



Location: Northwest Cluster  
 Schaumburg Area Submarket  
 Cook County  
 Rolling Meadows, IL 60008

Building Type: Class B Office/Medical

Status: Built 1975, Renov 2008

Stories: 7

RBA: 74,191 SF

Typical Floor: 12,365 SF

Total Avail: 34,702 SF

% Leased: 53.2%

Developer: -  
 Management: -  
 Recorded Owner: MC Management

Expenses: 2020 Tax @ \$2.51/sf, 2011 Est Tax @ \$3.81/sf; 2010 Ops @ \$4.95/sf, 2011 Est Ops @ \$5.31/sf

Parcel Number: 08-07-213-008-0000

Parking: 245 Surface Spaces are available; Ratio of 3.30/1,000 SF

Amenities: Food Service, Fully Carpeted, Natural Light, Property Manager on Site

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 4th / Suite 450B	2,681	2,681	2,681	\$14.00/mg	Vacant	Negotiable	Direct
Tax & CAM, Housekeeping, & Utilities (except electric) included! Build-to-suit opportunities available Pre-wired with cable & internet Prime location: near Rt. 53 & I-90 exchange Free surface parking available 5:1000							
P 6th / Suite 650	2,560	2,560	2,560	\$14.00/mg	Vacant	Negotiable	Direct
Tax & CAM, Housekeeping, & Utilities (except electric) included! Build-to-suit opportunities available Pre-wired with cable & internet Prime location: near Rt. 53 & I-90 exchange Free surface parking available 5:1000							

**Building Notes**

The property comprises an impressive modern office building, totalling six stories with an additional basement area. Located moments from the Northwest Tollway/Route 53 Cloverleaf at the Algonquin and Route 53 4-way interchange. Surrounded by restaurants, hotels & theaters. Health club located in the Holiday Inn adjacent to the building. Newly renovated lunchroom/break area available. Other improvements include a new energy system & new windows. Building has a partial basement. Courier. Ample on-site parking





Location: Doctors Building Two - Medical Condos  
 Northwest Cluster  
 Schaumburg Area Submarket  
 Cook County  
 Hoffman Estates, IL 60169

Building Type: Class A Office/Medical

Status: Built 1992

Stories: 6

RBA: 90,000 SF

Typical Floor: 12,983 SF

Total Avail: 25,522 SF

% Leased: 88.9%

Developer: -

Management: Sebastian Company Real Estate

Recorded Owner: HRT of Illinois Inc

Expenses: 2020 Tax @ \$6.05/sf; 2013 Ops @ \$0.44/sf

Parcel Number: 07-07-100-023-0000

Parking: 200 Covered Spaces are available; 200 Surface Spaces are available; Ratio of 5.00/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd / Suite 302 & 303	2,500 - 5,000	5,000	5,000	No	\$25.50/mg	30 Days	Negotiable	Direct
Two - 2,500 SF condos, adjacent to each other and located in Doctor's Building #2 on the St. Alexius Medical Center Hospital Campus, for purchase or lease. Formally leased by Amita Health as administrative offices, these suites are fully built out medical space which can be purchased or leased separately or as one- 5,000 SF unit. Suite 302 consists of a reception area, nurses' station, 5 exam rooms, a large open area with built-in desks/work stations, a lab area, 2 private offices, 2 in-suite restrooms, and a utility closet. Suite 303 consists of a reception/waiting area, 3 offices (one includes a lab and the other an exam area), 7 exam rooms, 1 private restroom, and a storage area. Both units have plenty of natural light and excellent views.								
P 6th / Suite 605	2,761	2,761	2,761	No	\$18.50/mg	30 Days	Negotiable	Direct



Location: Eberle Medical Office Building  
 Northwest Cluster  
 Schaumburg Area Submarket  
 Cook County  
 Elk Grove Village, IL 60007

Building Type: Class A Office/Medical

Status: Built 2005

Stories: 7

RBA: 69,753 SF

Typical Floor: 9,250 SF

Total Avail: 8,589 SF

% Leased: 87.7%

Developer: NexCore Properties LLC

Management: Lillibridge Healthcare Services, Inc.

Recorded Owner: VTR Eberle MOB LLC

Expenses: 2020 Tax @ \$9.05/sf

Parcel Number: 08-32-100-015-0000

Amenities: Energy Star Labeled

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 6th / Suite 625	2,069	4,094	4,094	Withheld	Vacant	Negotiable	Direct
P 6th / Suite 635	2,025	4,094	4,094	Withheld	Vacant	Negotiable	Direct

**Building Notes**

In order to recruit and retain physicians to enhance the delivery of medical services to the community of Elk Grove Village and the surrounding Chicago suburbs, Alexian Brothers Medical Center developed a state-of-the-art, comprehensive outpatient medical mall and new parking structure.

