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**AVAILABLE NOW**

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**2600  
FORBS**

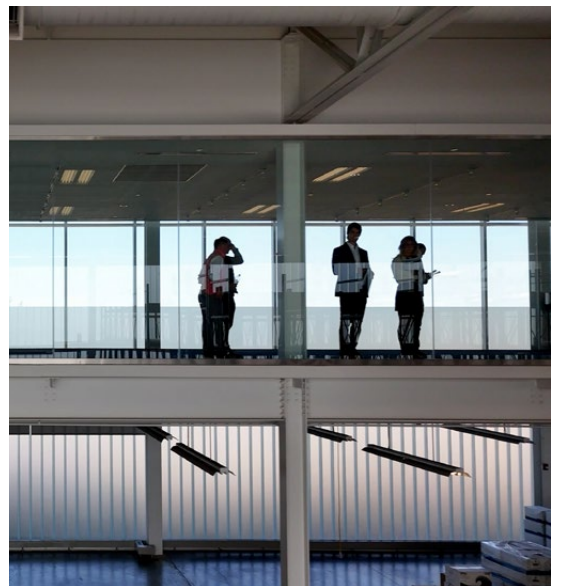
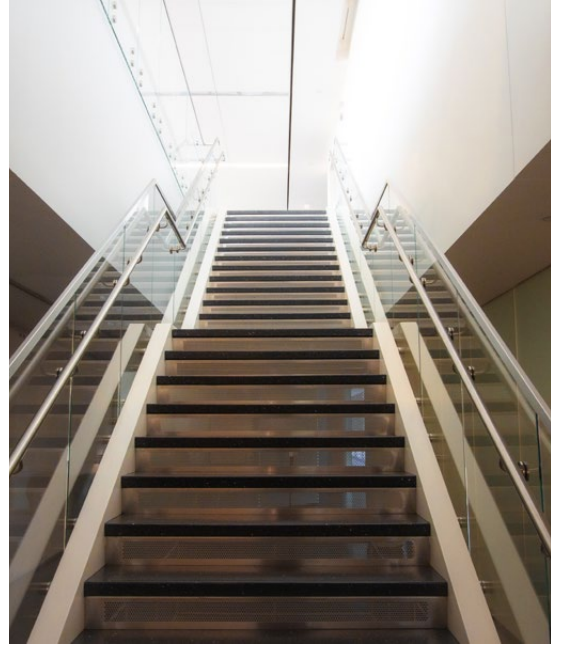
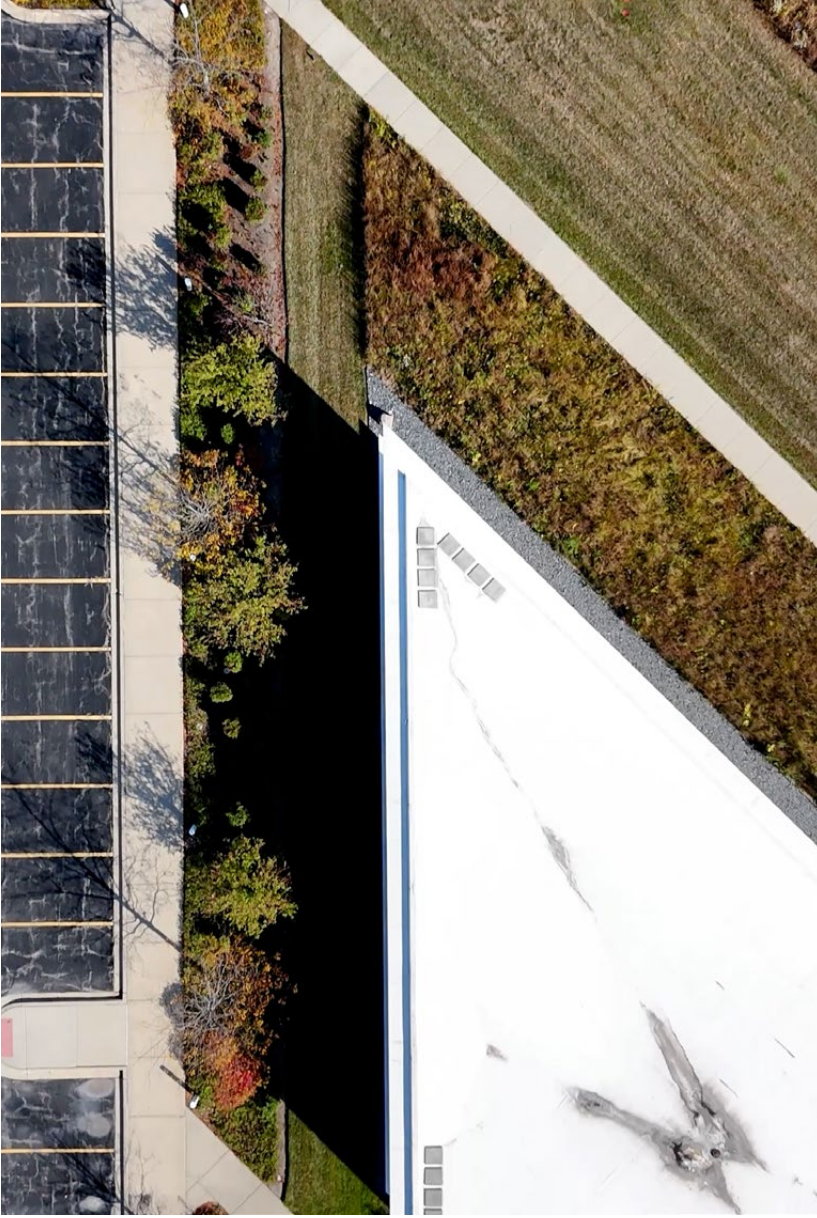
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**HOFFMAN ESTATES**

