

NOW READY FOR OCCUPANCY - BEST LEASE RATES AND MOST FLEXIBLE TERMS IN O'HARE!

NOW AVAILABLE FOR SALE OR LEASE! SINGLE BUILDINGS OR ENTIRE COMPLEX FOR SALE!

# O'HARE

## TECHNOLOGY CENTER

9840-9950 W. Lawrence Ave, Schiller Park

**200 - 260,000 SF**

NOW AVAILABLE! FULL FLOORS, BUILDINGS OR COMPLEX TO SUIT!



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

**ICG** 

## OVERVIEW

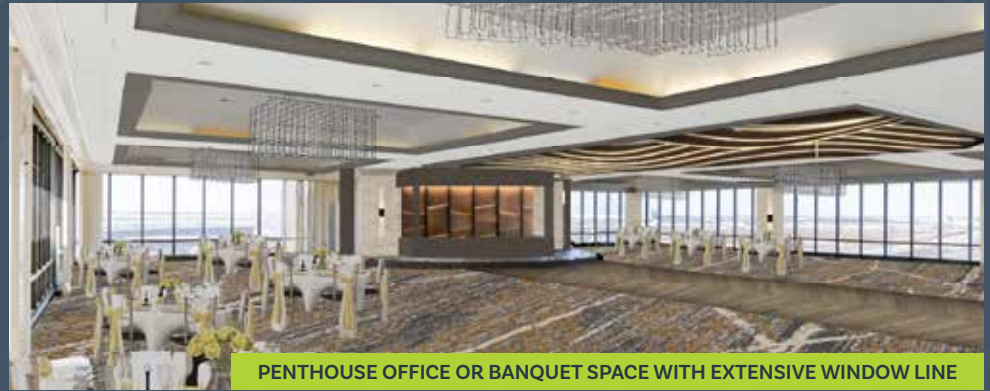
- + Excellent O'Hare market location across from O'Hare Airport and immediate proximity to I-294/I-290 and I-90 full interchanges
- + Centralized local and regional location with immediate access to downtown Chicago, Wisconsin, Indiana, etc.
- + Significant population in the immediate vicinity of 100,000+ during the day
- + Extensive building and monument signage/I-294 exposure opportunities
- + Various public transportation options (Pace Bus, Metra Rail, etc) available in immediate proximity
- + Minutes to area restaurants, hotels, convention centers, malls and amenities
- + 30 minutes to downtown Chicago