The project includes comprehensive imaging and non-invasive diagnostics, a cardiology center of excellence, a neurosciences center of excellence, one-stop pre-surgical assessment, women's and pediatric services, outpatient pharmacy, sidewalk cafe, educational resource and conference center as well as an integral 580-car parking structure.



Location: Bloomingdale Dental Building  
 Northwest Cluster  
 North DuPage Submarket  
 DuPage County  
 Bloomingdale, IL 60108

Building Type: Class C Office

Status: Built 1981

Stories: 2

RBA: 24,000 SF

Typical Floor: 12,000 SF

Total Avail: 8,002 SF

% Leased: 66.7%

Developer: -  
 Management: -  
 Recorded Owner: Bloomingdale Re LLC

Expenses: 2020 Tax @ \$2.07/sf  
 Parcel Number: 02-15-401-012  
 Parking: 99 Surface Spaces are available; Ratio of 4.13/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 103	876	2,449	2,449	\$22.00/mg	Vacant	Negotiable	Direct
P 1st / Suite 104	1,573	2,449	2,449	\$15.00/mg	Vacant	1-10 yrs	Direct

**Building Notes**

This two story brick dental building was built in 1982 as a dental Building. Medical waste disposal, compressed air, high volume suction, and dissolved mercury disposal are all incorporated into the working of this facility, and are included in the rental amounts. It currently has a need for additional dental practices such as a Endodontist, Orthodontist and Pediatric Dentist. It also has space in the building for Counselors, therapists and professional services.

Bloomingdale is a village in DuPage County, Illinois and is approximately 25 miles west of Chicago. The building is surrounded by homes, restaurants, shopping and hotels.





Location: Clover-Leaf Executive Center  
 Northwest Cluster  
 North DuPage Submarket  
 DuPage County  
 Roselle, IL 60172

Building Type: Class B Office/Medical

Status: Built 1984

Stories: 3

RBA: 40,909 SF

Typical Floor: 11,350 SF

Total Avail: 11,495 SF

% Leased: 71.9%

Developer: -  
 Management: Clover-Leaf Realty  
 Recorded Owner: Butitta Dominic J 400

Expenses: 2020 Tax @ \$1.09/sf  
 Parcel Number: 02-09-413-017  
 Parking: 200 Surface Spaces are available; Ratio of 5.56/1,000 SF  
 Amenities: 24 Hour Access, Air Conditioning

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd / Suite 310-314	1,125 - 2,250	2,250	2,250	\$14.00/mg	Vacant	Negotiable	Direct

current layout is bright and mostly open with only a conference room, file/data/copy room, and private window-lined office built out of this 2,250 SF suite, can be divided in half to original 1,125 SF size, (2) private restrooms and additional sink allow for possible medical users, as well as a wide variety of other possibilities

**Building Notes**

The Clover-Leaf Executive Center boasts such features as 200 parking spaces, tenant HVAC, and handicap accessibility.



Location: Poplar Creek Office Plaza I  
 Northwest Cluster  
 Schaumburg Area Submarket  
 Cook County  
 Hoffman Estates, IL 60169

Building Type: Class B Office/Medical

Status: Built 1987

Stories: 5

RBA: 135,147 SF

Typical Floor: 27,029 SF

Total Avail: 118,434 SF

% Leased: 12.4%

Developer: KLY Development, LLC

Management: -

Recorded Owner: OLYMBEC FIT LP

Expenses: 2021 Combined Tax/Ops @ \$8.14/sf; 2015 Est Ops @ \$8.46/sf

Parcel Number: 07-07-400-064-0000

Parking: 300 Surface Spaces are available; Ratio of 2.22/1,000 SF

Amenities: Air Conditioning, Atrium, Balcony, Conferencing Facility, Direct Elevator Exposure, Fitness Center, Golf Course, High Ceilings, Monument Signage, Natural Light, Property Manager on Site, Storage Space, Wi-Fi

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 140	2,307	5,890	5,890	\$12.50/mg	Vacant	Negotiable	Direct
Space has 5 private offices and open areas.							
P 2nd / Suite 220	1,590	21,419	103,896	\$12.50/mg	Vacant	Negotiable	Direct
Will build to suit							
P 4th / Suite 410	1,806	27,842	103,896	\$12.50/mg	Vacant	Negotiable	Direct
This space has two private offices, a conference room, and open area.							
P 4th / Suite 418	1,303	27,842	103,896	\$12.50/mg	Vacant	Negotiable	Direct
This space has 6 private offices, a kitchenette, and open area.							

**Building Notes**

Poplar Creek Office Plaza I, which is located adjacent to Barrington as well as other well-developed northwest suburban communities, is on Higgins Road near the I-90 expressway interchange, providing a short drive to both O'Hare International Airport and the Woodfield Mall.



