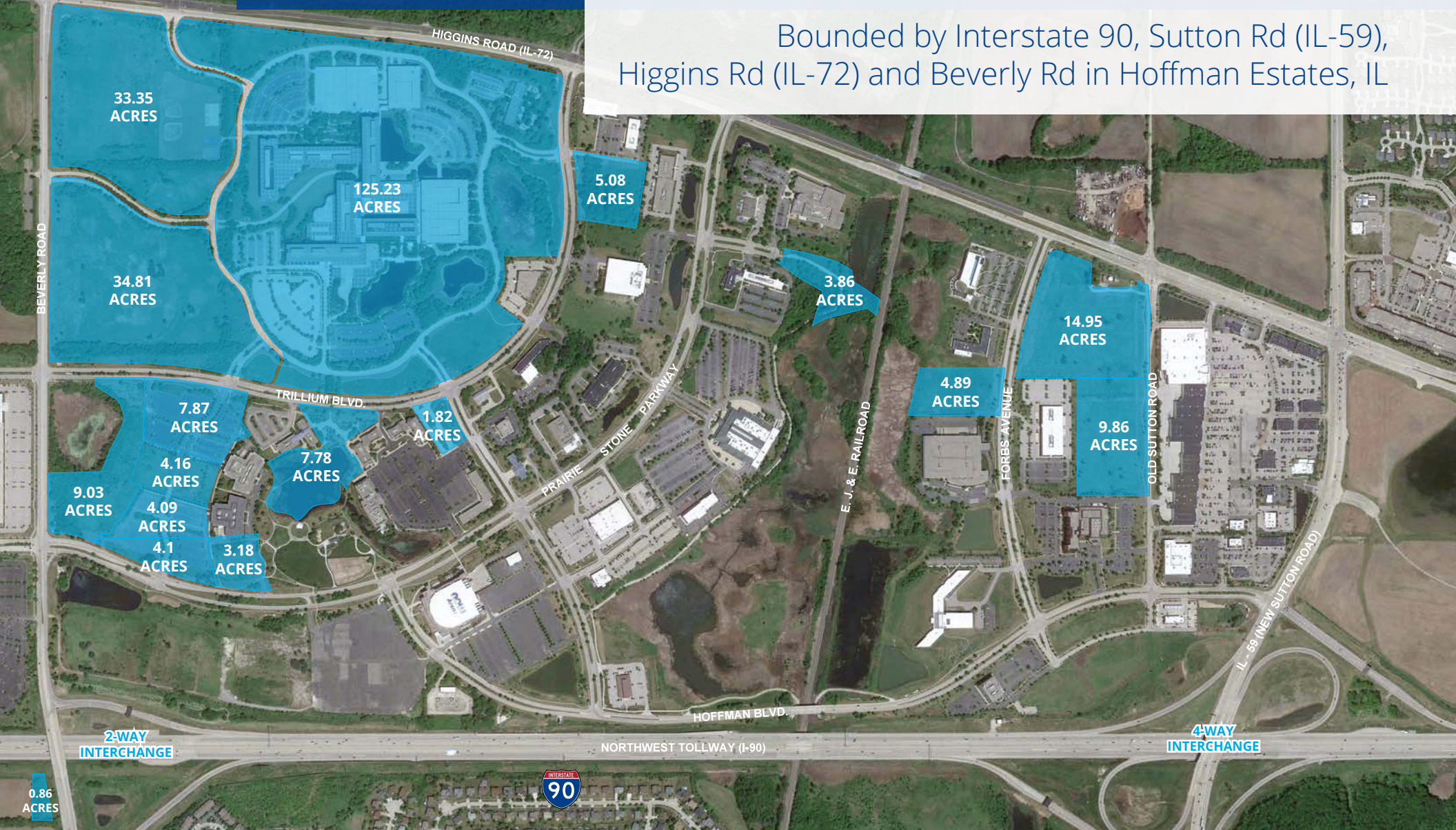


Rare Large Site Development Opportunity

Bounded by Interstate 90, Sutton Rd (IL-59), Higgins Rd (IL-72) and Beverly Rd in Hoffman Estates, IL