EXTENSIVE COMMON AREA IMPROVEMENTS







PENTHOUSE OFFICE OR BANQUET SPACE WITH EXTENSIVE WINDOW LINE



INDOOR PARKING

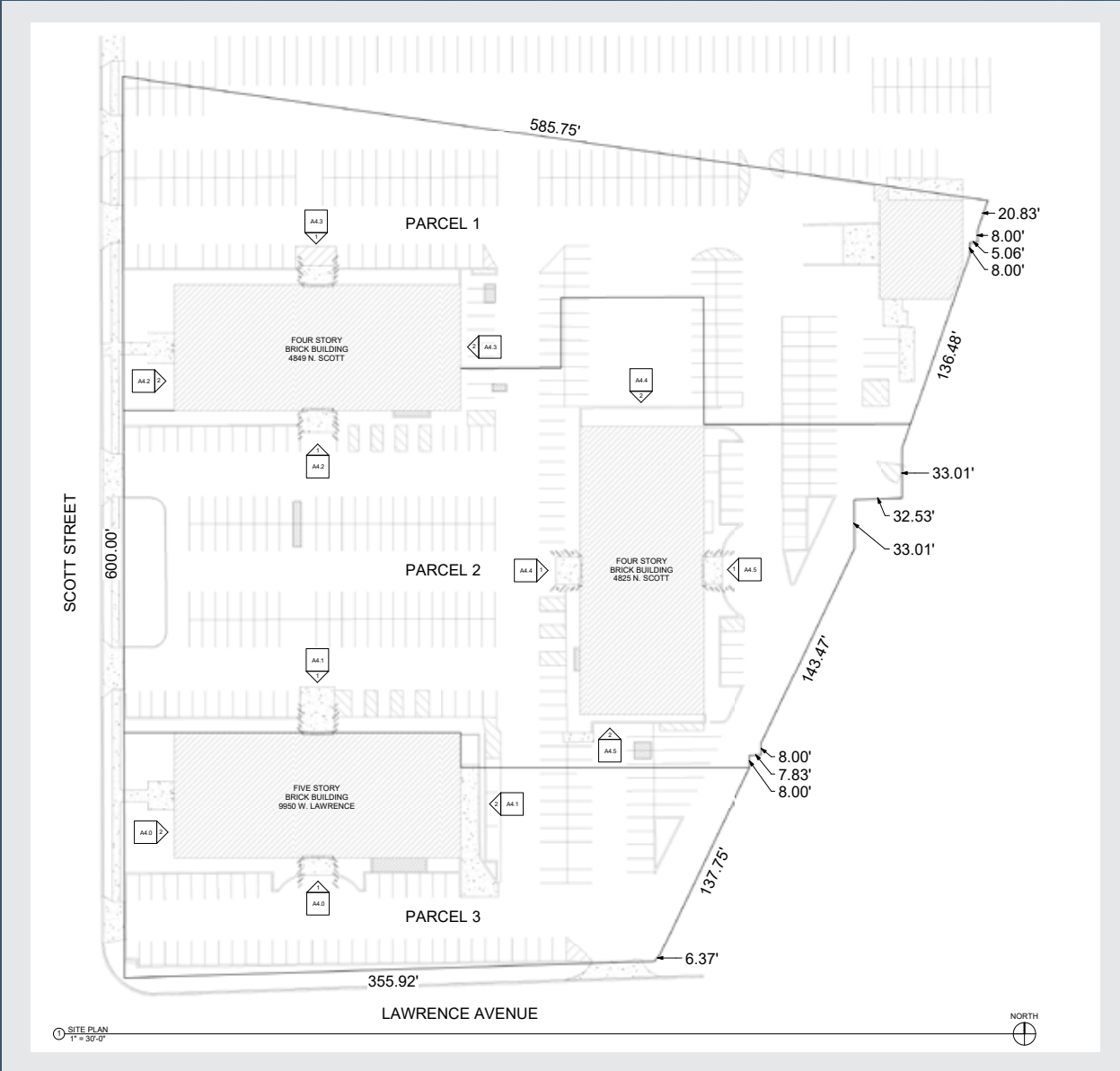
## PROPERTY FEATURES

- + Customized or turnkey suites/full buildings/entire 3-building complex now available!
- + Typical floor plate: 16,000 sf
- + 4/1,000 indoor and outdoor parking (110 underground) with additional parking available
- + Rare opportunity to occupy full buildings to entire complex
- + Significant signage/frontage/exposure on I-294 and 45/ Mannheim Rd (40,000 - 200,000 cars per day!)
- + Under new ownership / management
- + Property is undergoing significant exterior and interior improvements
- + Restaurant and retail pads also available!
- + Former penthouse banquet space available
- + Extensive fiber installed to buildings
- + Existing gym with locker and showers
- + Each building and parking interconnected with underground corridors

