



12,562 RSF
TURNKEY OPPORTUNITY
PREMIUM LOCATION Q1
IMMEDIATE OCCUPANCY



Kemper Lakes
Business Center

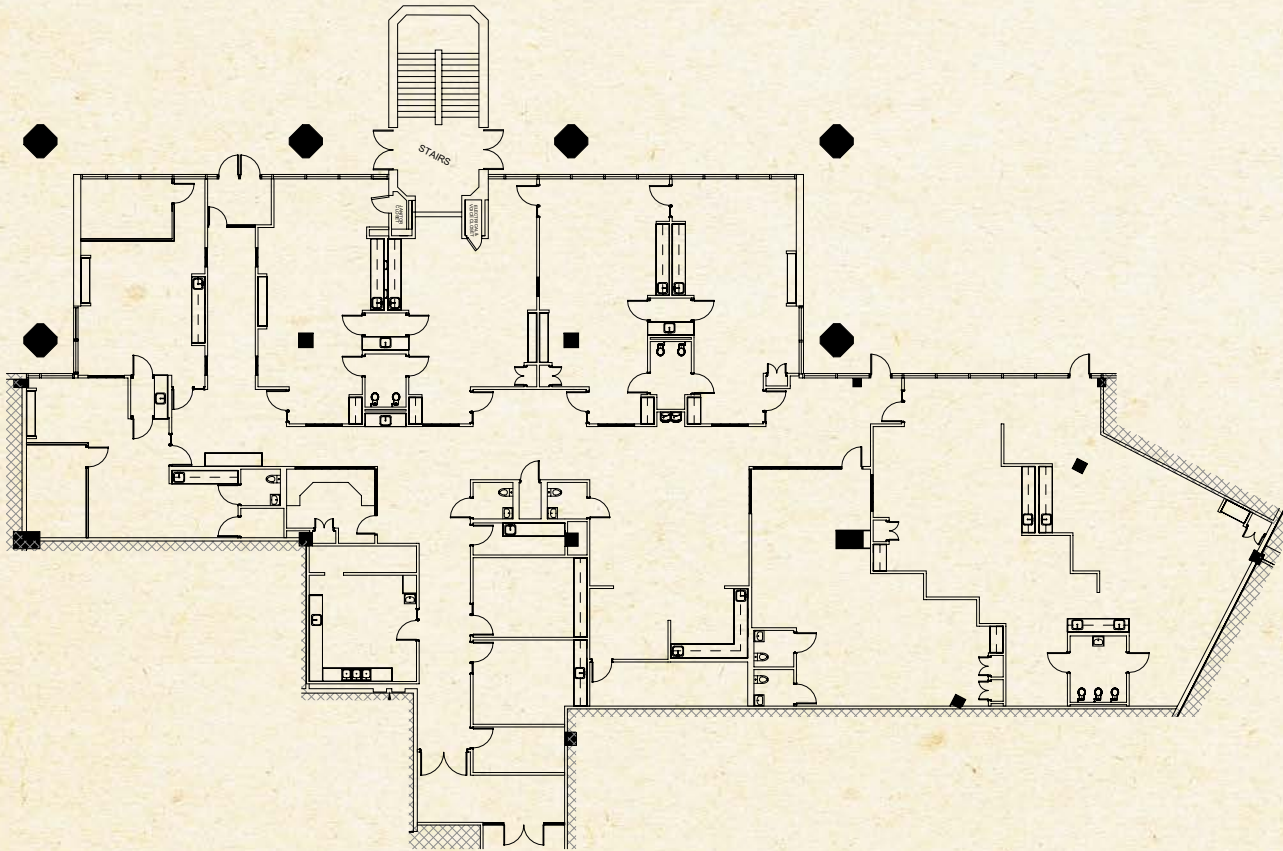
A unique childcare facility availability

Jones Lang LaSalle Midwest, LLC



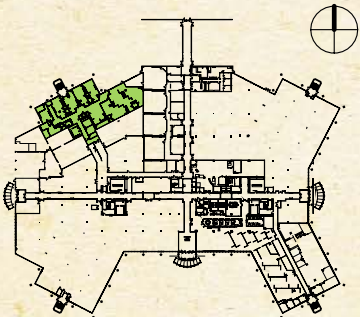
1 Corporate Drive Suite 135

This turnkey 12,562 RSF childcare facility offers **immediate** availability with space for multiple classrooms, offices, and play areas. The facility meets state capacity requirements and provides an ideal opportunity for operators to enter or expand in a high-demand childcare market with flexible programming and expansion potential.



AVAILABILITY HIGHLIGHTS

- 12,562 RSF accommodates multiple classrooms, offices, and specialized learning areas for comprehensive childcare programming
- Dual outdoor play areas provide age-separated spaces meeting licensing requirements
- Dedicated entrance for the space, separate from rest of the facility
- Turnkey design reduces buildout costs and accelerates opening timeline
- High enrollment capacity with generous space ratios creates strong revenue potential
- Immediate availability aligns with peak enrollment and academic calendar planning





LOCATED IN
1 CORPORATE
DRIVE



PROPERTY HIGHLIGHTS

Kemper Lakes Business Center offers an unparalleled location advantage in suburban Chicago. Strategically positioned with easy interstate access, it provides convenient commutes and effortless business travel while maintaining a serene suburban setting that benefits childcare employees.

The center features comprehensive on-site amenities including dedicated management, security, and a full engineering team. Tenants enjoy an on-site restaurant/café, fitness center, recreation room, and ample parking. The surrounding area boasts diverse shopping options, fine dining establishments, and quality hotels.

DEMOGRAPHICS

Affluent local demographics support strong
Market demand for premium childcare services

	5 MILES	10 MILES	15 MILES
Households	57,853	218,493	539,911
Median income	\$175,644	\$168,963	\$151,866



Kemper Lakes
Business Center

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