

1 E. BODE ROAD | STREAMWOOD, IL



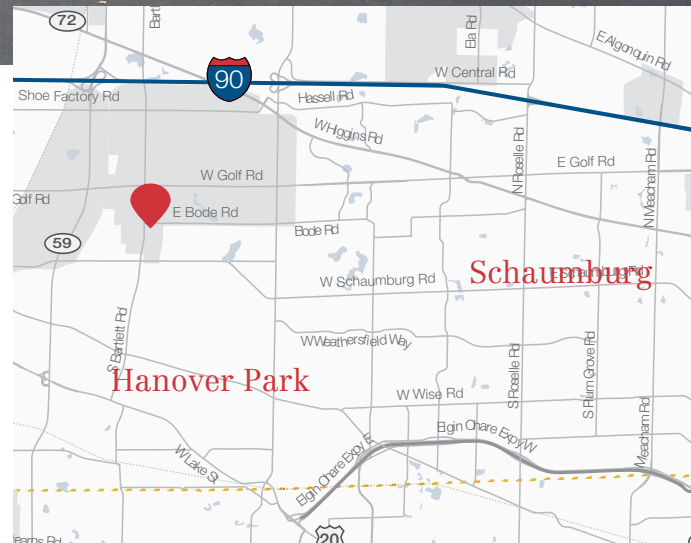
VIEW THE PROPERTY VIDEO HERE:



112,700 SF

# Multi-Story Office-Flex HQ Building For Sale

Available for the first time, a custom Office-flex HQ build-to-suit consisting of 112,700 SF. Situated on 8.79 manicured acres, surrounded by over 300 acres of managed preserve and trail systems. The building consists of two above grade office floors with occupiable walk-out lower level with windows, and an attached warehouse consisting of approximately 11,605 SF inclusive of two truck docks and two drive-in-doors. The facility also includes a hospitality suite of 23 modern hotel rooms.



BRUCE GRANGER  
630 693 0648  
bgranger@hiffman.com

JASON WURTZ  
630 693 0692  
jwurtz@hiffman.com

See more information at [www.brucegranger.com](http://www.brucegranger.com)

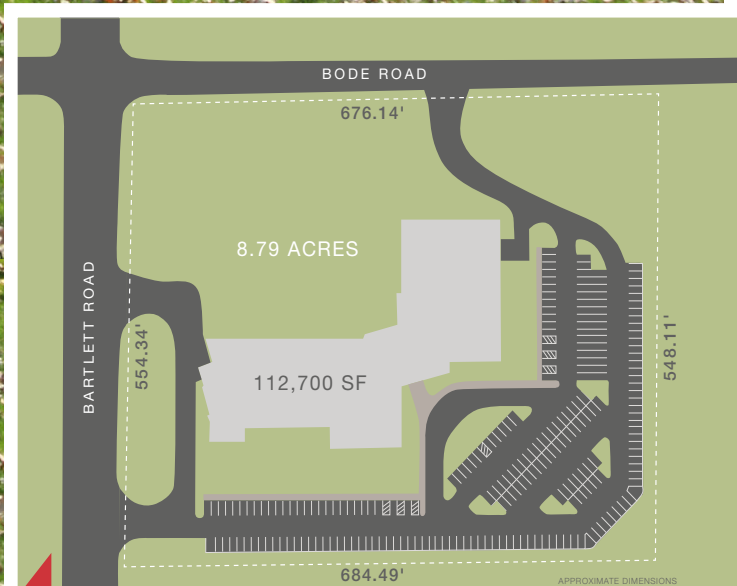


## Multipurpose Office-flex building including — meeting space, hoteling, lounges, warehouse, & executive offices

### PROPERTY INFORMATION

ADDRESS	1 E. Bode Road, Streamwood, IL
COUNTY	Cook
LOT SIZE	8.79 AC
BUILDING SIZE	112,700 SF
BUILDING EXPANSION	14,450 SF
PARKING	±247 dedicated spaces (FAR .307)
DOCKS	2 docks, 2 Drive-in-Doors
INFRASTRUCTURE	Cummins 175 & 65 KVA generators
WAREHOUSE	11,605 sq. ft. (Clear height 25')

Three story 112,700 SF Single-tenant Office-flex building
Prime signage visibility on the corner of Bartlett Road and Bode Road
Conference facilities/Auditorium
Secure lobby and grand three-story Atrium (lounge/collaboration) area
Surrounded by 300 acres of managed jogging/biking trails and preserve
Quick access to I-90 via Rt. 59 4-way interchange or Barrington Road interchange
±20 miles to O'Hare International Airport
Area amenities include Arboretum of South Barrington and Poplar Prairie Stone Crossing with 20+ restaurants, banking and daycare



