

A grayscale architectural rendering of a modern office courtyard. The scene shows a paved walkway, a large tree on the left, a white bench, and a white umbrella on the right. In the background, there are modern office buildings with large windows and a small airplane flying in the sky.

THIS IS ONE  
STORY YOU'LL  
NEVER FORGET

ALL THE CULTURE AND PERKS OF A MODERN OFFICE CAMPUS  
WITH A 20-40% REDUCTION IN OCCUPANCY COSTS

8601-8623 West Bryn Mawr Avenue  
& 8600-8622 West Catalpa Avenue

**CHICAGO, ILLINOIS**

[WWW.CONCOURSECHICAGO.COM](http://WWW.CONCOURSECHICAGO.COM)

# PREPARE FOR TAKEOFF.



**6:02AM**

Arrive at  
Cumberland  
CTA Station



**6:02-  
6:14AM**

700 steps to  
your NEW office  
at Concourse  
Chicago  
**#stepup**



**6:15AM**

Hit the  
Concourse  
Chicago gym  
**#gymlife**



**7:00AM**

Time to  
freshen up



**7:45AM**

Coffee Bar:  
Because life  
depends on it!

## PREMIUM AMENITIES

### Fitness Center

- » On-site
- » High-end Equipment
- » Showers

### Tenant Lounge

- » Coffee Bar
- » Indoor Game Area
- » Lounge/Cafe Seating

### Conference Facilities

- » Open Huddle
- » Conference #1  
Round Table
- » Conference #2  
Power Table

### Common Courtyards

- » Benches
- » Picnic Area
- » Pathways

# 12 SINGLE-STORY BUILDINGS

CONSISTING OF APPROXIMATELY **13,700 SF** EACH

**DIVISIBLE**



**350**  
STEPS

TO DINING OPTIONS

**700**  
STEPS

TO BLUE LINE CTA

**250**  
STEPS

TO FOREST PRESERVE  
TRAILS





**8:00AM**

Make a difference



**11:30AM**

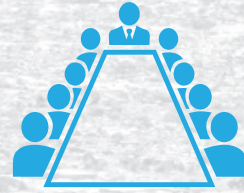
Five-minute Blue Line ride to meet a client at O'Hare

**#teamwork**



**1:00PM**

Lunch break in the courtyard: Sometimes all you need is a little fresh air!



**3:00PM**

Power Table: Client meeting that leaves an impression

**#likeaboss**



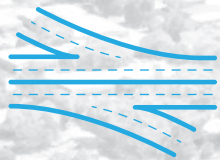
**5:00-5:12PM**

Stroll on over to the Cumberland CTA Station



**20-40% LOWER**

Occupancy Costs



**EASY ACCESS**

to the Loop, suburbs & O'Hare via 90, 190 & 294



**ON-SITE**

Management & Security

CHICAGO'S PREMIER SINGLE-STORY LIVE-WORK-PLAY OFFICE OPPORTUNITY FEATURING THOUGHTFUL DESIGN, ABUNDANT AMENITIES AND AN INSPIRATIONAL ENVIRONMENT

**NEW TENANTS,**  
PREPARE FOR  
LANDING





# PREMIUM AMENITIES

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- » Conference #1 Round Table
- » Conference #2 Power Table



