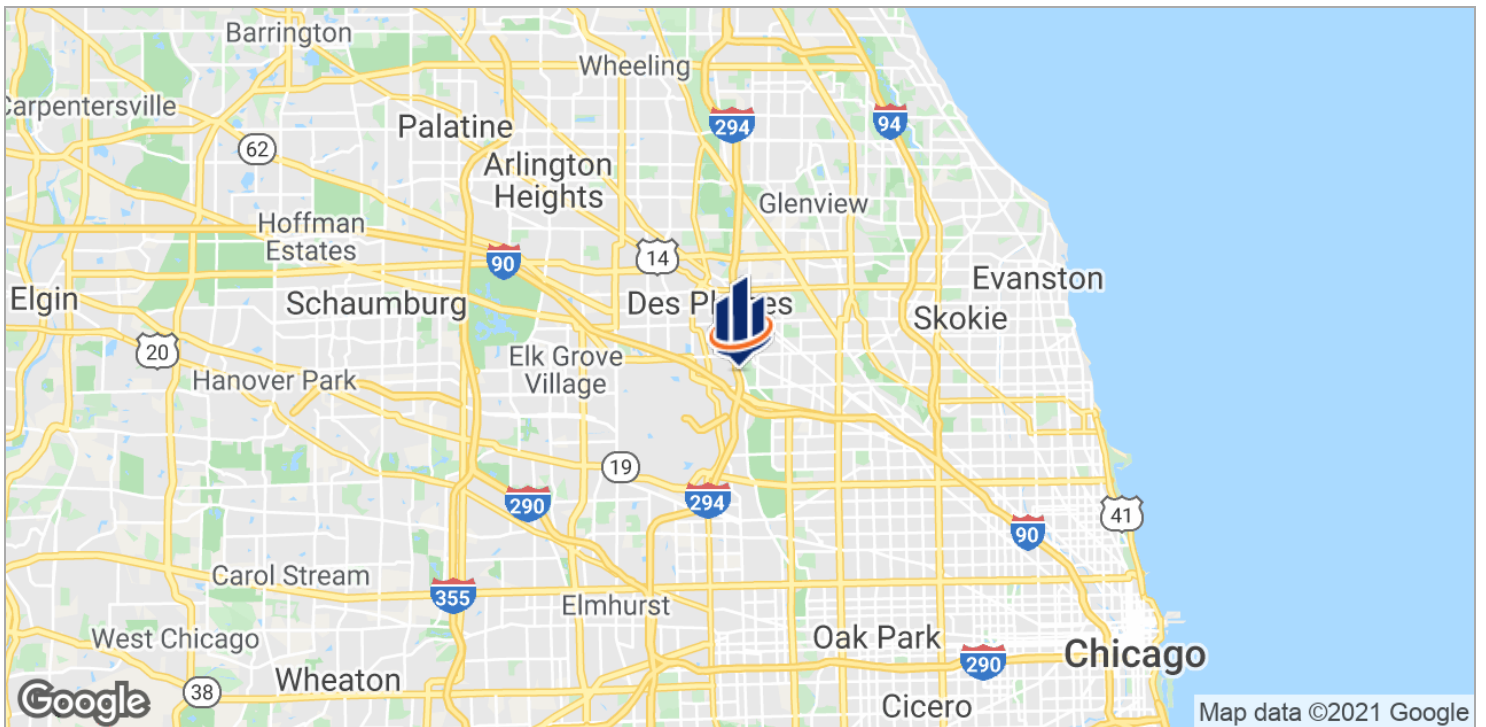
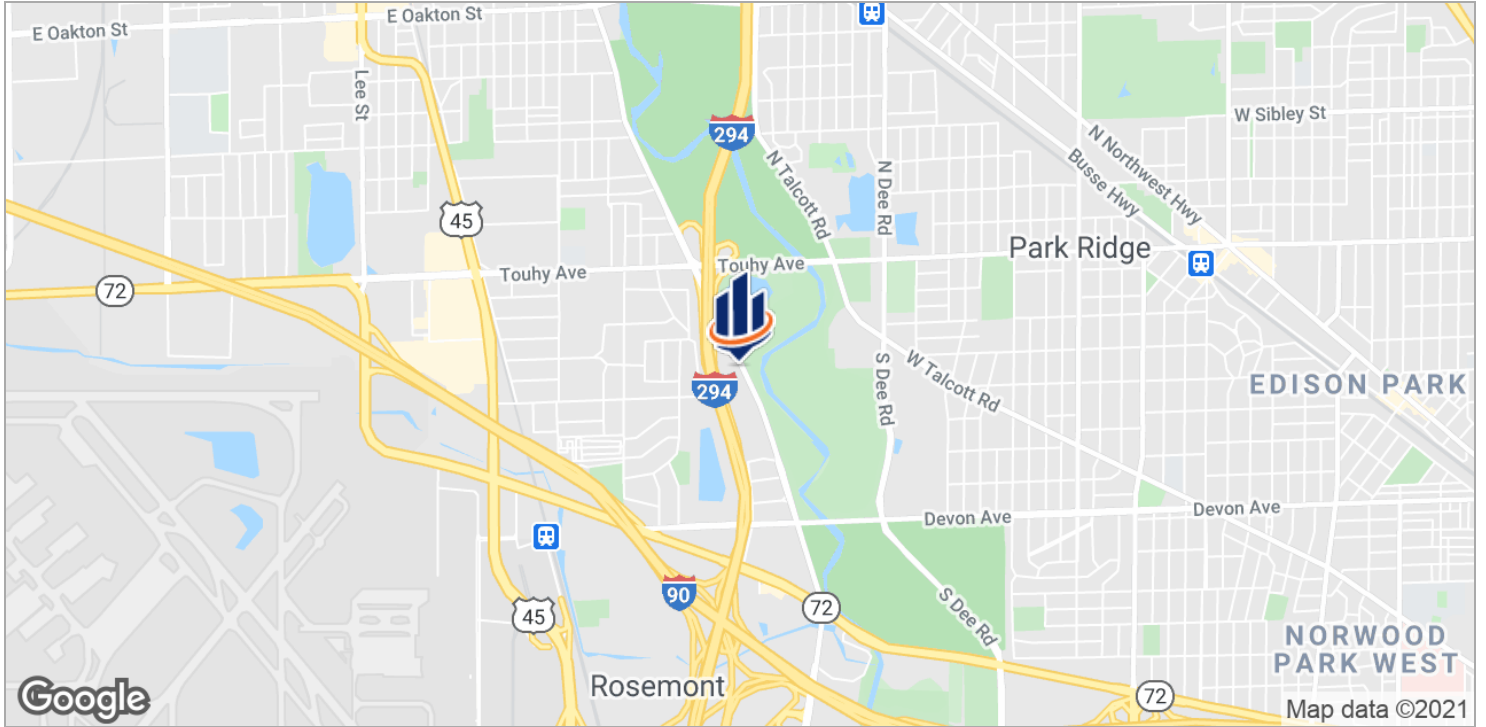
Additional Photos