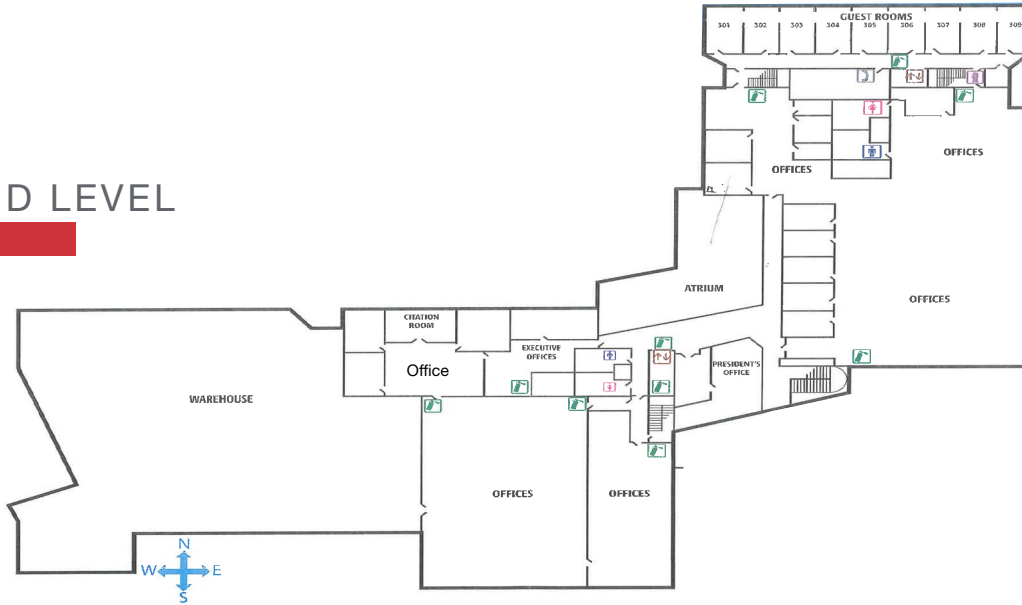
**NAI Hiffman**  
Commercial Real Estate Services, Worldwide

