



**OAK BROOK**  
T W E N T Y T W O

**CBRE**

1211-1315 W. 22nd Street, Oak Brook, IL 60523



**1211, 1225, 1301 & 1315  
22ND STREET, OAK BROOK IL**

Welcome to Oak Brook 22. The property consists of approximately 400,000 square feet of premier office and vibrant ground floor retail space, including STK Steakhouse, with two identical 11-story office towers, a single-story "link" connecting the towers, and a separate four-story freestanding office building.

Oak Brook 22's distinguished characteristics including strategic location, quality systems, efficient planning design and high visibility.



# YOU'LL NEVER WANT TO LEAVE

Oak Brook 22's ownership team set in motion a plan to rejuvenate the property and make it the premiere Class A office option in the Oak Brook area. Today, Oak Brook 22 is home to a host of best-in-class amenities.



## FITNESS CENTER

The fitness center contains state-of-the-art exercise equipment, a separate yoga studio, private lockers, showers, and towel service.



## TENANT LOUNGE

The tenant lounge provides open design and comfortable seating that creates an additional interior work space for tenants and guests.



## CONFERENCE CENTER

The Conference facility meets all tenant needs with a 40 person training room, 16 person board room, private restrooms and a kitchen.



## STK STEAKHOUSE

STK Steakhouse offers tenants and guests the perfect spot for a quick lunch or after-work dinner.



## GRAB & GO

Grab & Go Coffee Bar offers tenants a quick bite or beverage to grab on the go.



## OUTDOOR TERRACE & PATIO

The green and lush landscaping provides shade and seating, enabling tenants and guests to relax and/or take their business outdoors.