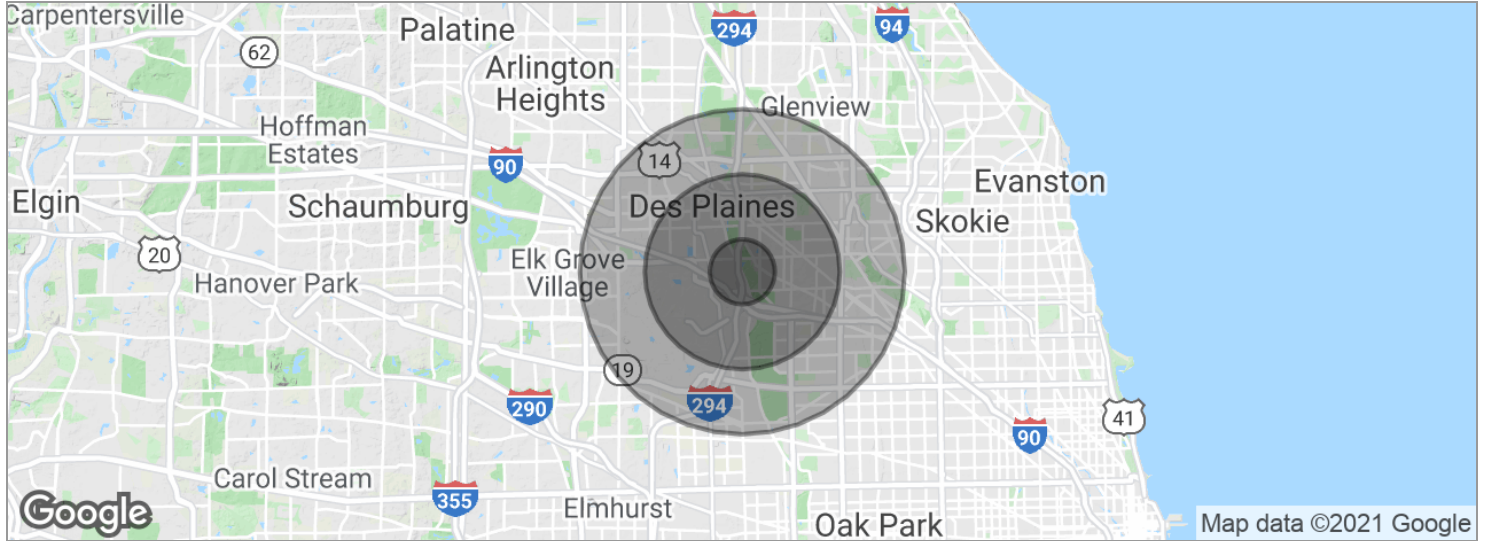
Aerial Map



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,513	109,233	331,163
Median age	42.0	40.7	41.4
Median age (Male)	40.3	39.2	39.5
Median age (Female)	42.7	41.8	43.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,937	42,517	127,472
# of persons per HH	2.7	2.6	2.6
Average HH income	\$92,040	\$85,069	\$76,913
Average house value	\$473,209	\$381,869	\$354,456

* Demographic data derived from 2010 US Census



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