



Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$11.73 PSF
Available SF:	13,268 SF
Lot Size:	0.84 Acres
Zoning:	PUD
Renovated:	2020
Submarket:	Western Suburbs
Market	Chicago

Property Overview

Opportunity to lease a fully built-out freestanding daycare in west suburban Schaumburg. The single-tenant building consists of eight (8) classrooms, including adult and children bathrooms, a fenced in playground, (2) multi-purpose rooms, and 31 parking spaces on-site. The building is part of a larger development which includes Kristin 21, a 350+ residential apartment building along with an office research park. The building is well located, approx. two (2) miles west of Woodfield Mall, the largest indoor mall in Illinois which is anchored by Macy's, Nordstrom, JCPenney and home to several other national retailers and restaurants. Additionally, the building is just south of Interstate-90 (I-90), and approximately 2.5 miles west of the Interstate-90 & Interstate-290 interchange, providing direct access to the neighboring suburbs and Chicago.

Property Highlights

- Existing infrastructure for daycare with eight (8) classrooms and (2) multi-purpose rooms
- Fenced in playground currently in-place
- 350+ unit apartment building located within the development
- Opportunity to join a community with ~93,000 residents within a three (3) mile radius with an average household income of \$115,587/yr
- Lurie's Children's is constructing a 75,000 SF outpatient center (8/1/25 expected opening) located 1/2 mile north of 22 Kristin Dr.

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

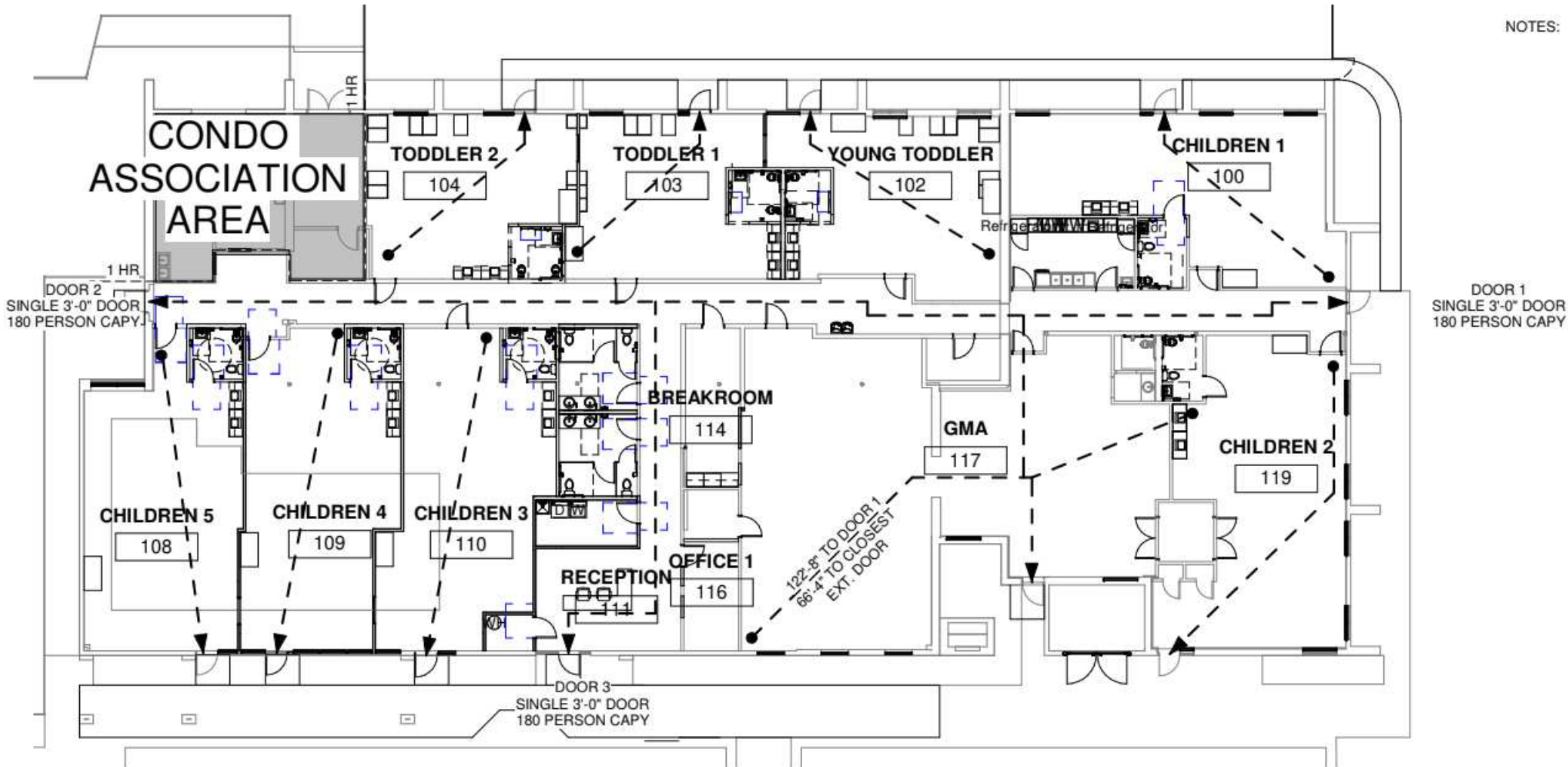
224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchiatti
Vice President

