

**1111 E Touhy Avenue**  
Des Plaines, IL 60018 (CHICAGO MSA)

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**O'HARE VALUE-ADD OPPORTUNITY**



**PRESENTED BY**

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# ABOUT DES PLAINES

Des Plaines is located approximately 17 miles northwest of downtown Chicago near O'Hare International Airport. It is a vibrant, diverse collection of residential, commercial, and industrial land uses, encompassing roughly 15 square miles of land area. Des Plaines' neighboring communities include Park Ridge, Glenview, Mount Prospect, Rosemont, and Chicago.

In 2024, the value of property in Des Plaines had an equalized assessed value (EAV) of \$2.82B, an increase of \$111.3M from the prior year. This is a 4.1% increase from the prior year.

## TOP 10 EMPLOYERS - DES PLAINES

EMPLOYER	EMPLOYEES
Rivers Casino	1,500
UOP LLC	1,300
Oakton College	1,200
Kalavara Inc.	1,000
Sysco Food Services	729
Acuity Brands Lighting Inc.	701
Family Behavioral Health Clinic	650
Ascension Holy Family Medicine	606
Abbott Molecular Inc.	500
Warehouse Direct	400

**Big-city  
Amenities**

**Great  
Location**

**Good  
Schools**

**Plenty of  
Jobs**

**#10**

Best Place to live  
in IL (2025)

1 of the 8

**Best  
Places to  
Retire**

in the U.S.

Awarded

**Better  
Business Town**

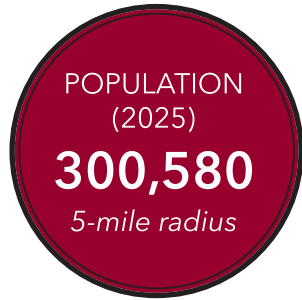
In the US

Awarded

**Triple Crown  
Recognition**

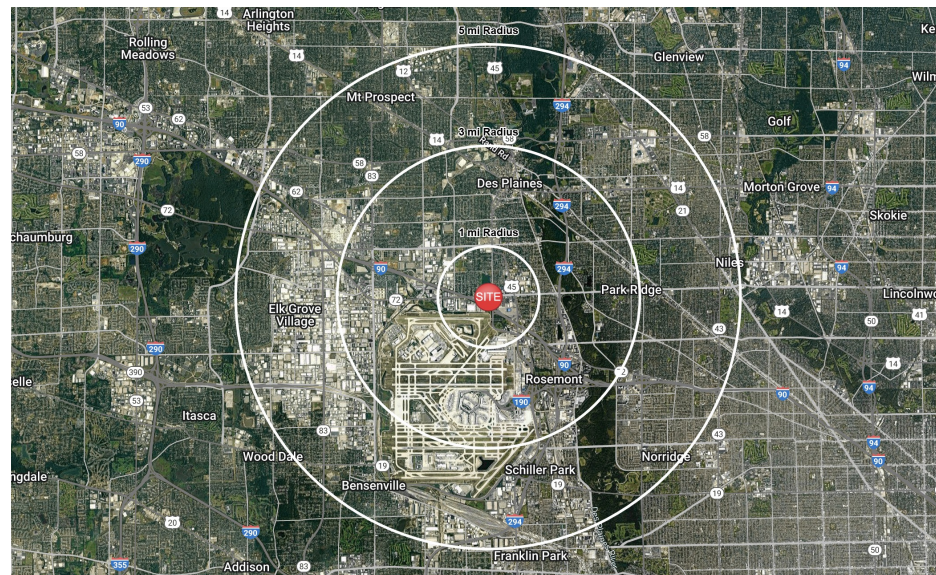
by the Government  
Finance Officers  
Association (2021)

# DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Estimated Population (2025)	9,377	77,891	300,580
Projected Population (2030)	9,004	75,403	291,386
Census Population (2020)	10,061	80,023	308,555
Census Population (2010)	10,076	77,214	301,419

Daytime Demographics	1 Mile	3 Miles	5 Miles
Total Businesses	1036	4,806	10,650
Total Employees	17,813	72,043	160,891
Company Headquarter Businesses	4	43	132
Company Headquarter Employees	153	3,461	8,926
Employee Population per Business	12.5	17.9	14.9
Residential Population per Business	37.2	28.7	24.5



