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GOLF TOWER

YOUR BUILD-TO-SUIT IS ALREADY BUILT

Nothing in the Chicago market offers the flexibility to customize your experience, integrate your culture, and highlight and celebrate your brand like Golf Tower.

Golf Tower features a 12-year 7B tax incentive in place.



Building shown with conceptual column modification



You can settle for what you can find, or you can create the perfect space for yourself.

Here's how it usually works: An owner guesses what you want, then works to convince you they've built you an office perfect for your needs. And sometimes, it works out.

But there's a better way.

You decide.

You choose what makes sense for your business and your employees, and we make it happen. You get what you need, not what someone thinks you want.

It can happen at Golf Tower.

Be visionary.

Golf Tower is a well-located building with a solid infrastructure and the true flexibility to give its future tenant a level of input and control not possible elsewhere in the Chicago market.

A hospitality approach with thoughtful amenities and premium environment - an office to inspire pride in your workforce, awe from your visitors, and jealousy from your competitors.

LOBBY, INDOOR/OUTDOOR SPACE, FITNESS CENTER



Be yourself.

We've imagined amenity spaces on the first floor and lower level to cater to the needs of the modern workplace - indoor/outdoor spaces, a game room, a fitness center, a comfortable coffee/grab-and-go station, and more. Ultimately, the building will become what you make it.

Ownership engaged Chicago's Chipman Design Architects to visualize possibilities for the Golf Tower campus, in a dedicated effort to help you realize your vision. We'd love to hear your ideas, and to create a path to making your plans a reality.



GAME ROOM

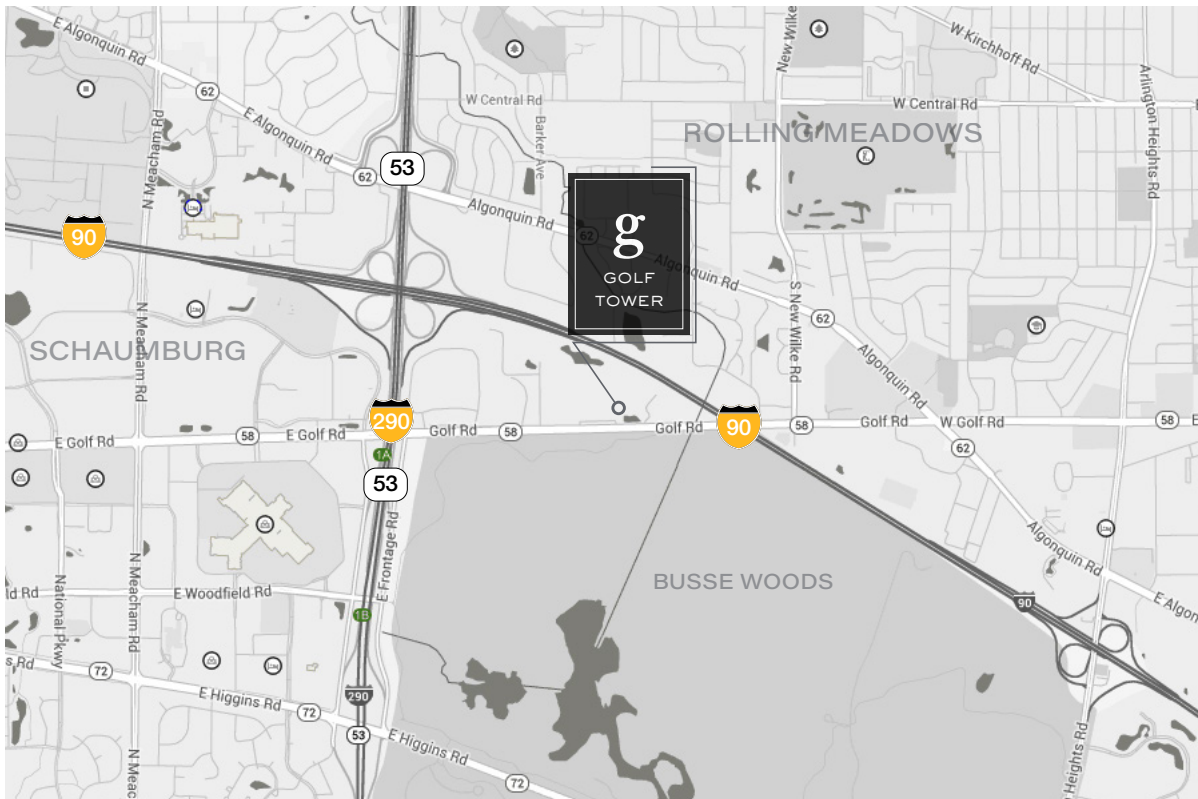
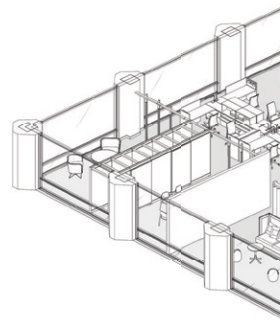


MEDITATION & READING ROOM

A workplace that works for you.