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**±90,000 SF CLASS A HQ FACILITY**

**NAI**Hoffman



# 2600 FORBS

±90,000 SF  
CLASS A HQ FACILITY  
IN HOFFMAN ESTATES



# HQ on the Prairie

- **SF:** 90,000
- **YEAR BUILT:** 2008
- **VIBE:** Awesome

### PROPERTY DESCRIPTION

Light & nature combine with modern design for a sanctuary on the prairie that manages to exude peace & seclusion while being located in the heart of Chicagoland's commerce corridor.

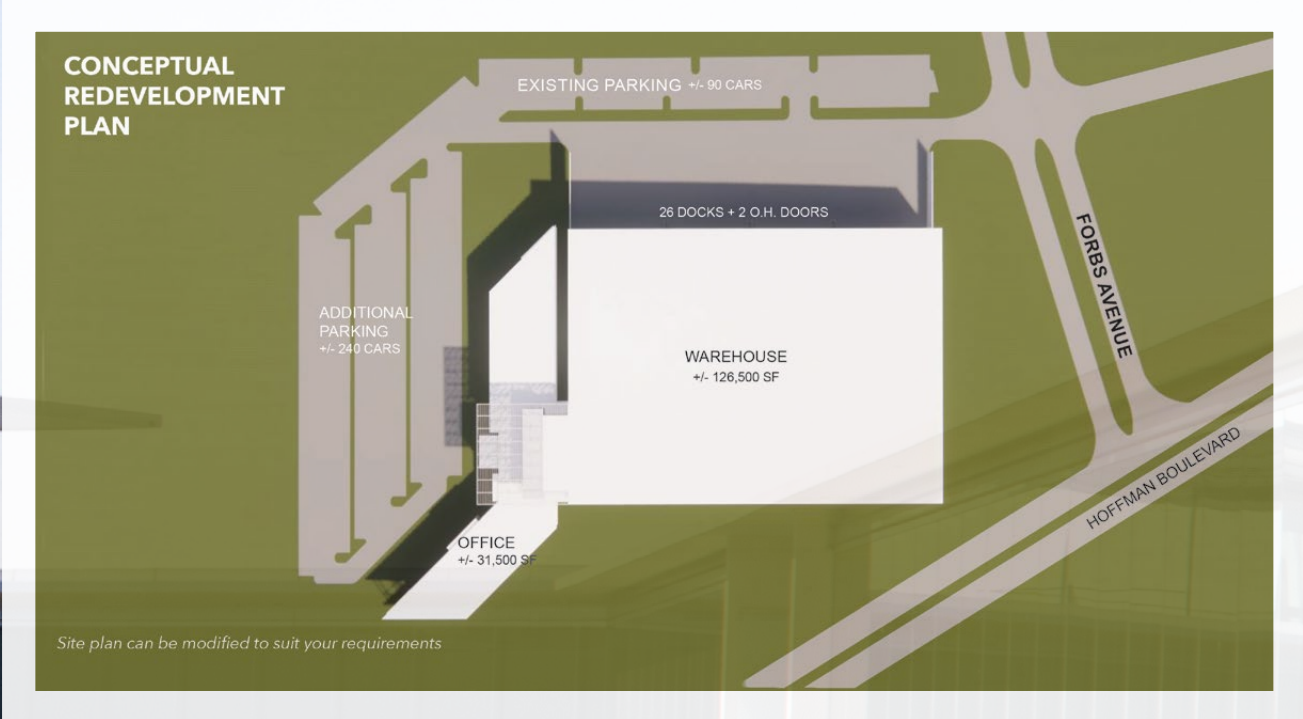
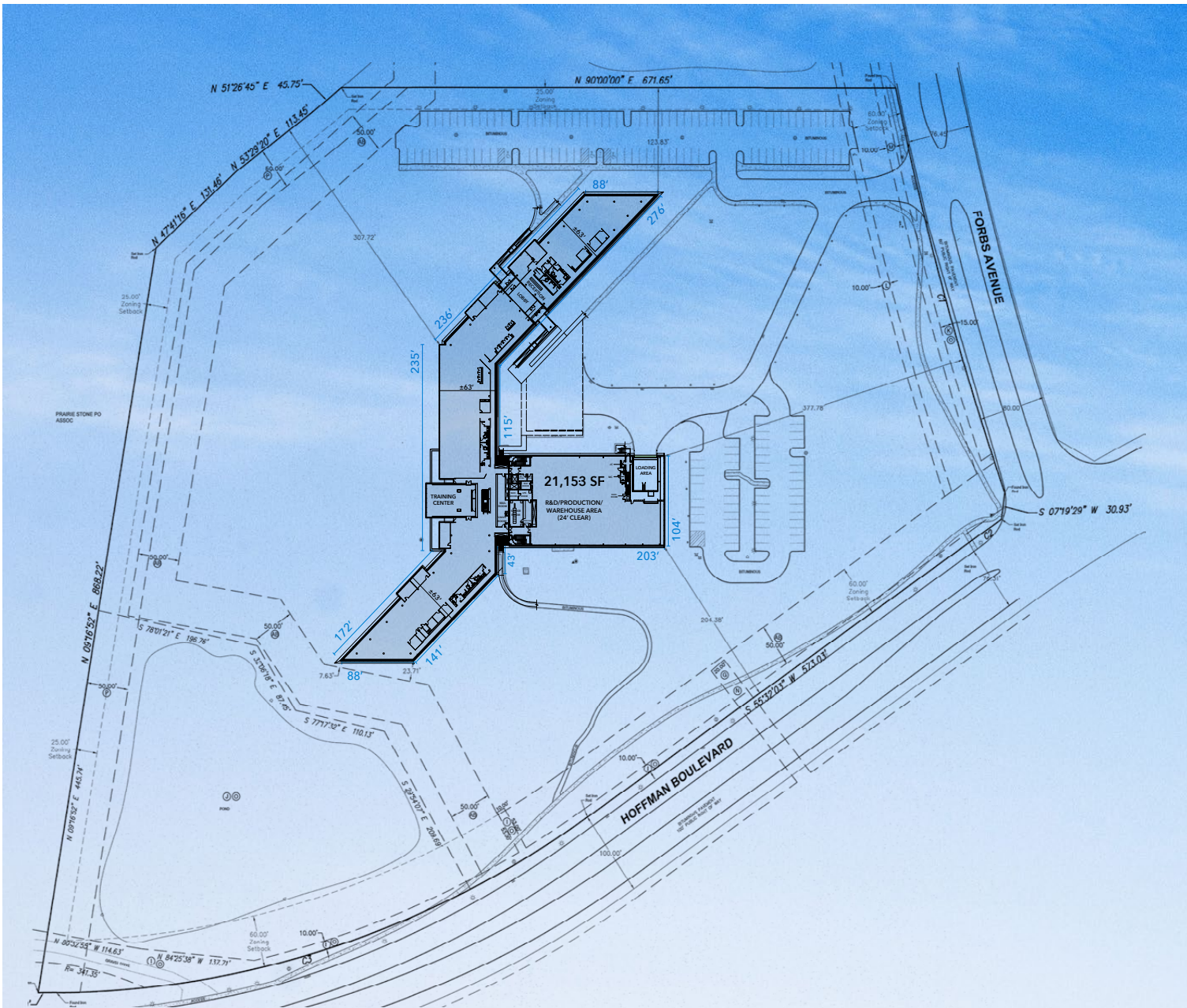