# LOCATION

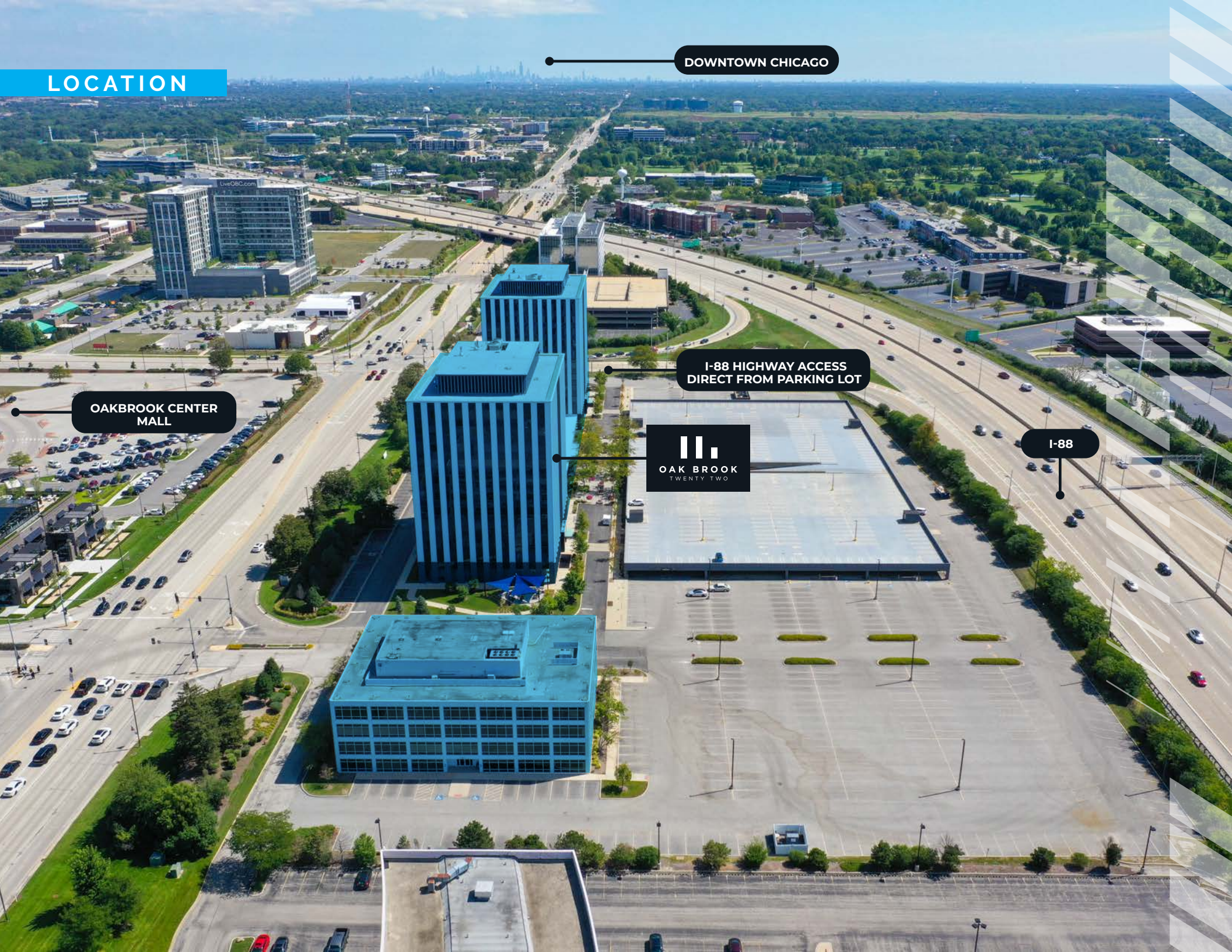
DOWNTOWN CHICAGO

OAKBROOK CENTER MALL

I-88 HIGHWAY ACCESS  
DIRECT FROM PARKING LOT

OAK BROOK  
TWENTY TWO

I-88





## PROMINENT

### “MAIN AND MAIN” LOCATION

Located at the southwest corner of the intersection of 22nd Street and Spring Road, immediately adjacent to the I-88 on/off ramp, Oak Brook 22 has long been one of the most prominent and recognizable properties on the Oak Brook skyline. The Property's location directly across 22nd Street from Oakbrook Center Mall provides tenants and guests access to all of the amenities in the immediate vicinity of the mall.

## COMMUTER FRIENDLY

- Fully signalized four way intersection along 22nd Street
- Direct Westbound I-88 Access and Adjacent Spring Rd exit
- Access to southbound I-294 1.5 miles east and northbound access 1.2 miles along I-88
- O'Hare International Airport located 20 minutes north off I-294
- Midway International Airport located 25 minutes southeast
- PACE public bus stop located at entrance
- Signalized access to building and OB Mall



EASY ENTRANCE  
FROM **22ND STREET**



DIRECT WESTBOUND  
**I-88** ACCESS



**I-294** ACCESS  
1.5 MILES EAST



**O'HARE**  
20 MINUTES NORTH



**MIDWAY**  
24 MINUTES SOUTHEAST



O'HARE - 20 MINUTES NORTH

PINSTRIPES

AMC OAK BROOK CENTER

HILTON CHICAGO  
OAK BROOK SUITES HOTEL

DOUBLE TREE BY  
HILTON CHICAGO HOTEL

CRATE AND BARREL

LIFETIME FITNESS

NORDSTROM

MICROSOFT STORE

TREEHOUSE FOODS

APPLE STORE

NEIMAN MARCUS

POTTERY BARN

ARHAUS

PUTTSHACK

MACY'S

PACE BUS  
STOP

RESTORATION  
HARDWARE

CHICAGO MARRIOTT  
OAK BROOK HOTEL

BETTINARDI GOLF  
SAATVA  
NEXT HEALTH MED SPA

## PRIME LOCATION

Just 19 miles west of downtown Chicago, the Village of Oak Brook is a hub of commerce and business activity. The city serves as home to the headquarters of several notable companies, many of which surround Oak Brook 22. Entertainment, hospitality and recreation are all within easy reach for Oak Brook 22 tenants.

MIDWAY - 24 MINUTES SOUTHEAST





## A DINING DESTINATION

Whether you are looking for a quick casual meal or a fine dining experience, Oak Brook 22 offers it all in abundance.



