

AUCTION SALE

POPLAR CREEK OFFICE PLAZA



AUCTION DATE MAY 3-5, 2021 | AUCTION SITE: WWW.FRIEDMANAUCTION.COM/1721-MOON-LAKE-BLVD

1721 MOON LAKE BOULEVARD

HOFFMAN ESTATES, IL 60169

PROPERTY HIGHLIGHTS:

- ±135,000 office plaza on five floors
- ±90,000 of contiguous space available
- Beautiful campus-like setting overlooking an 18-hole golf course
- Three high-speed elevators
- Underground heated executive parking garage
- Other tenant amenities include computer-controlled HVAC, shared conference room, common breakroom with vending, and locker/shower facilities on site
- Fiber Optic lines installed to building
- Adaptive floor plans allow for single user space, multi-tenant layouts, or incubator offices
- Flexible zoning allowing for various uses
- Strategically located 35 minutes outside Downtown Chicago, home to over 2.7 million people
- Close proximity to Chicago O'Hare International Airport (ORD), the world's sixth-busiest airport, serving 83 million passengers

The information provided herein along with any attachment(s) was obtained from sources believed to be reliable, however, Friedman Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy of such information and legal counsel is advised. All information provided is subject to verification and no liability for reliance on such information or errors or omissions is assumed. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2021 Friedman Real Estate. All rights reserved.

FOR MORE INFORMATION PLEASE CONTACT:



JOSH MILLER
josh.miller@freg.com



KELLEN DUGGAN
kellen.duggan@freg.com

248.324.2000

eCODE 121



POPLAR CREEK OFFICE PLAZA PROPERTY PHOTOS



POPLAR CREEK OFFICE PLAZA LOCATION OVERVIEW



TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
W Higgins Rd & Governors Ln E	29,670
Barrington Rd & Old Higgins Rd N	36,727
Golf Rd & Knollwood Dr W	34,182
-	-

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	8,749	91,809	230,549
Total Households	3,378	33,617	82,102
Average HH Income	\$79,291	\$87,120	\$87,726