# Office, Development & Warehousing

- **OFFICE:** 75,000 SF
- **WAREHOUSE:** 21,153 SF
- **PARKING:** 167 (expandable to 300)

### UNIQUE FEATURES

Floor-to-ceiling glass throughout and translucent wall paneling in the warehouse/development space bathe the interior in natural light and offer an unobstructed view of the prairie landscaping panorama; the second-floor lounge features an expansive open-air terrace.



# 2600 FORBS HOFFMAN ESTATES

- **ACRES:** 19.43
- **CLEAR HEIGHT:** 27'
- **DOCKS:** 2 truck-level
- **POWER:** 3,000 A @ 277/480 V
- **SALE PRICE:** Subject to offer
- **COOL VIEWS:** ± 27,237
- **BIRDS AND TREES:** Yes, lots
- **HVAC:** Fully air-conditioned

## PROPERTY DESCRIPTION

The perfect spot for a headquarters, a warehouse, a research facility, and/or an office you'll be proud to show off.

- Immediate access to I-90 with excellent brand visibility to 133,000 vehicles per day.
- Hoffman Estates is a business-friendly northwestern Chicago suburb with access to a diverse labor pool.
- Site can accommodate expansion.
- Site can accommodate daydreaming while looking out the windows at the prairie.
- Facility is part of Prairie Stone Business Park, adjacent to abundant dining, lodging and retail amenities





## Whoa.

- **WHAT:** 2nd floor lounge/veranda/office
- **SF:** 12,500
- **SUNSHINE:** Yes

### DESCRIPTION

This is that lounge area we mentioned. Golden sunlight and an open-air terrace overlooking the prairies and ponds? Sign me up. There are also some great meeting rooms and well-lit office areas.

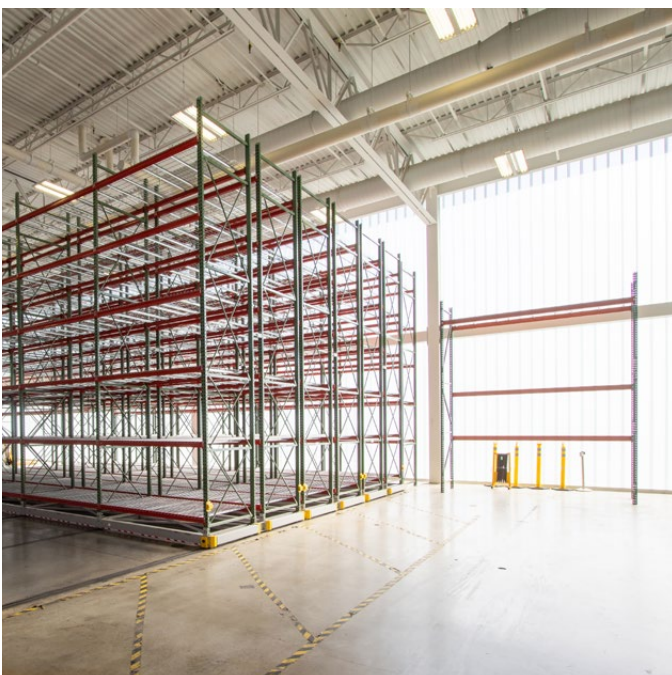


## Lots of this.

- **WHAT:** 1st floor office space
- **SF:** 62,500
- **INSPIRATIONAL:** Definitely

### DESCRIPTION

There are conference rooms and glass offices all over this place. You will look cool standing by these windows holding a cup of coffee. People will assume you are having deep, insightful, innovative, important thoughts. (And they will be right.)