# CONNECTED AND EFFICIENT

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The Property's efficient and linked design enables every tenant, regardless of size, to feel prominent and immediately connected to the property's Class A Amenities.

## TOWER ONE

**1211**

- CONFERENCE CENTER
- FITNESS CENTER
- STORAGE

## TOWER TWO

**1301**

- TENANT LOUNGE
- STORAGE & UPS DROPBOX
- SAATVA
- NEXTHEALTH (COMING SOON)

## TOWER LINK

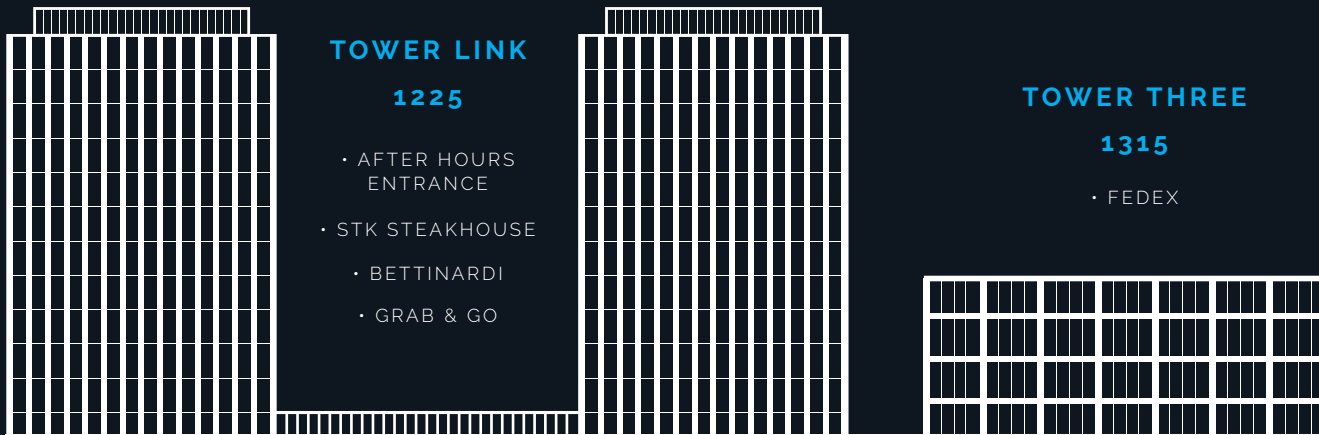
**1225**

- AFTER HOURS ENTRANCE
- STK STEAKHOUSE
- BETTINARDI
- GRAB & GO

## TOWER THREE

**1315**

- FEDEX





## OWNERSHIP

Since 1995, Franklin Partners has focused on quality and innovation, impacting more than 50-million square feet of development, property management, and new construction. Their portfolio spans, Illinois, Missouri, Michigan and Ohio with a focus on commercial office, industrial, and land development. They respect culture and innovation, and this mindset impacts everything they do. They work with the best industry experts and are motivated by what hasn't been done yet, taking great pride in their hospitality-inspired property management to leading-edge development.

Inspired by the hospitality industry, they bring high-end property and asset management to commercial facilities. As trusted stewards of real estate assets, their property and asset managers bring a detailed understanding of the full lifecycle of a real estate asset. They apply their experience on behalf of corporate, institutional, and private commercial real estate investors, always focused on protecting and improving value. With their tenant-focused approach, they strive to minimize operating costs, improve efficiencies, and achieve quicker response times that result in higher tenant satisfaction.

The Franklin Partners management portfolio includes trophy office buildings to industrial warehouses to build-to-suit manufacturing environments. Their extensive commercial real estate knowledge and industry insight allow them to act in the best interest of their developments, partners, investors and clients.



## BUILDING SPECS

- Flexible 15,000 SF Floors
- Attractive window-line for all suites
- Numerous amenities
- Across from Oakbrook Center Mall
- Elevator Identity

## SITE INFORMATION

12.5 acres with approximately 1,185 parking spaces.

## NET RENTABLE AREA

389,001 square feet per BOMA 2010







# OAK BROOK

## TWENTY TWO

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