

LEASE

200 APPLIED PARKWAY
200 Applied Parkway University Park, IL 60449



PROPERTY DESCRIPTION

Exceptional opportunity to acquire or occupy a fully built-out corporate campus in University Park, IL. This two-story office building with lower level features a dramatic two-story atrium, large auditorium, full-service cafeteria, multiple conference rooms, private offices, open workstations, and extensive support areas. Situated on approximately 40 acres with expansive surface parking spaces, the property offers a true campus-style environment with landscaped grounds, outdoor seating areas, and on-site loading/receiving. Ideal for research & development, institutional, training, or corporate headquarters use. Strategic location approx. 15 minutes to I-80/I-294, 15 minutes to proposed Peotone airport, and 45 minutes to Midway Airport. Low Will County real estate taxes.

PROPERTY HIGHLIGHTS

- 150,000 SF institutional / office facility on 40 Acres

Charles Groebe
(708) 205-8703

OFFERING SUMMARY

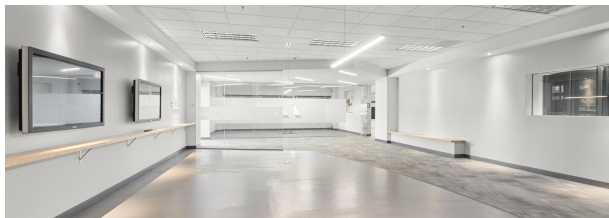
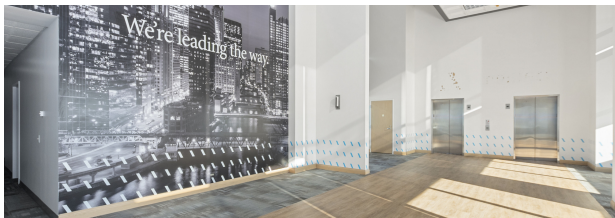
Lease Rate:	\$12.00 SF/yr (Gross)
Available SF:	30,000 - 65,845 SF
Lot Size:	40 Acres
Building Size:	150,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	8	400
Total Population	1	23	1,152
Average HH Income	\$106,414	\$111,493	\$118,265



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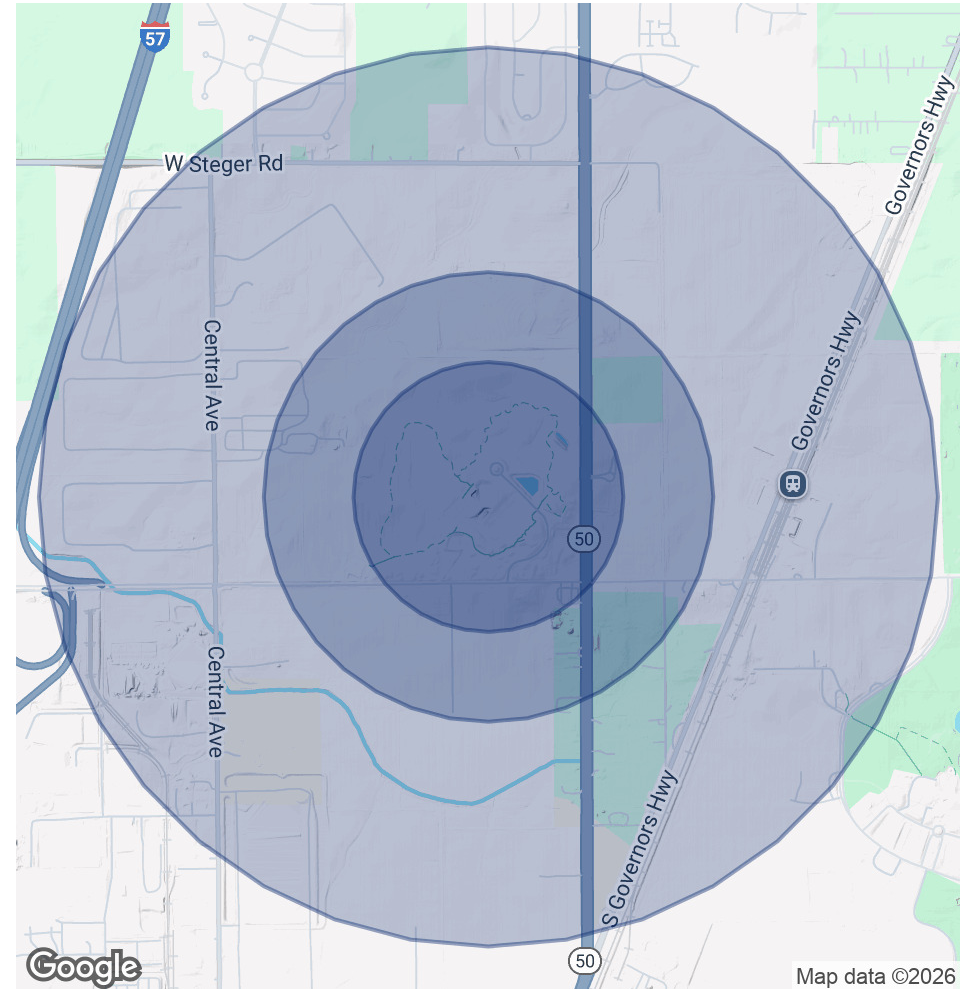
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1	23	1,152
Average Age	36	39	40
Average Age (Male)	36	38	39
Average Age (Female)	36	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	8	400
# of Persons per HH		2.9	2.9
Average HH Income	\$106,414	\$111,493	\$118,265
Average House Value	\$227,886	\$262,691	\$227,139

Demographics data derived from AlphaMap



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