## Common Courtyards



- » Benches
- » Picnic Area
- » Pathways



OWNED AND MANAGED BY



LEASED BY





**STEVE CHRASTKA**

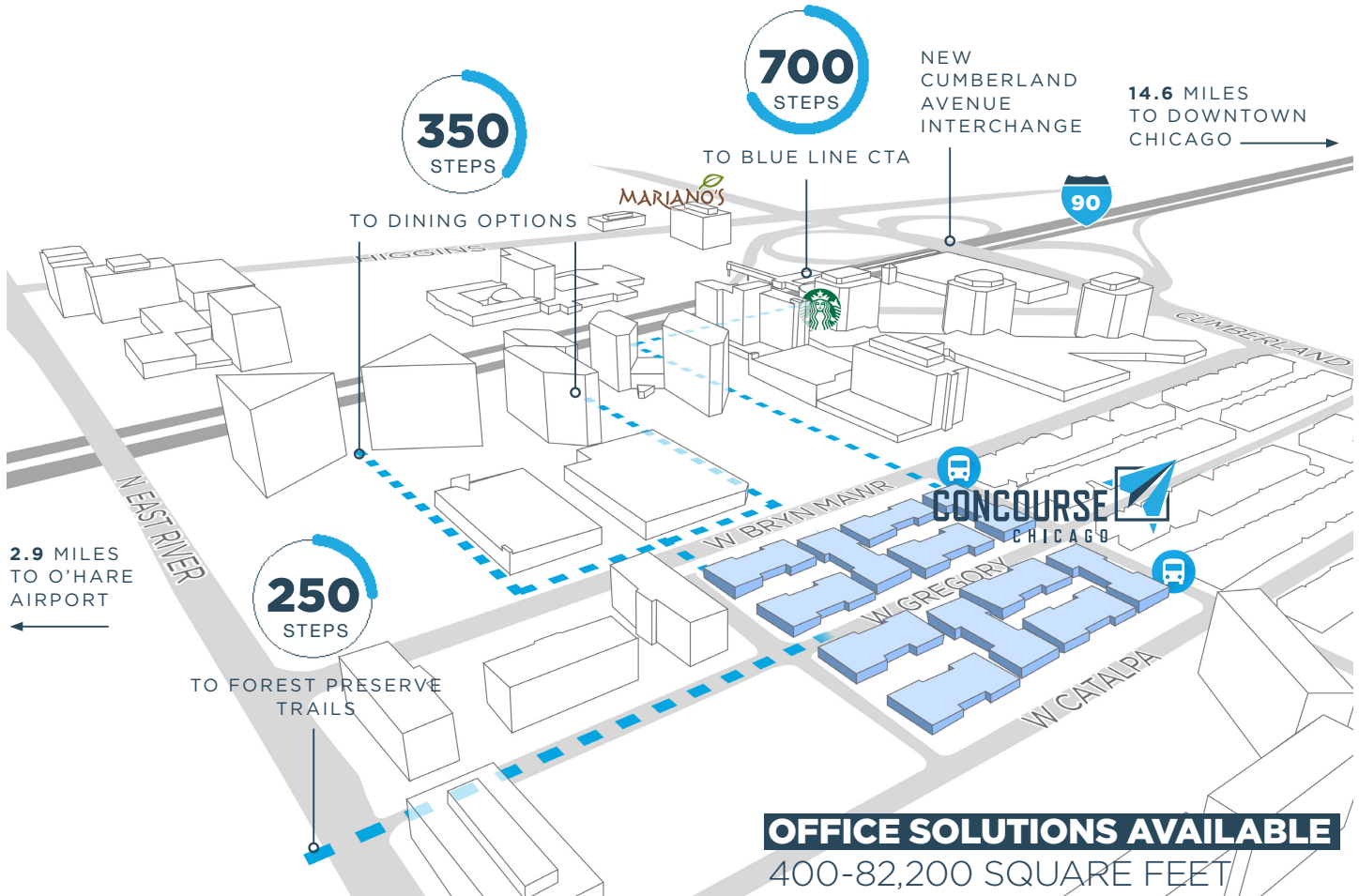
630 317 0746  
schrastka@hiffman.com

**JASON WURTZ**

630 693 0692  
jwurtz@hiffman.com



WITHIN WALKING DISTANCE  
- A MAP OF NEARBY AMENITIES -



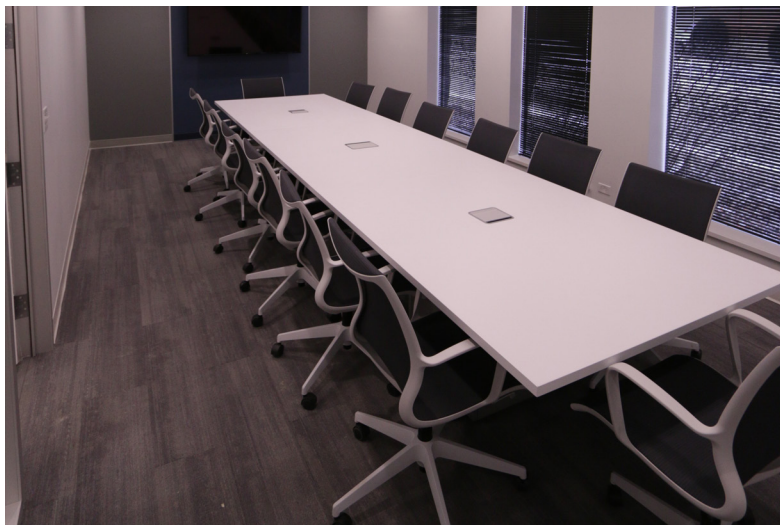
IT'S TIME FOR A  
NEW CLASS OF  
OFFICE



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**CHICAGO, ILLINOIS**



