

FOR LEASE

Windham Lakes Office 3

1250 Windham Parkway
Romeoville, IL

NEW CONSTRUCTION IN ROMEOVILLE 43,590 SF OFFICE BUILDING
5,796 to 15,849 SF Available for Lease



15,849 SF office space available for lease

Experienced ownership & management

Located at Windham Parkway and Lakeview Drive

Proximity to main thoroughfares with Weber Road on the west and Veterans Parkway on the east

Minutes away from I-55 and the interchange at Weber Road

Located in the well-established Windham Business Park

Multiple restaurants and hotels nearby; adjacent to Lifetime Fitness

The Village of Romeoville has a proven track record of its commitment to industry and support of local businesses

Corporate neighbors include DHL, American Red Cross, PolyOne and many more

For more information contact:

James Adler

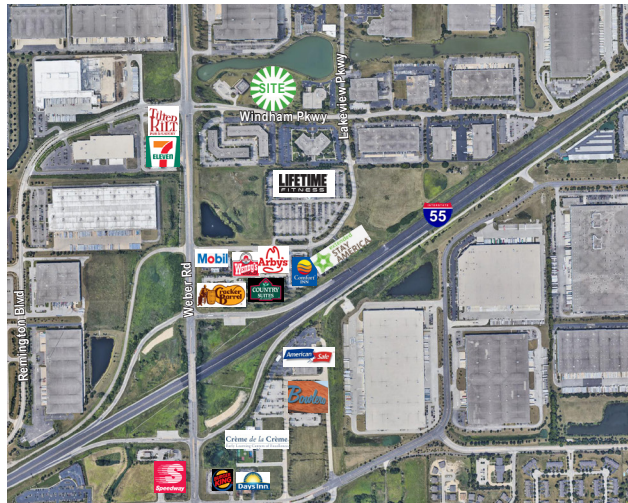
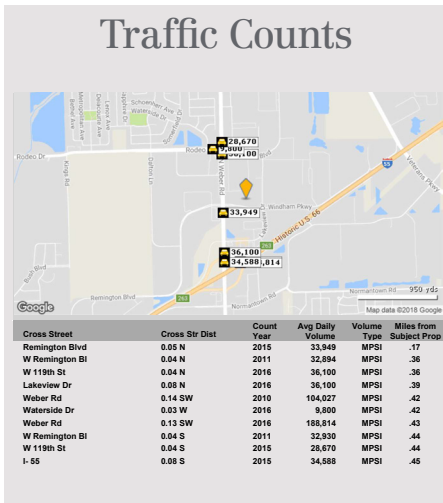
630 691 0605

jadler@hiffman.com

Ryan Maher

630 693 0677

rmaher@hiffman.com



High Profile Corporate Neighbors

Windham Lakes Office 3 is accessible to the area's best amenities, and is surrounded by thriving business parks and nearby companies such as:

- Amazon Fulfillment Center
- RR Donnelly
- Ulta Beauty Distribution
- Readerlink
- Ryder System Logistics
- Ferrara Pan
- Liberty Cold Storage
- Quad Graphics
- Valspar
- Ashley Homestore Distribution