274 Acres Available
Municipality Will Consider All Uses

Offers Due By
February 28, 2022

Colliers

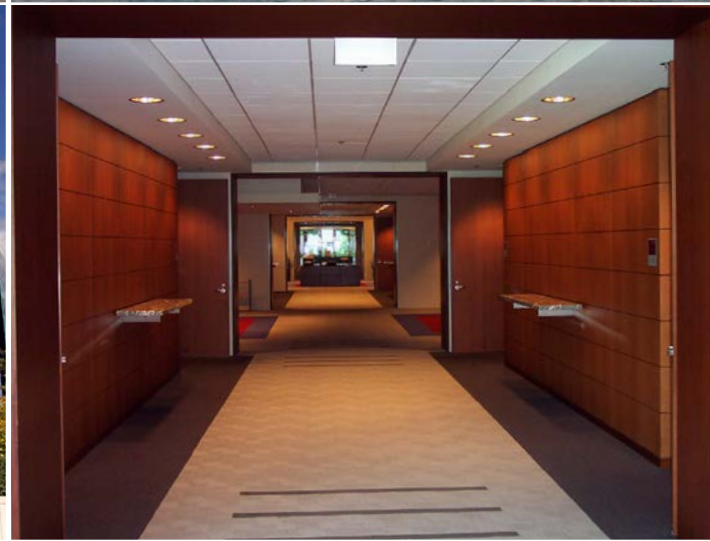
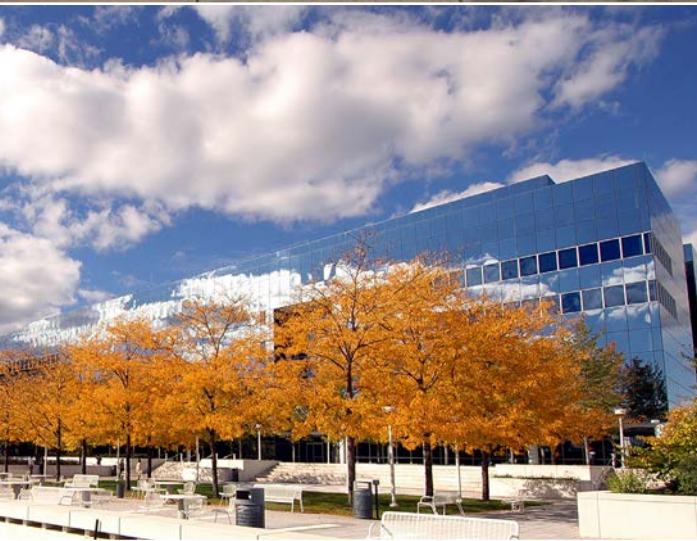


Iconic Corporate Headquarters At Prairie Stone

Located on 126 of the total 274 acres, The Headquarters Building located at 3333 Beverly Road is a 2.3M SF Class A corporate office campus comprised of 7 interconnected buildings.

With its park like setting, incredible infrastructure and a multitude of amenity spaces including a large fitness center, multiple food serveries, large scale conference/training center, convenience store, day care, dry cleaner, outdoor walking trails and seating areas in beautifully landscaped gardens, the property leaves no stone unturned in providing a corporate user a first class corporate campus.

Village of Hoffman Estates willing to consider a redevelopment plan without the campus building.





The map displays the Prairie Stone area with various roads and travel time markers. Key features include:

- Travel Times:**
 - 6 MINUTES (Yellow line from Dundee Ave to Illinois Route 25)
 - 2 MINUTES (Green line from Illinois Route 25 to Beverly Rd)
 - 4 MINUTES (Dark blue line from Beverly Rd to Hoffman Blvd)
 - 8 MINUTES (Red line from Hoffman Blvd to the final 4-way interchange)
- Interchange Locations:**
 - 4-WAY INTERCHANGE (at Illinois Route 25)
 - 2-WAY INTERCHANGE (at Beverly Rd)
 - 4-WAY INTERCHANGE (at Hoffman Blvd)
 - 4-WAY INTERCHANGE (at the end of the red line)
- Roads and Landmarks:**
 - Dundee Ave, Illinois Route 25, W Higgins Rd, Beverly Rd, Prairie Stone Pkwy, Hoffman Blvd, Shoe Factory Rd, Rohrsen Rd, Golf Rd, W Golf Rd, Bode Rd, Sutton Rd, Old Sutton Rd, New Sutton Rd, W Penny Rd, W Mundhank Rd, Bartley Rd, N Barrington Rd, Lakeview, Hae, sell Rd, Mo, N Knollw.
 - Liberty St, Waverly Dr, Berner Dr, Congdon Ave, Summit St, Golf Rd.
 - Prairie Stone (labeled in the center)