- Entire building available: up to 280,000 SF
- Ultimate flexibility - ownership will build amenities to suit
- 12-year 7B tax incentive in place
- Large efficient floor plates with beautiful forest preserve views
- Easily accessible from I-90 & I-290
- Parking ratio: 5/1000 SF (Expandable)
- Incredible tollway visibility and signage opportunities
- Abundant area amenities including bike paths, shopping, hotels, restaurants, and public transportation

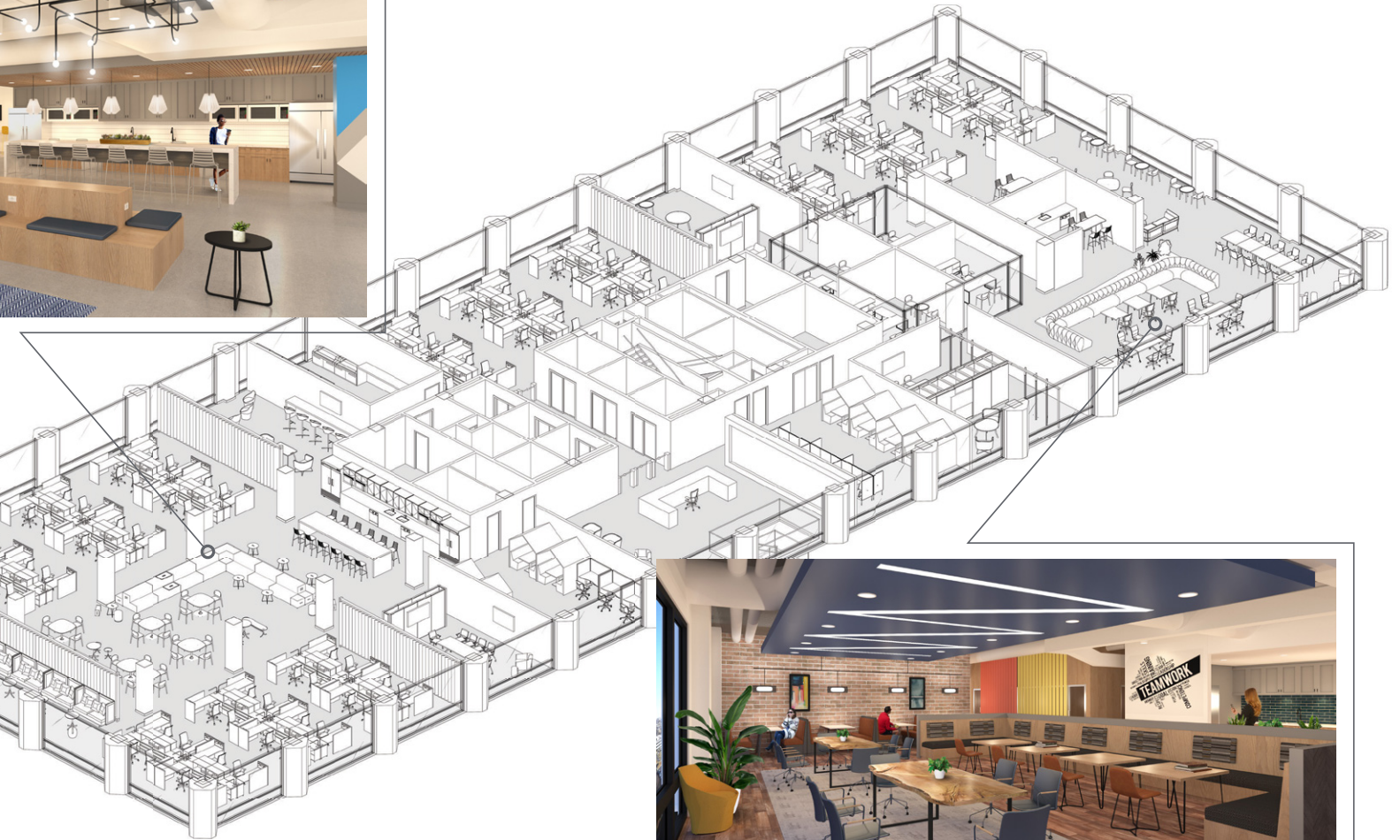
Do what you like.