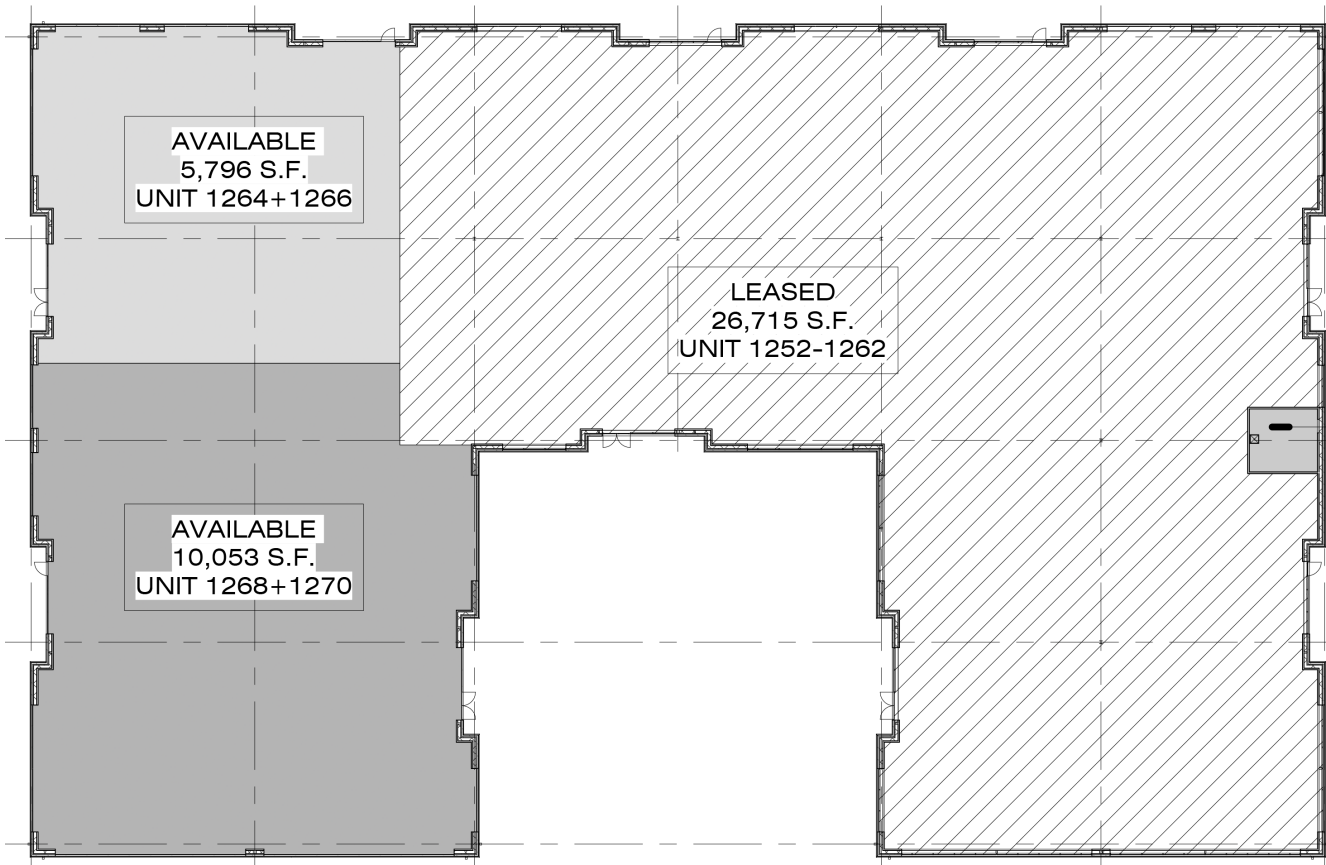


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5,796 to 15,849 SF Available for Lease



15,849 SF of office space
available for lease

Divisible to 5,796 square feet

Class A finishes

Masonry construction

LED lighting

State of the art LEED certified building

High ceilings and extended window lines

Turn-key construction available

Covered, dedicated entry

Common area patio with extensive
landscaping

New interchange at Weber Road and I-55
is coming soon

**This is the largest speculative office
building to be constructed from the
ground up within northern Will County
in the last few years.**

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LAKEVIEW REALTY INVESTORS

Windham Lakes Office 3
1250 Windham Parkway
Romeoville, IL

Lakeview Realty Investors (LRI) is a privately owned and managed real estate company that has been acquiring, owning and managing industrial real estate for over 40 years. We have a unique set of characteristics that make us distinctive in the real estate world:

Focus. We are focused exclusively on the Chicago metropolitan area and on properties of less than 100,000 square feet. We do not compete in other geographic markets or in the commoditized “big box” world of industrial space.

Product Breadth. Within our area of specialization, we offer a wide array of product types. We acquire existing properties, as well as develop properties on both a speculative and build-to-suit basis. Our portfolio includes both single- and multi-tenant properties.

Long-Term Perspective. Our strategy is to hold properties for the long-term. Unlike merchant builders or transaction-oriented investors, we view our properties as long term investments. We take pride in the fact that we have never sold a building and still own the first industrial property we ever acquired over 40 years ago. We are truly “in for the long haul.”

Quality. Due to our long-term commitment, we believe that each of our properties must meet the highest standards for functionality, flexibility, quality of design and construction, and maintenance.

Financial Strength. All of our acquisitions, construction, tenant improvement projects and renovations are internally financed. We do not rely on outside funding sources such as equity partners, banks or institutions. We can therefore make decisions based on a long time horizon and without worrying about what a near-term exit strategy might be.

Speed. We operate with a very lean management structure. Combined with our independence from outside funders, we have the ability to react fast and move quickly.

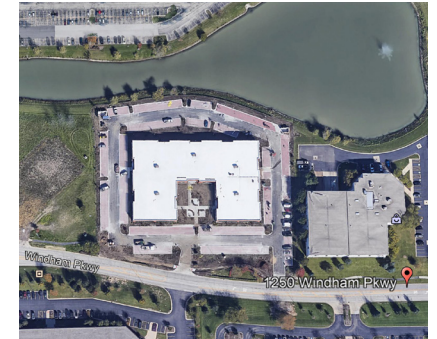
Dedicated Partners. We have partnered with a group of contractors and service providers, most of whom we have worked with for many years. We are confident in our ability to meet our tenant’s needs quickly and responsively.

Sustainability. We are committed to principles of sustainability and responsible stewardship of the environment.

We currently own three LEED-certified buildings. As we redevelop properties, we are committed to either obtaining LEED certification or designing and constructing in the “spirit” of LEED.

Lakeview Realty Investors currently owns over 1,000,000 square feet of industrial property. In addition, we own the following land sites for development on a build to suit or speculative basis:

Bolingbrook	30 acres
DeKalb	300 acres
Elgin	10 acres
Romeoville	12 acres
Woodridge	14 acres





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NAIHiffman