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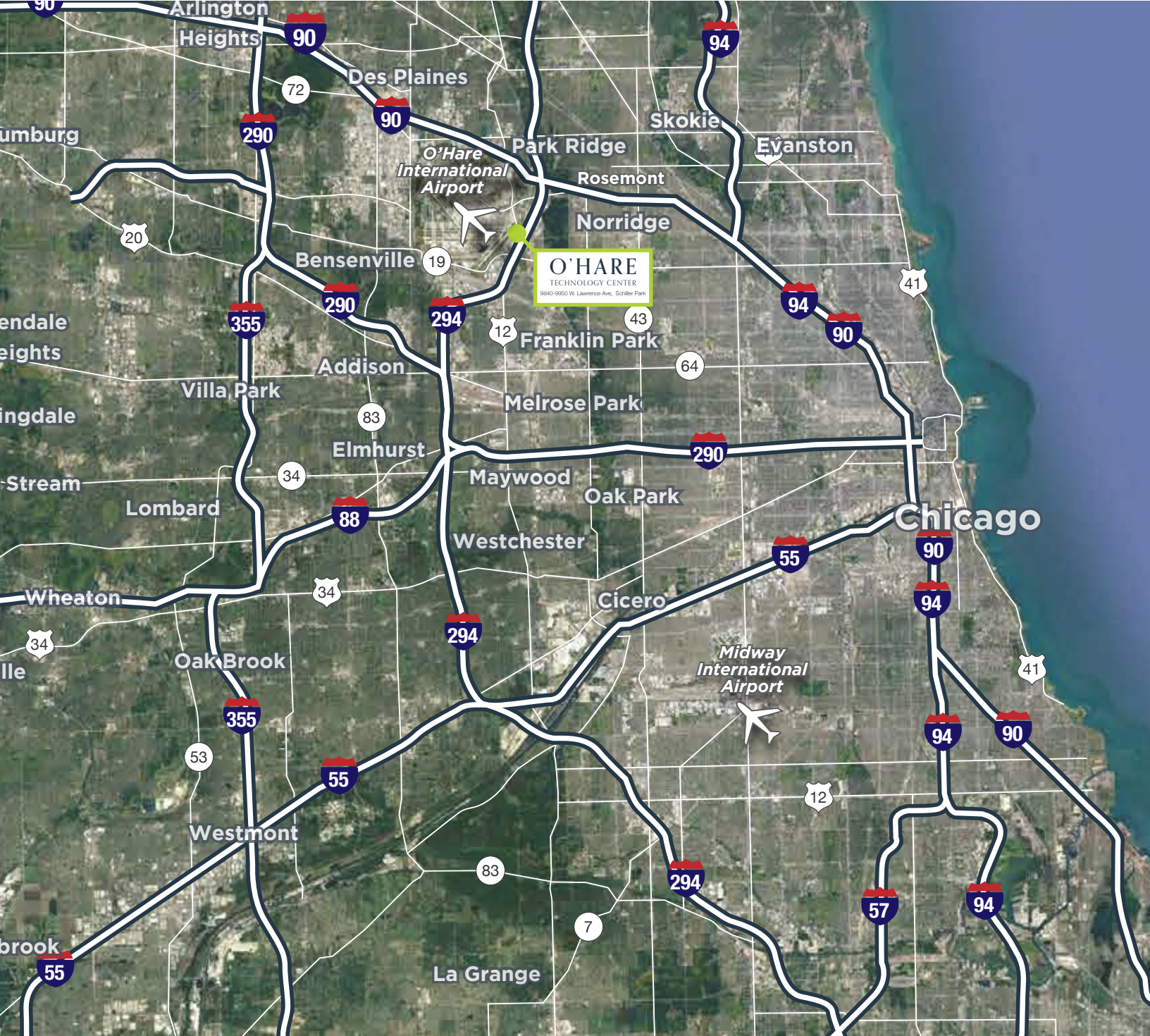
# SITE PLAN













## LOCATION HIGHLIGHTS

- Extensive exposure and visibility
- Significant and varying levels of labor in immediate proximity to complex
- Exposure of over 190,000 cars per day on I-294 and over 40,000 on Mannheim!
- Interior and exterior parking (110 underground) available with expansion capabilities
- Immediate proximity and access to O'Hare International Airport
- Existing traffic signals at Mannheim and Lawrence
- Centralized access points from area expressways, suburbs and downtown
- Multiple Pace Bus stops available (see maps and links)
- Minutes to Schiller Park Metra Station