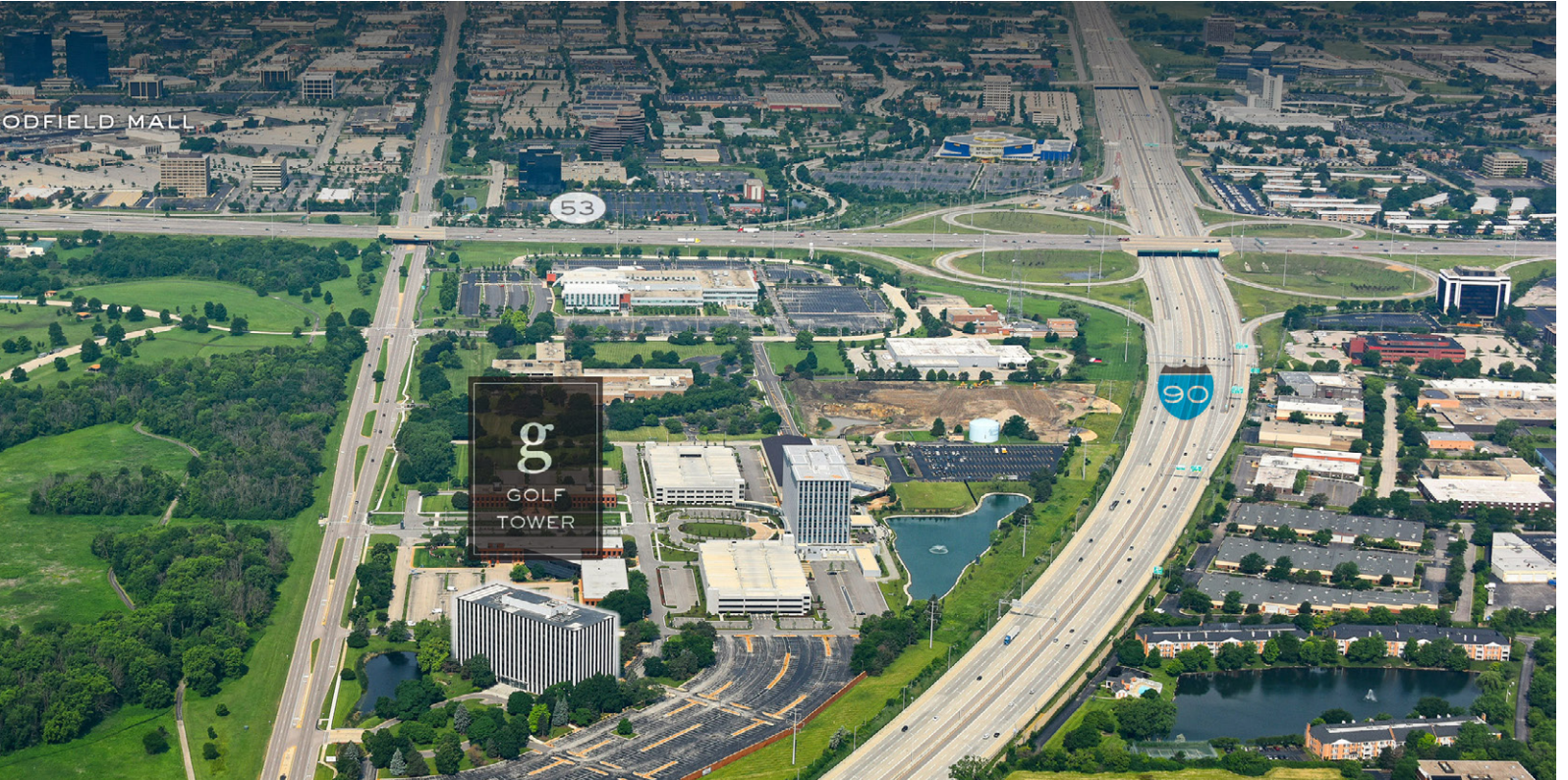
KITCHEN AND DINING AREA



TYPICAL FLOORPLATE
10TH FLOOR 27,047 SF



COLLABORATION AREA





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