Occupations (2025)	1 Mile	3 Miles	5 Miles
Occupation Population Age 16 Year or Over	5,334	42,248	160,905
Occupation Total Males	2,972	22,754	87,361
Occupation Total Females	2,362	19,494	73,544
Management, Business, Financial Operations	638	8,413	31,878
Professional, Related	825	9,831	37,804
Service	1,050	6,293	24,761
Sales, Office	1,063	7,793	29,886
Farming, Fishing, Forestry	-	20	109
Construction, Extraction, Maintenance	394	2,969	11,974
Production, Transport. Material Moving	1,364	6,929	24,494
White Collar Workers	2,525	26,037	99,567
Blue Collar Workers	2,809	16,211	61,338

Households By Income	1 Mile	3 Miles	5 Miles
Estimated Average Household Income (2025)	\$110,747	\$133,372	\$131,439
Estimated Median Household Income (2025)	\$91,602	\$102,617	\$100,758
Estimated Per Capita Income (2025)	\$37,219	\$52,909	\$51,698

Educational Attainment	1 Mile	3 Miles	5 Miles
Adult Population (25 Yers or Over)	6,532	56,409	218,263
Elementary (Grade Level 0 to 8)	14.3%	6.7%	5.5%
Some High School (Grade Level 9 to 11)	6.9%	4.4%	4.6%
High School Graduate	27.5%	22.2%	22.4%
Some College	15.8%	16.9%	17.3%
Associate Degree Only	9.0%	7.2%	6.8%
Bachelor Degree Only	16.1%	27.2%	27.7%
Graduate Degree	10.4%	15.5%	15.7%

# INVESTMENT SUMMARY



Located in the Chicago MSA | The 3rd Largest MSA in the US



151,189 RSF | 62% Occupied | 21 Units



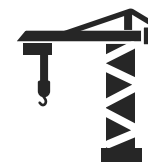
Built in 1975



3 miles from O'Hare International Airport  
1 mile from All State Arena  
2.5 miles from Rivers Casino Des Plaines

Lee & Associates is pleased to present 1111 E Touhy Avenue in highly coveted O'Hare office market. The building is approximately 151,189 square feet of gross leasable area. The building was constructed in 1975 and was recently renovated. This building consist of five floors. The property is situated on 5.45± acre parcel.

Located within a sprawling 28-acre campus, and bordering the scenic Lake Opeka with its abundant recreational benefits, this five-story building stands tall, offering an unmatched array of technological advancements, sustainable practices, and lifestyle amenities. These extraordinary features are meticulously crafted to empower tenants, enabling them to flourish both professionally and personally with the additional support they deserve.



New Developments: O'Hare International Airport is undergoing a massive expansion and modernization project called "O'Hare 21", aiming to transform the airport from curb to gate. This includes a new Global Terminal, two satellite concourses, and upgrades to existing terminals. The project is expected to be completed in phases, with the Global Terminal slated for 2032 and Satellite Concourse 1 anticipated in 2028.

# INVESTMENT SUMMARY



Strong Demographics | 77,891 Residents | 30,843 Households | 96,210 Employees | \$133,372 AHHI within 3 miles



Near Multiple Company Headquarters: Alliant Credit Union, Wintrust Financial Corporation, CJ Logistics, and United Training Center



Located 18 miles northwest of downtown Chicago and are adjacent to O'Hare International Airport, providing immediate access to and from one of the world's busiest airports. The Lee Street interchange at I-90, located immediately southeast of the Property, furnishes access to the entire Chicago area expressway system. This exit is the first access point west of Chicago on I-90. In addition, the Property is approximately two miles west of the Tri-State Tollway (I-294) and 4.8 miles north of the Eisenhower Expressway (I-290). 1011 and 1111 East Touhy Avenue benefit tremendously from being at the crossroads of suburban Chicago's expansive highway system.