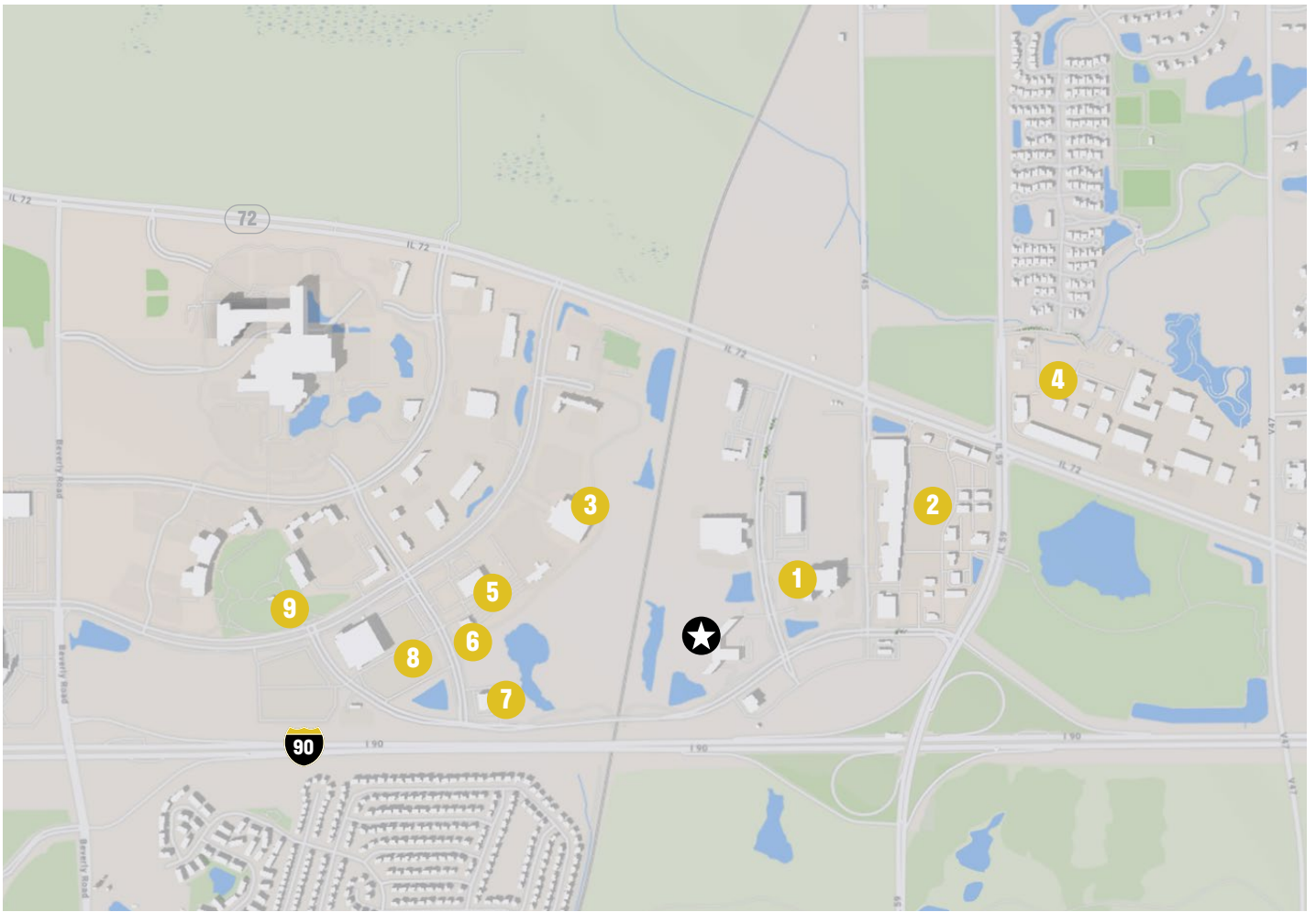


## Nice!

- **WHAT:** Warehouse/R&D Space
- **SF:** 21,153
- **CONCEPT:** Concept Name

### DESCRIPTION

Even the warehouse is bright and cool! 27' clear and plenty of racking, plus an existing Modula Lift vertical warehouse, and a second-floor glass overlook office area.



# You're Surrounded.

- **15-MINUTE DRIVE-TIME RADIUS**
- **POPULATION:** 291,498
- **MEDIAN HH INCOME:** \$94,954

## TONS OF NEARBY AMENITIES

2600 Forbs is located within Poplar Creek at 59/90, and adjacent to Arboretum of South Barrington, both mixed-use developments with a diverse roster of tenants and a variety entertainment, dining, retail and lodging options.

