



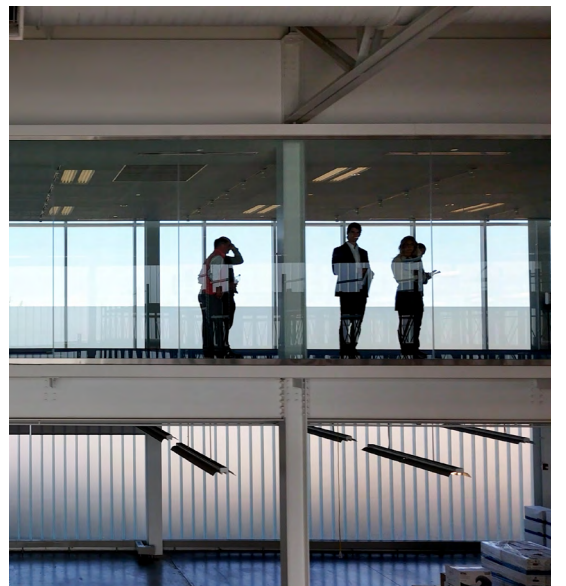
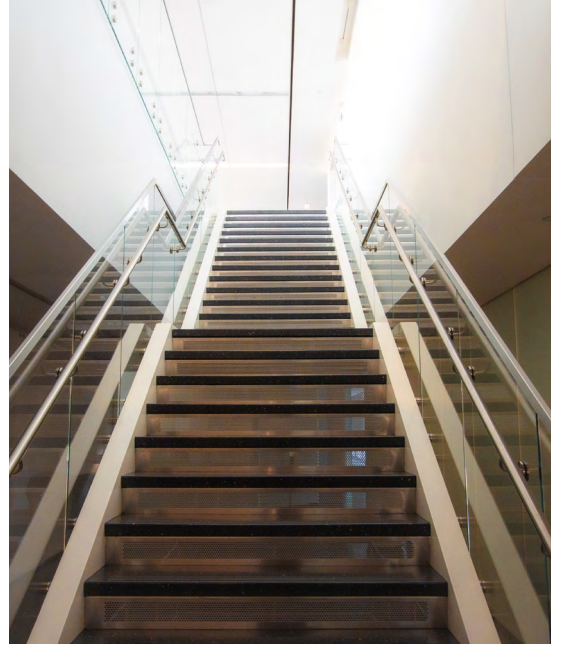
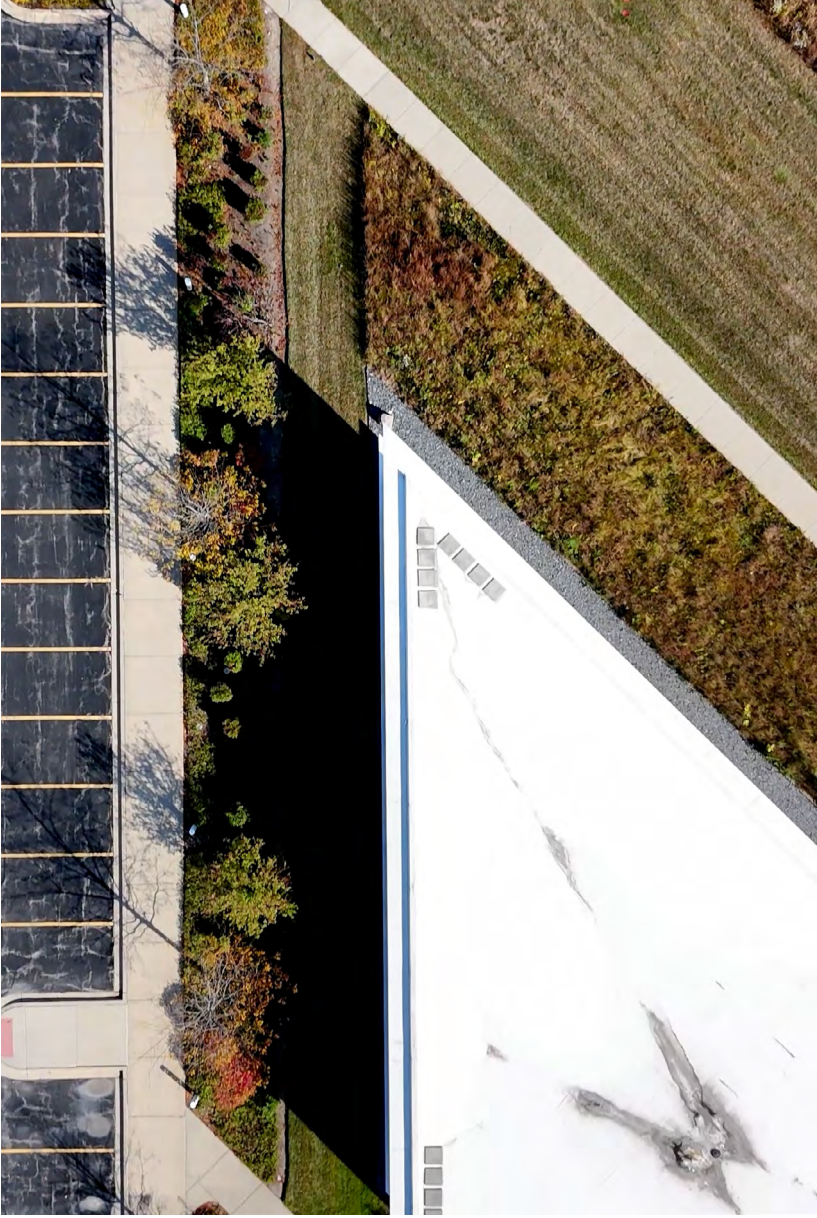
AVAILABLE NOW