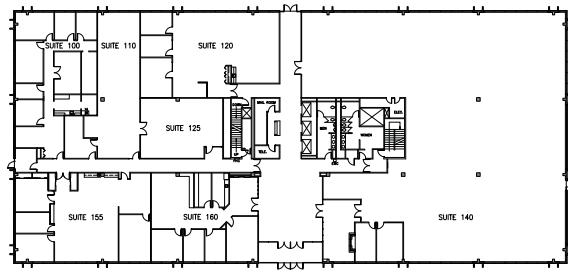
The Property is located in northwest Cook County in an area commonly referred to as the O'Hare office submarket. The O'Hare area is recognized nationwide as home to numerous Fortune 500 corporate headquarters, as well as regional and district headquarters for corporations based outside of Illinois. The area's hotel, residential and recreational facilities have exhibited strong continued growth since the 1960s. The O'Hare area and surrounding suburban Cook County are also known for exceptional public school systems and an abundance of community services.

Neighboring Rosemont is home to the nation's tenth largest meeting and convention center. The 18,500-seat Allstate Arena is located minutes away, as well as The Rosemont Theatre and the variety of nightclubs, lounges and health clubs. The abundance of amenities in such close proximity to one another make the Des Plaines/Rosemont area the ideal corporate meeting place.

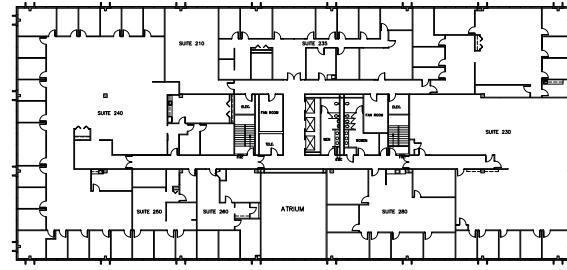


# EXECUTIVE SUMMARY

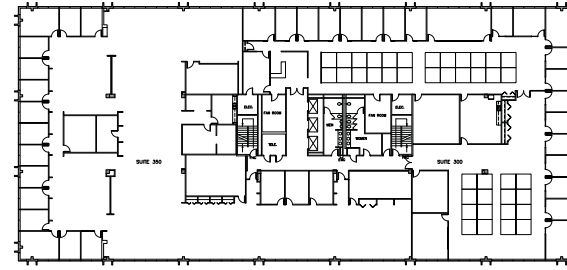
## First Floor



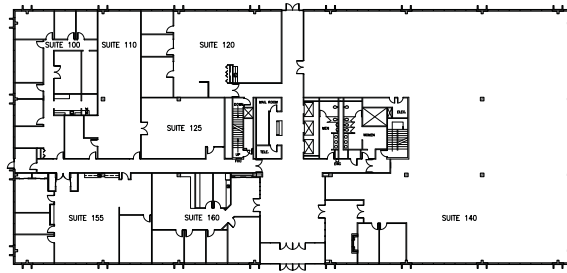
## Second Floor



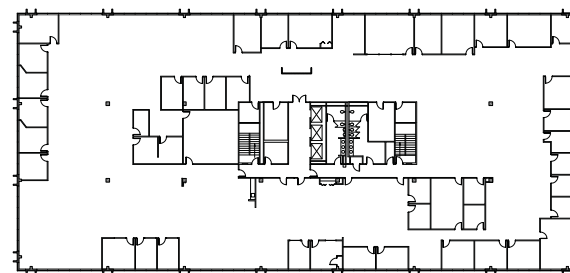
## Third Floor



## Fourth Floor



## Fifth Floor



### PROPERTY ADDRESS

Year Built /Renovated	1987/2022
Floors	5
Gross Leasable Area	151,189
Lot Size	5.45+/- Acres
Total Units	21
Occupied	13
Parking	Asphalt-paved parking areas border the south and west end of the Property, providing surface parking for 427 vehicles (2.88/1,000 sf). This includes 9 handicapped parking areas with side ramp space.

1111 East Touhy is a five-story, Class B office building located in Des Plaines, Illinois. The building has a two-story atrium lobby which was recently renovated. Construction consists of a structural steel frame supporting metal and concrete floor decking and is founded on reinforced concrete spread footings. The building is enclosed with an aluminum and reflective glass curtain wall embellished with vertical concrete mullions and horizontal, pre-cast concrete parapet panel. The roof is ballasted, singly-ply EPDM membrane. The building is fully sprinklered and equipped with a non-addressable fire alarm system. Each floor includes two dedicated air-handler units (AHUs) with a cooling coil. A single centrifugal chiller provides refrigeration with chilled water to each AHU. On-grade cooling towers adjacent to the building provide heat rejection.

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