847.602.2005
apicchiatti@frontlinerepartners.com



NOTES: F
F
IF
F
F

Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchetti
Vice President
847.602.2005
apicchetti@frontlinerepartners.com



Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

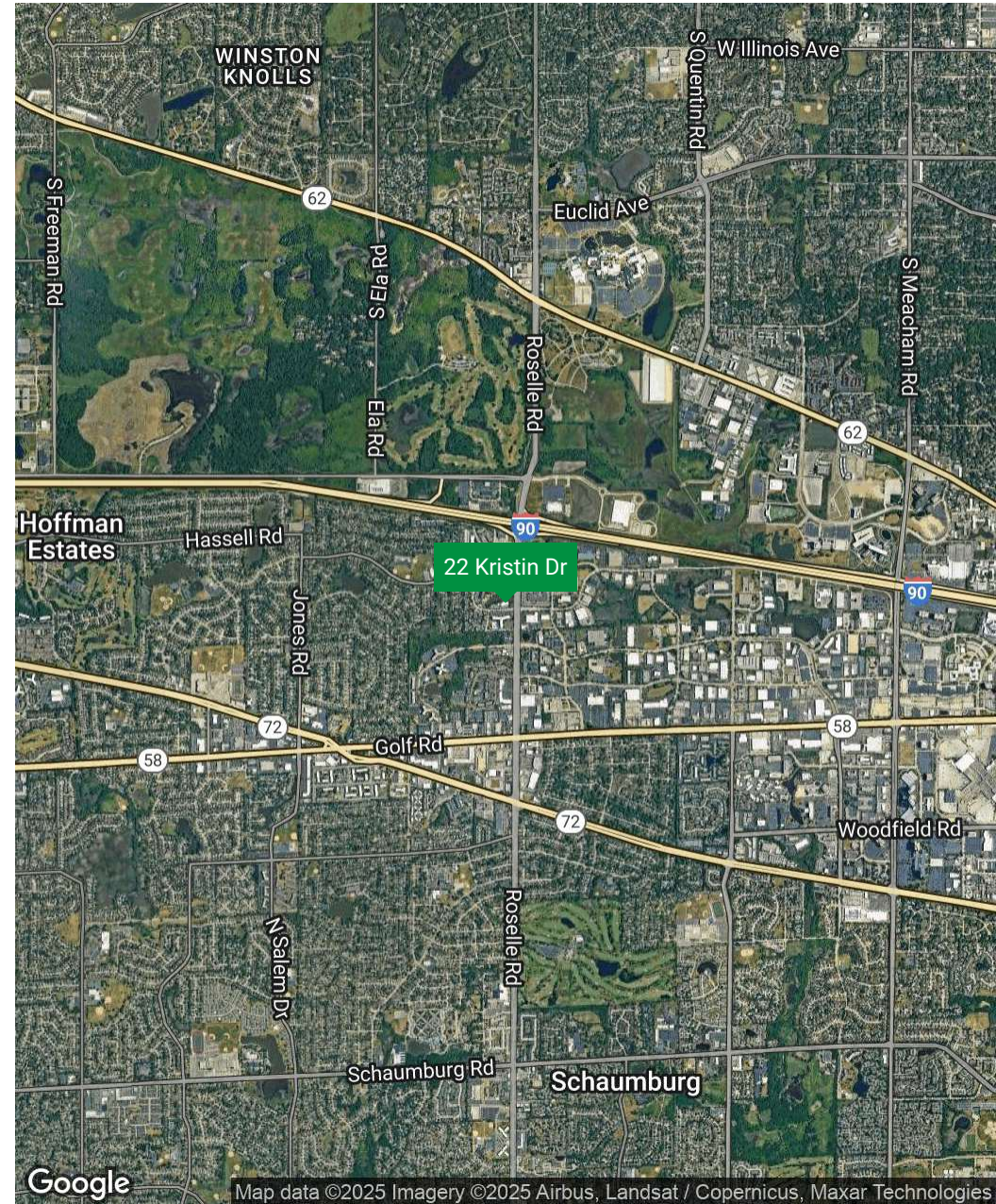
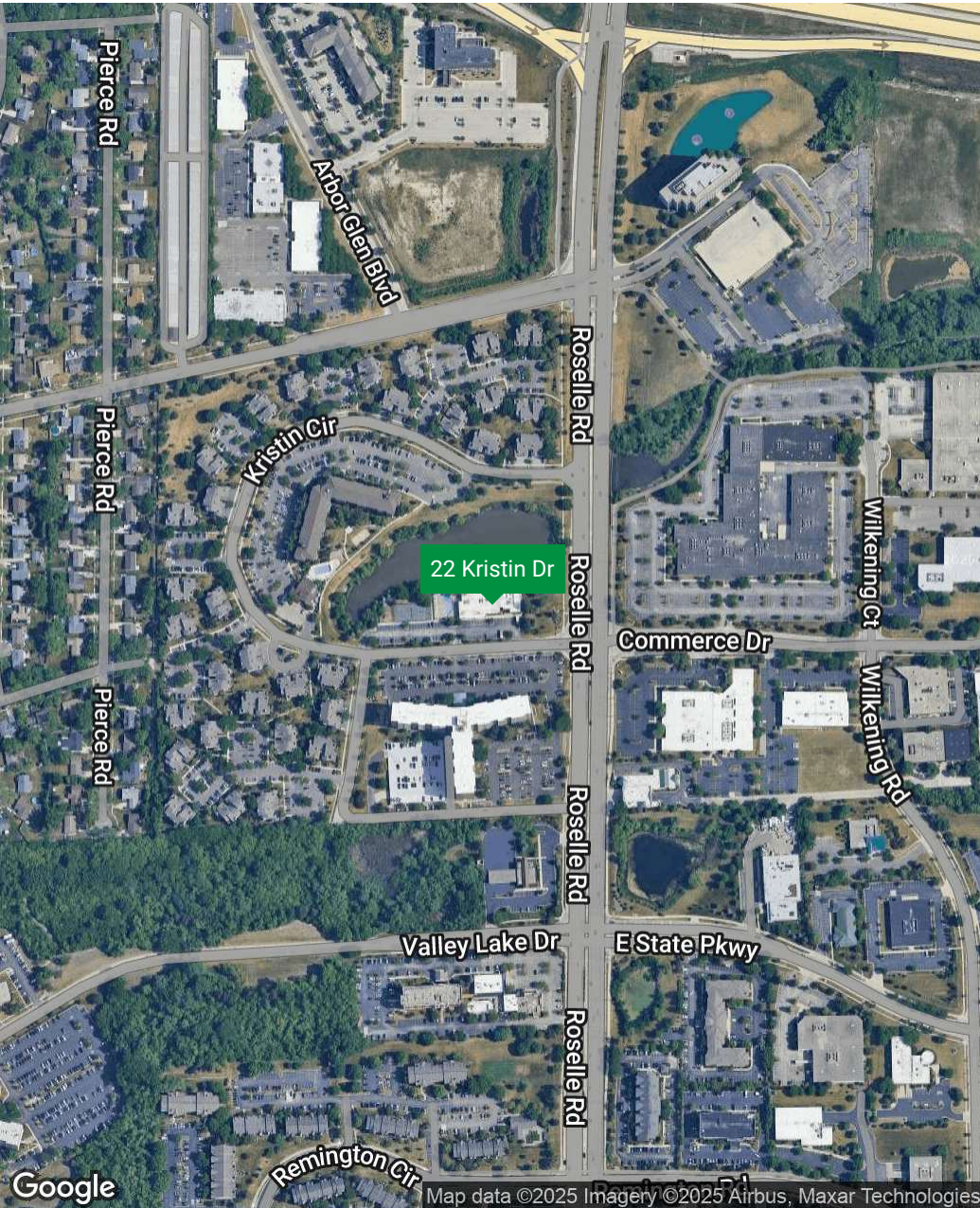
847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchiatti
Vice President