### ★ 2600 FORBS - SUBJECT PROPERTY

#### 1 CHICAGO MARRIOTT NORTHWEST

#### 2 POPLAR PRAIRIE STONE CROSSING

- |           |                           |
|-----------|---------------------------|
| Target    | PetSmart                  |
| HomeGoods | Which Wich                |
| Ross      | Crumbl                    |
| TJ Maxx   | Panda Express             |
| Maurices  | Buffalo Wild Wings        |
| Ulta      | Starbucks                 |
| Culvers   | Kyoto Japanese Restaurant |
| Chipotle  | ...and more!              |

#### 3 CABELA'S

#### 4 THE ARBORETUM OF SOUTH BARRINGTON

- |                |                    |
|----------------|--------------------|
| Sephora        | Loft               |
| Talbots        | LL Bean            |
| DSW            | J Jill             |
| XSport Fitness | Georgio's Pizzeria |
| Panera Bread   | Pinstripes         |
| Cooper's Hawk  | ...and more!       |

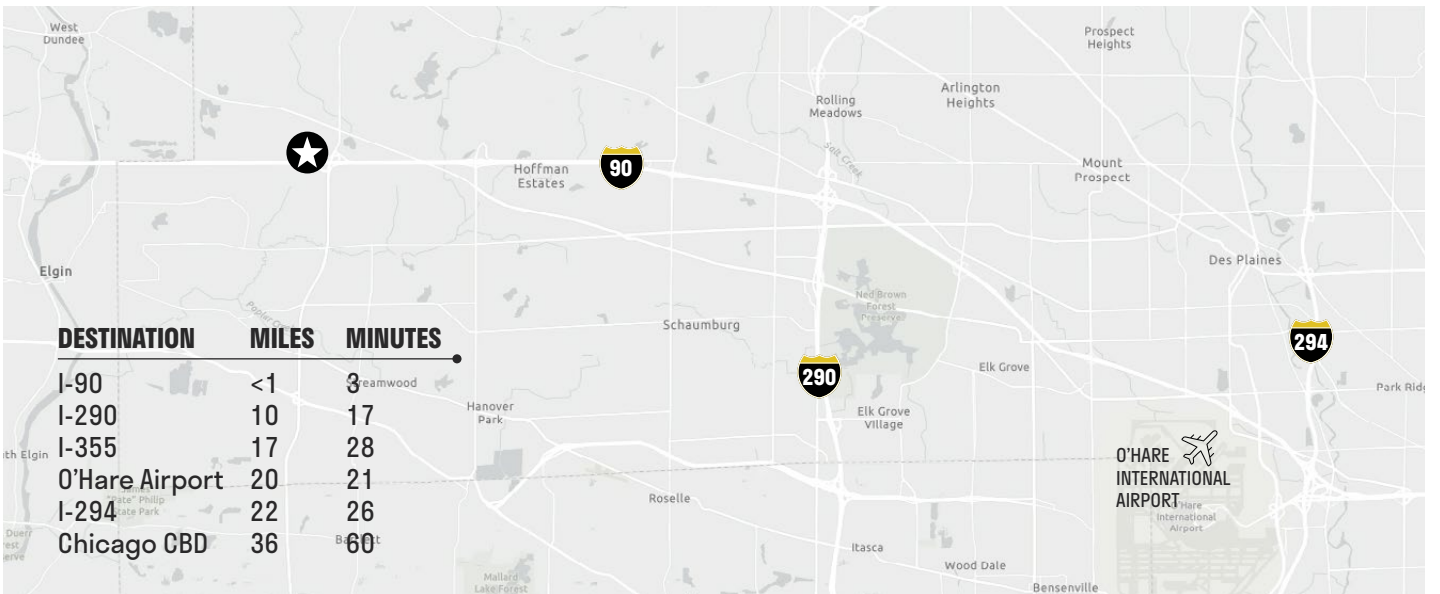
#### 5 MAIN EVENT HOFFMAN ESTATES

#### 6 THE SADDLE ROOM

#### 7 DULUTH TRADING COMPANY

#### 8 NOW ARENA

#### 9 HIDEAWAY BREW GARDEN



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