**2600
FORBS**

HOFFMAN ESTATES

±90,000 SF CLASS A HQ FACILITY

NAIHiffman



2600 FORBS

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



HQ on the Prairie

- **TOTAL 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

- **1ST FL OFFICE:** ±41,000 SF
- **2ND FL OFFICE:** 12,500 SF
- **LL STORAGE:** 15,000 SF
- **WAREHOUSE:** 21,153 SF (expandable)
- **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:** Everywhere
- **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.

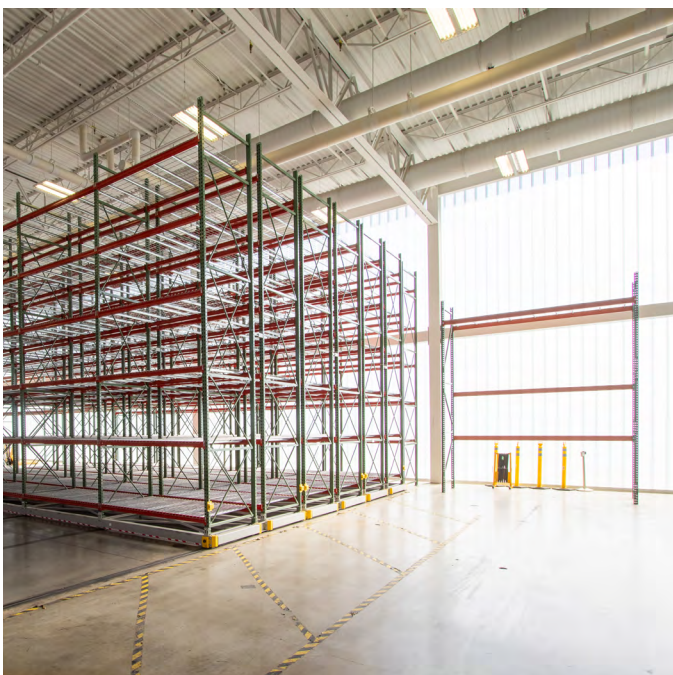


Lots of this.

- **WHAT:** 1st floor office
- **SF:** ±41,000
- **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.)

