

OFFICE SUITES FOR LEASE

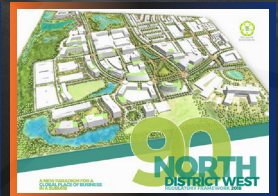
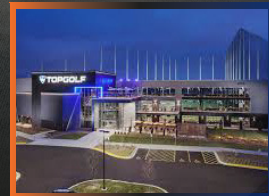
SPEC SUITES AVAILABLE

Directly Across from 90 North Entertainment District



Lakewoods Corporate Center

650 E. ALGONQUIN ROAD, SCHAUMBURG, IL



NEXT LEVELTEAM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$17.00 PSF MG
BUILDING SIZE:	81,522 SF
AVAILABLE SF:	1,290 - 14,465 SF
LOT SIZE:	5.68 Acres
YEAR BUILT:	1987
RENOVATED:	2018
ZONING:	B-3
SUBMARKET:	Northwest Suburbs
TRAFFIC COUNT:	32,600 VPD
SPEC SUITES:	Available

PROPERTY OVERVIEW

Lakewoods Corporate Center is a stunning, all-glass, four-story curvilinear office building located at the NE corner of Quentin and Algonquin Roads. The property features a two-story lobby, outstanding window-lines with abundant natural light throughout, unparalleled access to the region's best dining & entertainment, and janitorial service M-F, included in the rent.

Several suites are available for lease ranging in size from 1,290 - 14,465 SF. Each suite has kitchenettes with plumbing. **Spec suites include glass wall offices and conferences rooms with high-end finishes throughout.**

LOCATION OVERVIEW

Lakewoods Corporate Center is located on the East side of downtown Schaumburg, one of the major suburban commercial hubs in the Chicagoland area. Conveniently located immediately across from the 90 North District featuring Lazy Dog Restaurant, Piccolo Buco, CAVA, Velvet Taco, Panda Express and several other dining, entertainment and restaurant destinations. Adjacent to the property is North 680, a new, four-building, luxury apartment complex featuring high-end units, a resort-style pool, and a variety of upscale amenities, as well as Kinder Care Day Care. In addition, the property is 2 miles north of Woodfield Mall, one of the largest malls in the USA. The interchange for I-90 at Meacham Road is a little over 1 mile from the building, and the full interchange for I-290, I-355, and IL-53 is less than 2 miles away. O'Hare International Airport is less than 15 miles away and downtown Chicago is approximately 30 miles from the property.

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COMPLETE HIGHLIGHTS

- Spec Suites Available!
- Highly Visible Office Building Directly on Algonquin Road, at the Lighted Quentin Road Intersection
- Immediately Across from Schaumburg's Entertainment District - 90 North
- Minutes From Over 100 Restaurant Options!
- Adjacent to North 680 - Luxury Apartments
- Monument Signage Available For Tenants Above 5,000 SF
- Very Abundant Parking - 6/1000 Parking Ratio
- All Suites Have Kitchenettes with Plumbing
- Monday - Friday Janitorial Included in Rent
- Neighbors Child Care: Kinder Care Directly Adjacent
- UPS and FedEx Drop Boxes On-Site
- Fiber optic Available
- Filtered Drinking Water Fountains



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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Modified Gross (MG)	LEASE TERM:	3 Year Minimum
TOTAL SPACE:	1,290 - 7,039 SF	LEASE RATE:	\$17.00 PSF

AVAILABLE SPACES

SUITE SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Suite 250	7,039 SF	Modified Gross	\$17.00 SF/yr	Multiple interior and exterior offices and conference rooms with glass walls throughout, large kitchen, high-end finishes throughout and glass entry door. Can be demised. This is a spec suite!
Suite 303	1,290 SF	Modified Gross	\$17.00 SF/yr	Available 10/2027 Features build-in cubicles, a kitchenette and 2 private offices.
Suite 305	6,682 SF	Modified Gross	\$17.00 SF/yr	Available 3/2027 Can come furnished with cubicles!
Suite 350	6,493 SF	Modified Gross	\$17.00 SF/yr	Corner office suite with 11 perimeter private offices of various sizes, 2 perimeter conference rooms, multiple admin/storage rooms, breakroom with plumbing, open area with cubicle stations, reception and waiting area. Can be demised!
Suite 405	5,555 SF	Modified Gross	\$17.00 SF/yr	Available 9/2027
Suites 303, 305 & 350	14,465 SF	Modified Gross	\$17.00 SF/yr	Available 10/2027 Combine Suites 303, 305 & 350.