**FULL FLOORS/BUILDINGS AND COMPLEX NOW AVAILABLE!**







## IMMEDIATE PROXIMITY TO CHICAGOLAND'S EXTENSIVE PUBLIC TRANSIT SYSTEM



Immediate access to  
Pace Bus stop

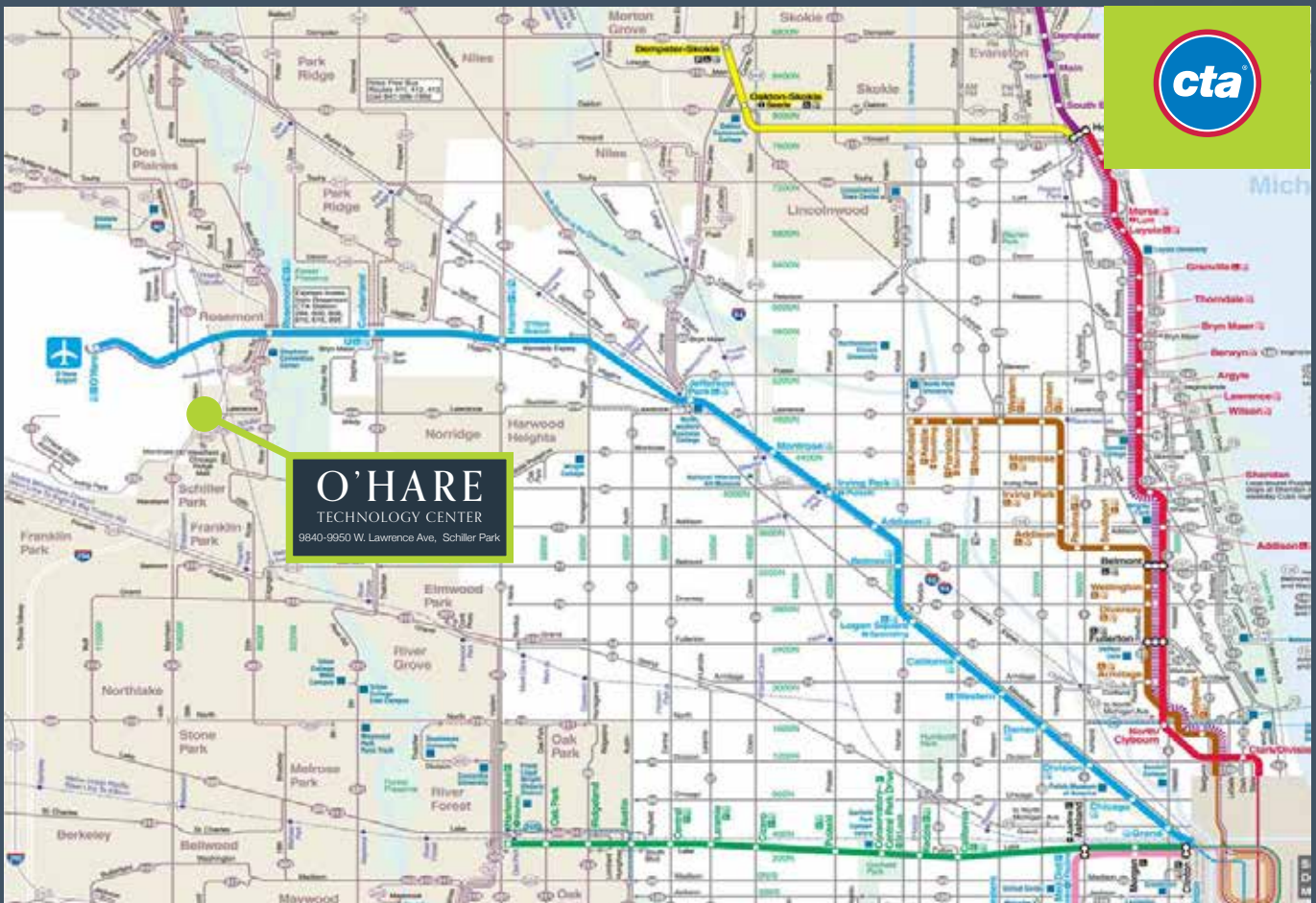


Minutes to Metra  
Station, Schiller Park



Blue Line to O'Hare,  
Downtown, etc.







# O'HARE

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