One Oakbrook Terrace  
Suite 400  
Oakbrook Terrace, IL 60181

©2021 NAI Hiffman. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

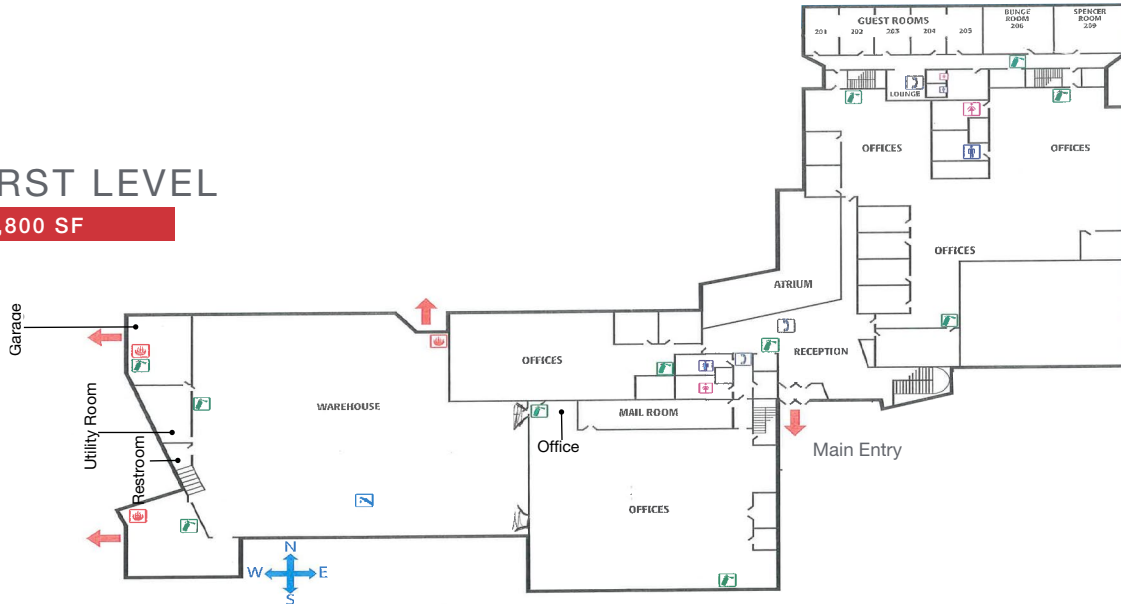
## SECOND LEVEL

34,062 SF



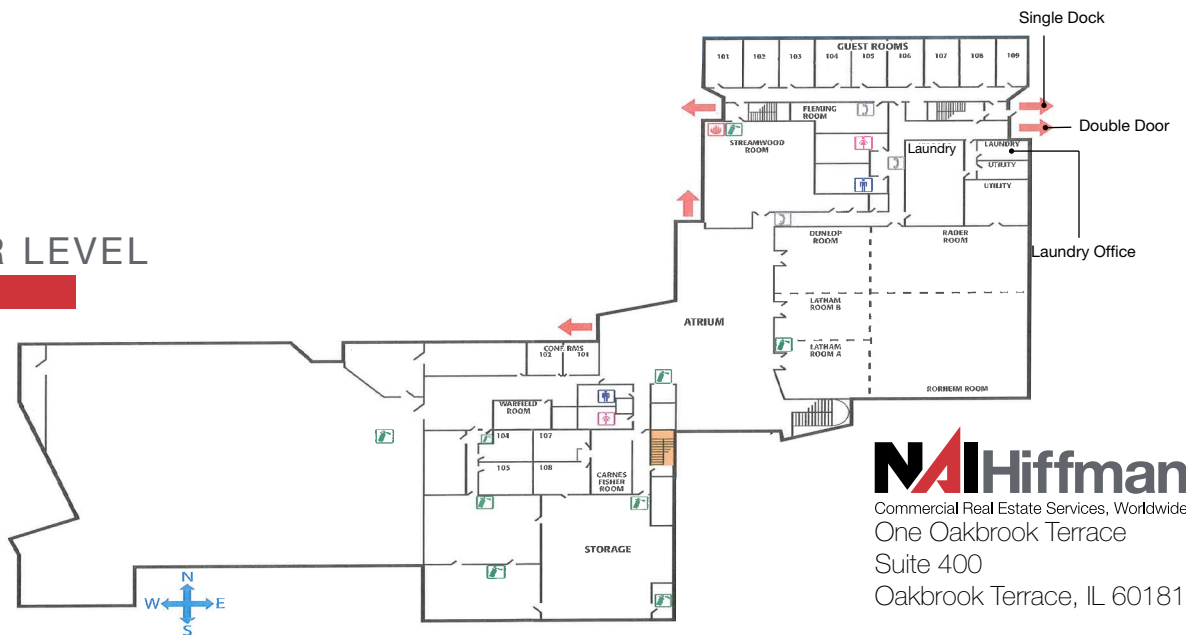
## FIRST LEVEL

43,800 SF



## LOWER LEVEL

34,787 SF



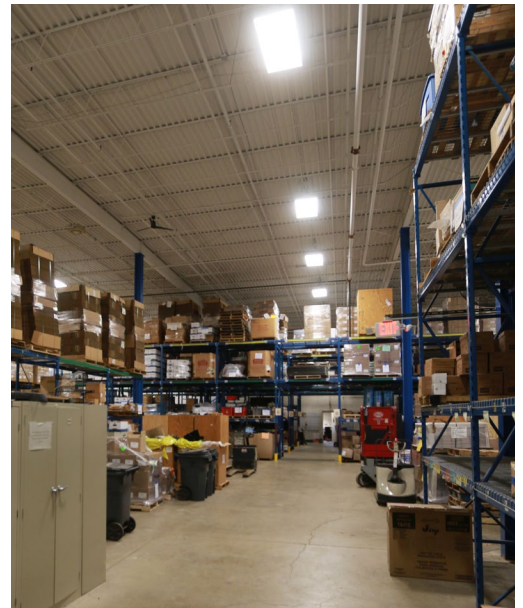
**NAI Hiffman**  
 Commercial Real Estate Services, Worldwide  
 One Oakbrook Terrace  
 Suite 400  
 Oakbrook Terrace, IL 60181





**INTERIOR PHOTOS**

**3-STORY ATRIUM & LOUNGE GARDEN,  
AUDITORIUM,  
CONFERENCE ROOM, WAREHOUSE & MORE**



**BRUCE GRANGER**  
630 693 0648  
bgranger@hiffman.com

**JASON WURTZ**  
630 693 0692  
jwurtz@hiffman.com

**www.hiffman.com**