OVER 75
HOTELS

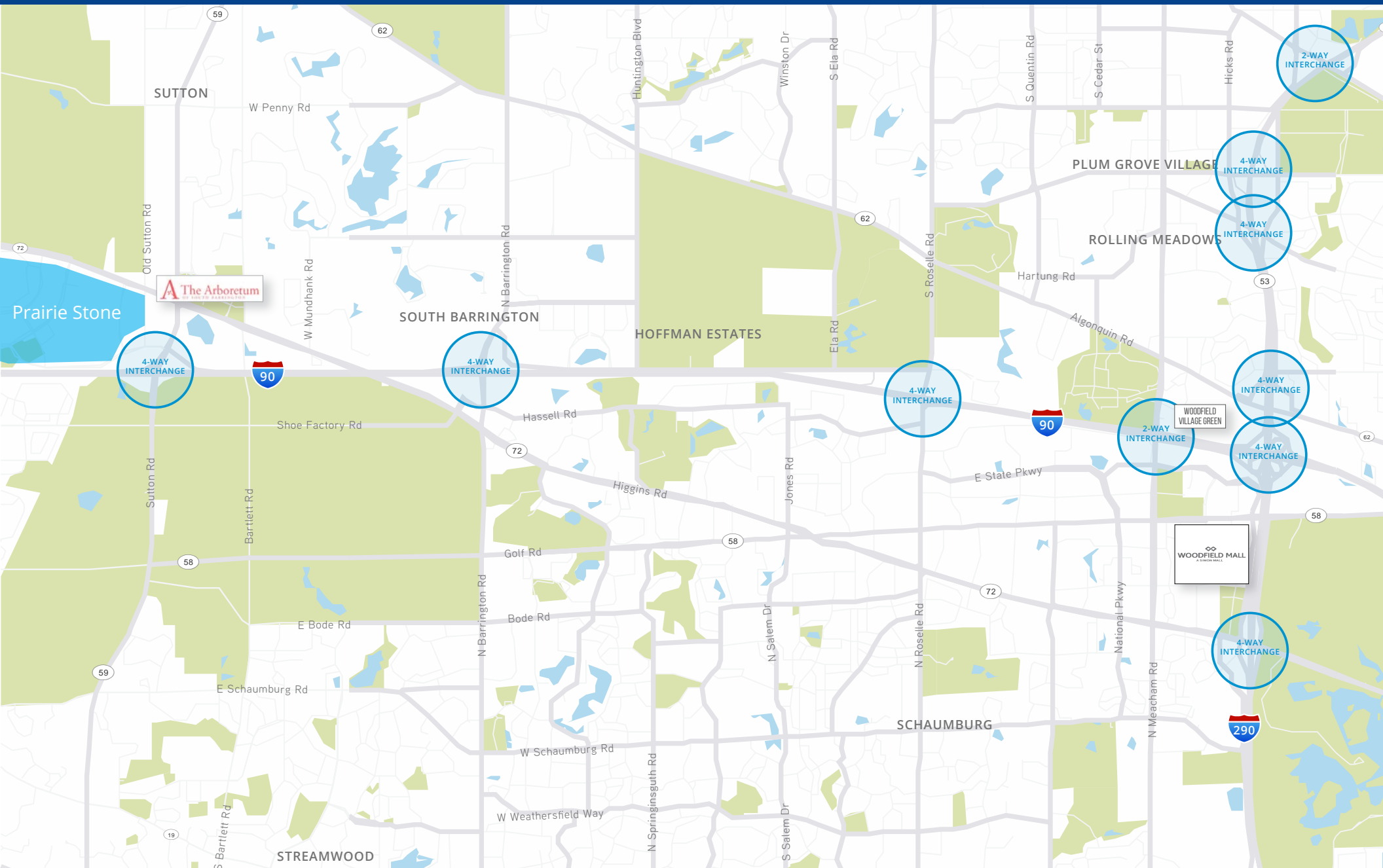


OVER 200
RESTAURANTS

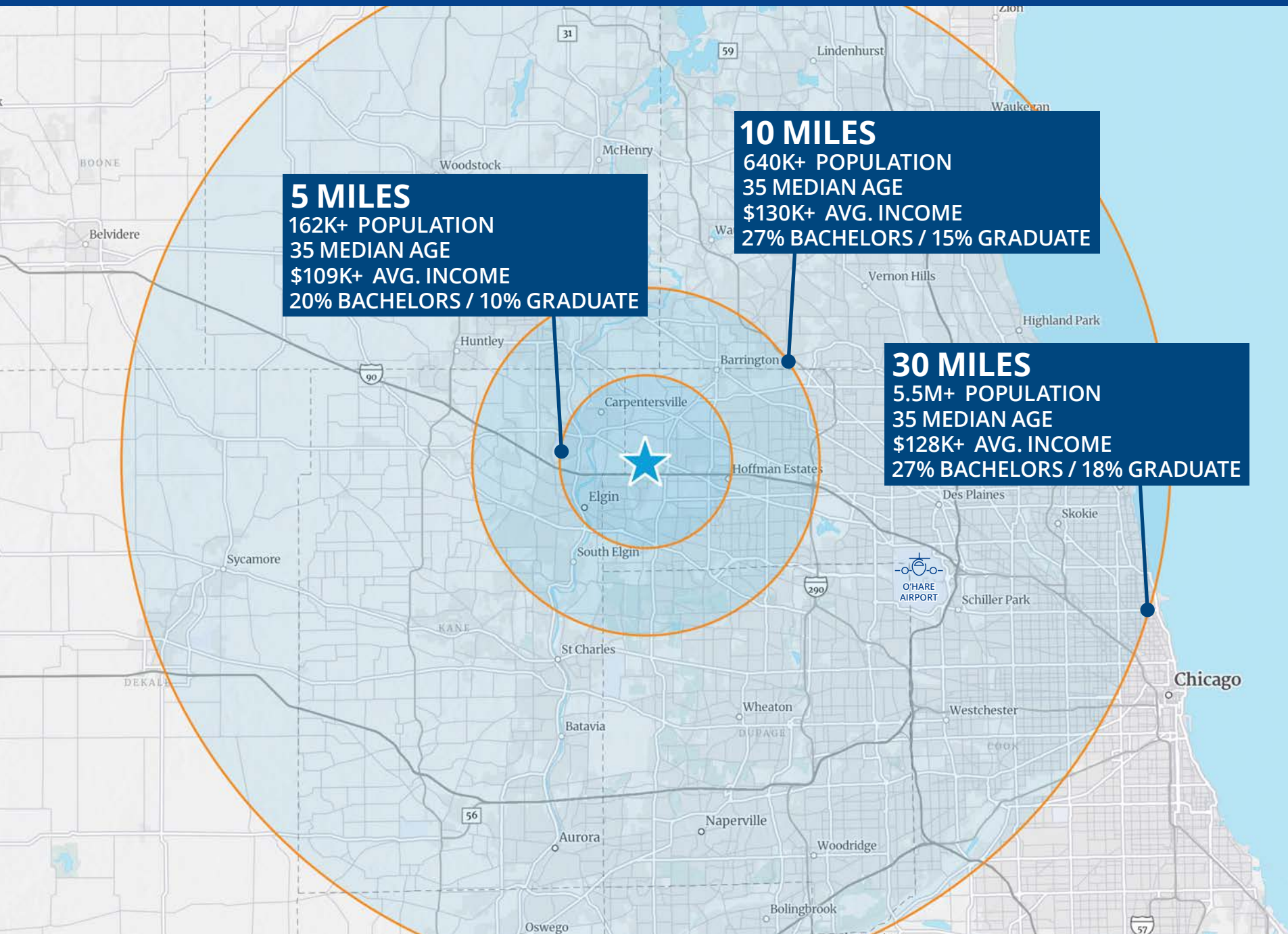


OVER 200
RETAILERS

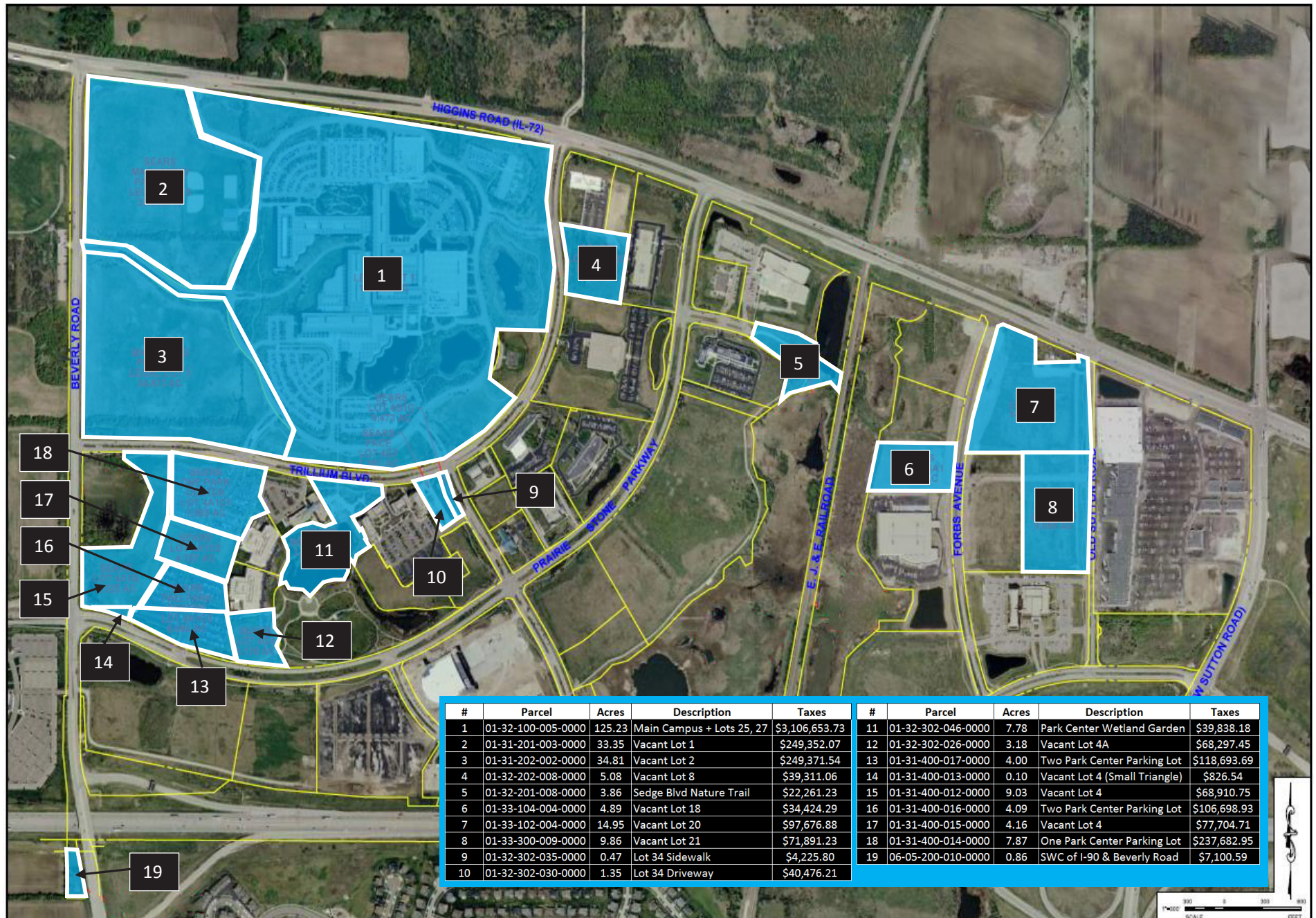
All Within
10 Miles



Demographics
















Tax Parcel Map





Fiber and Power


Metro Networks

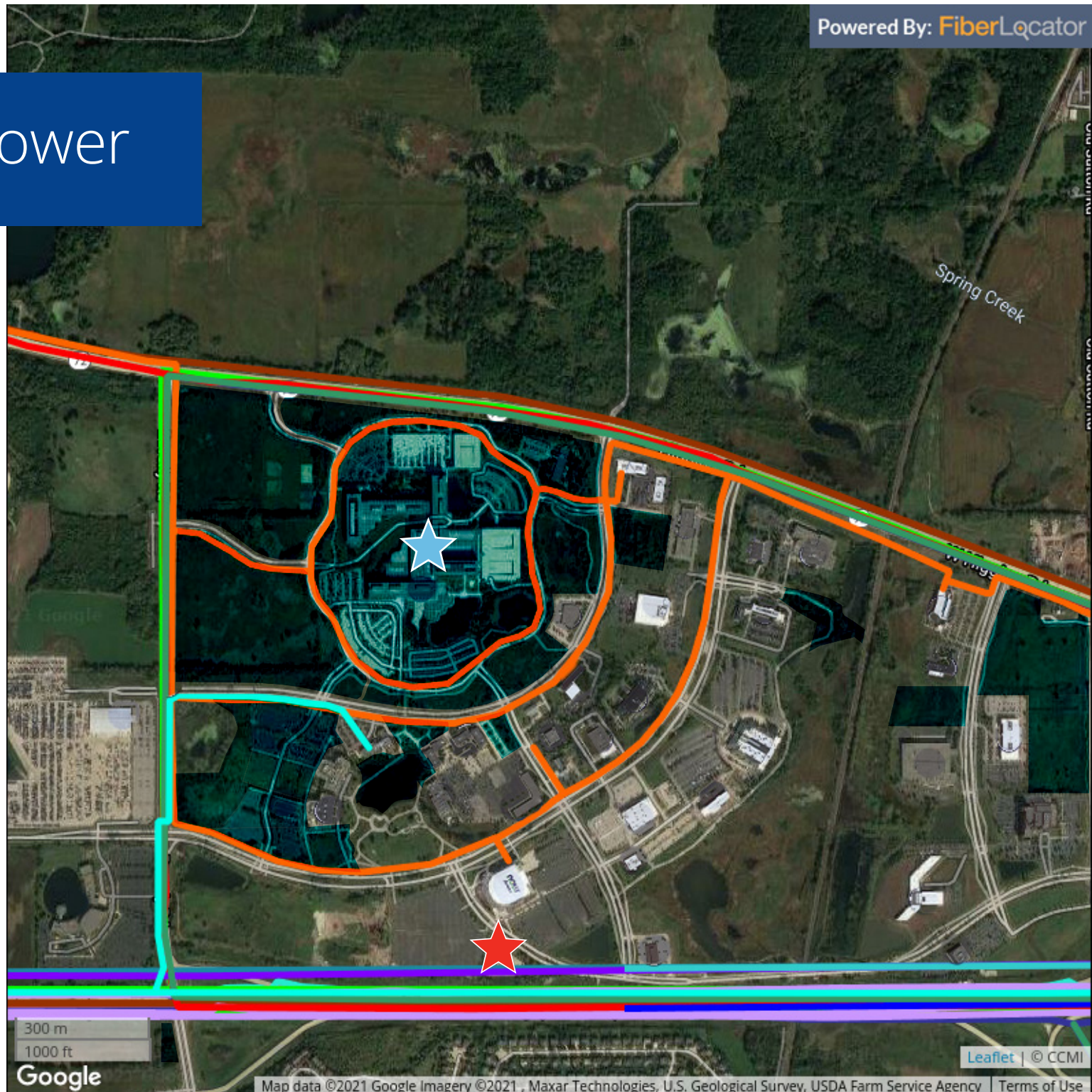
-  Bluebird Network
-  CenturyLink Metro
-  G4S
-  Level3 Metro
-  Stratus Networks
-  Surf Broadband
-  US Signal
-  Uniti Fiber