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LEASED BY

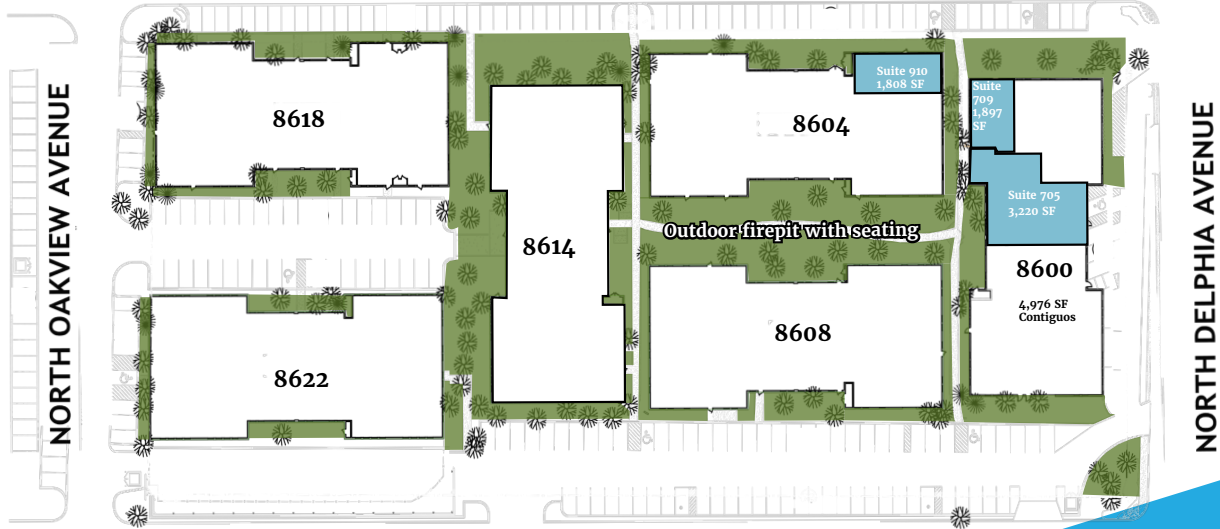




WEST BRYN MAWR AVENUE



WEST GREGORY STREET



WEST CATALPA AVENUE



# IT'S TIME FOR A NEW CLASS OF OFFICE

A REVOLUTIONARY APPROACH TO SINGLE-STORY OFFICE  
THOUGHTFUL DESIGN WITH ABUNDANT AMENITIES  
A FIRST CLASS EXPERIENCE

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BERGER ASSET MANAGEMENT

LEASED BY

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