## 6 1721 Moon Lake Blvd - Poplar Creek Office Plaza I - Poplar Creek Office Plz

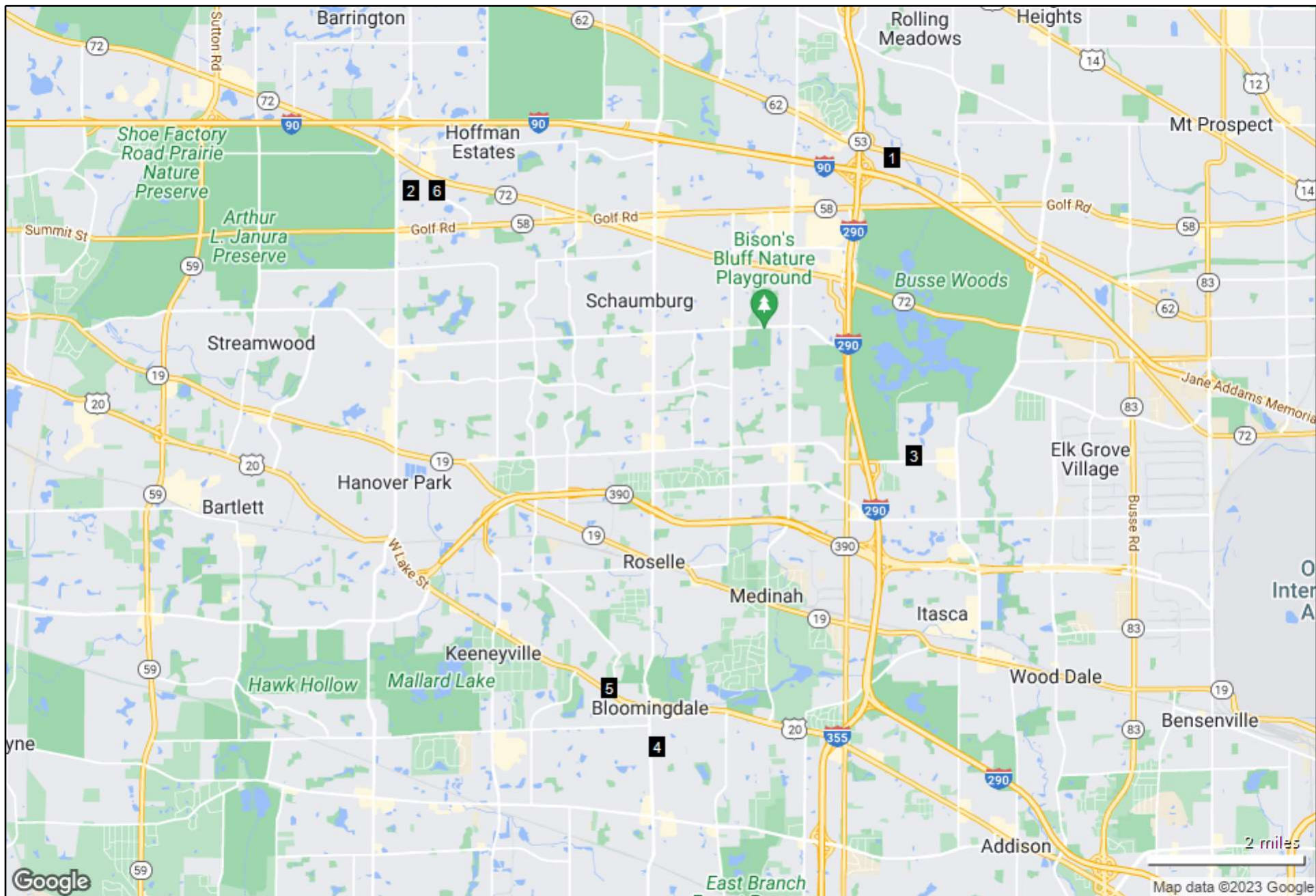
A dramatic marble-clad, three-story atrium lobby sets the keynote for unsurpassed quality throughout Poplar Creek Office Plaza, a five-story, pre-cast concrete structure with bronze reflective glass that is adjoining the lush green of an 18 hole golf course. Office suites offer a scenic view of fairways and have individually controlled HVAC systems that are operable after hours.

Its additional features include ample parking, Conference Room for tenants, convenient Tollway Access, Federal Express & UPS drop boxes, US Mail Pick-up (twice daily), full life safety, 24-hour manned security, video camera surveillance, key card security access for after hours, an executive underground heated parking garage with car wash service, on-site architects and space planners, on-site owner/management, a computer-controlled HVAC system, men's and women's locker and shower facilities, a lunchroom with vending machines, 2 separate lines of electronic service, fiber optic cables, and 3 Montgomery high-speed automatic geared elevators. Located West of downtown Chicago.

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