-  VinaKom Communications
-  WOW! Business
-  Windstream
-  Wisconsin Independent Network
-  Zayo Metro

Long Haul Networks

-  Telia Carrier
-  Zayo Long Haul

Substation

-  2MW available and expandable to 68 MW



Offering Highlights

PROPERTY

Size

274 acres
2.3M SF Class A Office Building

Location

Bounded by Interstate 90, Sutton Rd (IL – 59), Higgins Rd (IL-72) and Beverly Rd in Hoffman Estates, IL

Existing Zoning

O-5 – Office District
Permitted uses include office, hotel, restaurants, retail, medical, research/lab space. Flex tech and data center allowed with special use permit. High end industrial/technology park development will be considered.

Located in WHE Enterprise Zone.

Power

Property is served by a substation within Prairie Stone Park with 2MW available and is expandable to 68MW

Utilities

ComEd electric, Nicor Natural Gas, Municipal water and sewer

LOCATION

Access

Easy highway access at Route 59
Close to I-90 (Kennedy Expressway)

Vehicles Per Day

25,800 on Route 72
29,500 on Route 59
136,300 on I-90

COMMUNITY

Amenities

Abundant shopping, hospitality and entertainment nearby

ASKING

Subject to offer



Courtesy of Lee Hogan

Rare Large Site Development Opportunity

Bounded by Interstate 90, Sutton Rd (IL – 59),
Higgins Rd (IL-72) and Beverly Rd in Hoffman Estates, IL

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