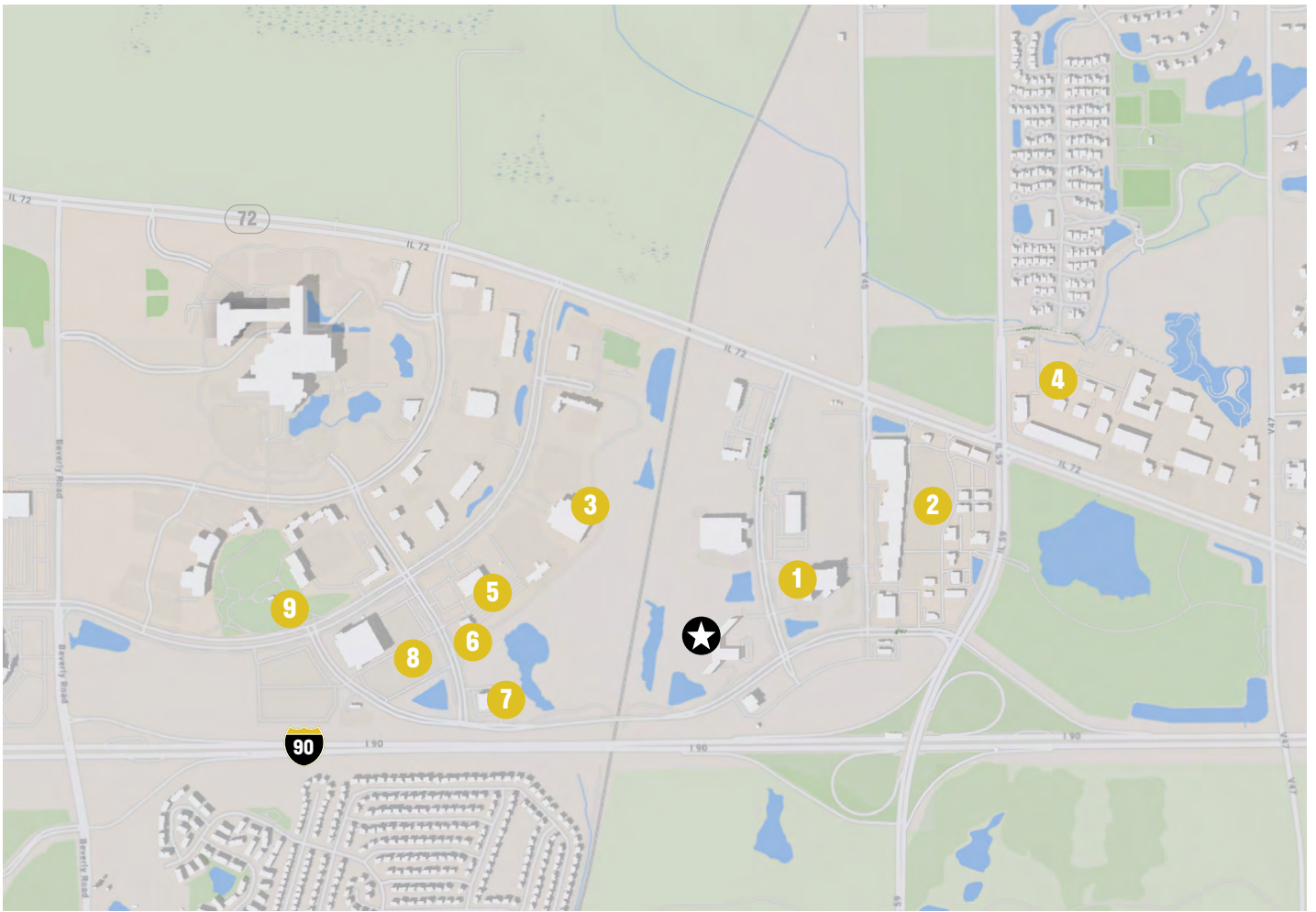


Nice!

- **WHAT:** Warehouse/R&D Space
- **SF:** 21,153 (+15,000 SF LL storage)

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!

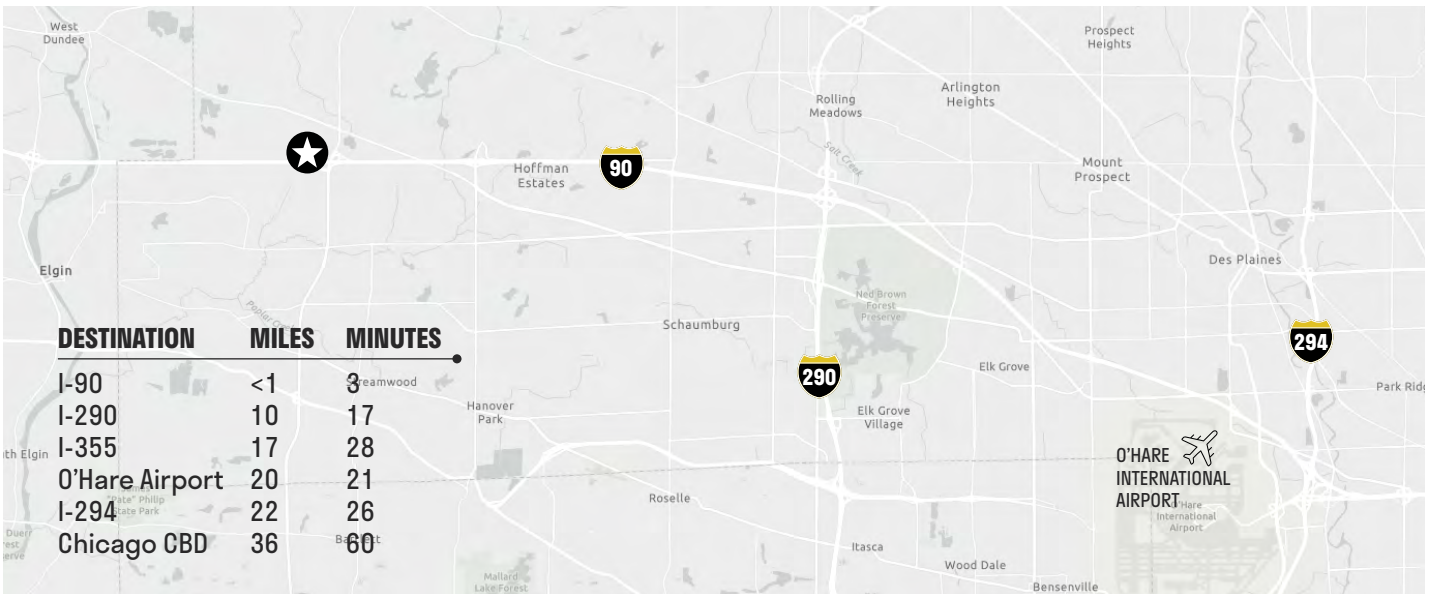
5 MAIN EVENT HOFFMAN ESTATES

6 THE SADDLE ROOM

7 DULUTH TRADING COMPANY

8 NOW ARENA

9 HIDEAWAY BREW GARDEN



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