847.602.2005
apicchiatti@frontlinerepartners.com

FOR LEASE | 22 KRISTIN DR

LOCATION MAP



Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

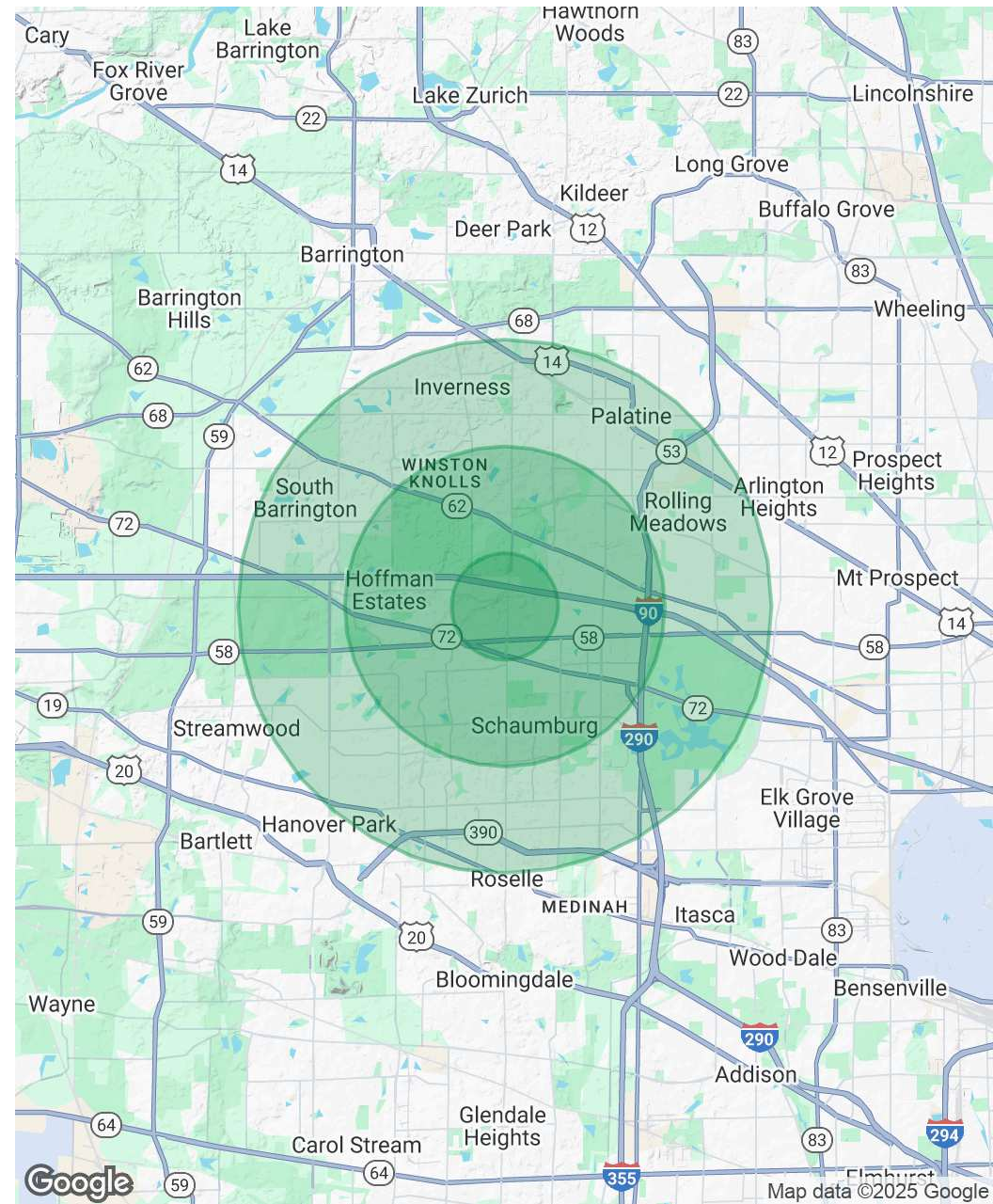
Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchiatti
Vice President
847.602.2005
apicchiatti@frontlinerepartners.com

Population	1 Mile	3 Miles	5 Miles
Total Population	8,041	90,348	229,388
Average Age	37	41	42
Average Age (Male)	37	40	41
Average Age (Female)	37	42	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,318	34,660	89,114
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$109,700	\$132,151	\$133,417
Average House Value	\$247,266	\$376,954	\$383,111

Demographics data derived from AlphaMap



Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchiatti
Vice President
847.602.2005
apicchiatti@frontlinerepartners.com



Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchiatti
Vice President

847.602.2005
apicchiatti@frontlinerepartners.com



Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchiatti
Vice President

847.602.2005
apicchiatti@frontlinerepartners.com