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FLOOR PLAN SUITE 250

2ND FLOOR | SUITE 250 | 7,039 SF |



CLICK FOR
VIRTUAL TOUR
SUITE 250



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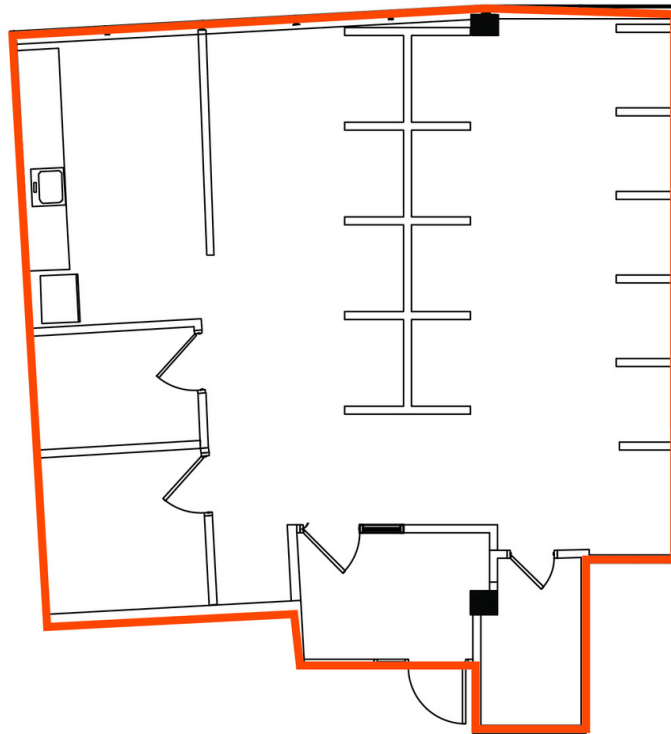
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FLOOR PLAN SUITE 303

AVAILABLE OCT 2027

3rd FLOOR | SUITE 303 | 1,290 SF



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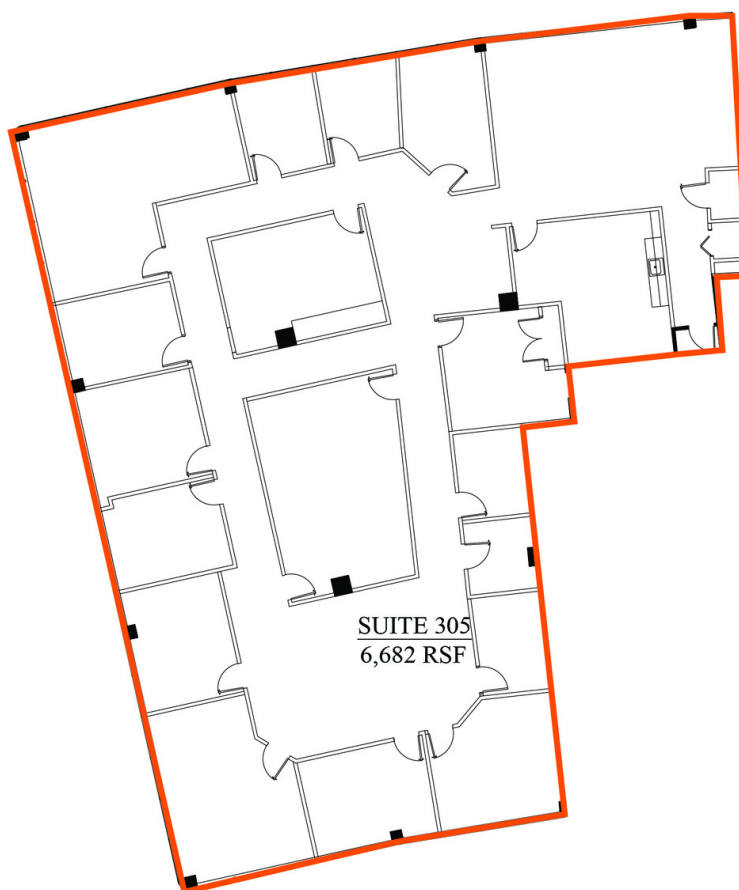
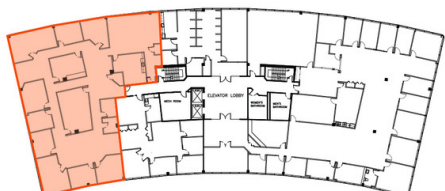
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FLOOR PLAN SUITE 305

AVAILABLE MARCH 2027

3rd FLOOR | SUITE 305 | 6,682 SF



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FLOOR PLAN SUITE 350

3rd FLOOR | SUITE 350 | 6,493 SF



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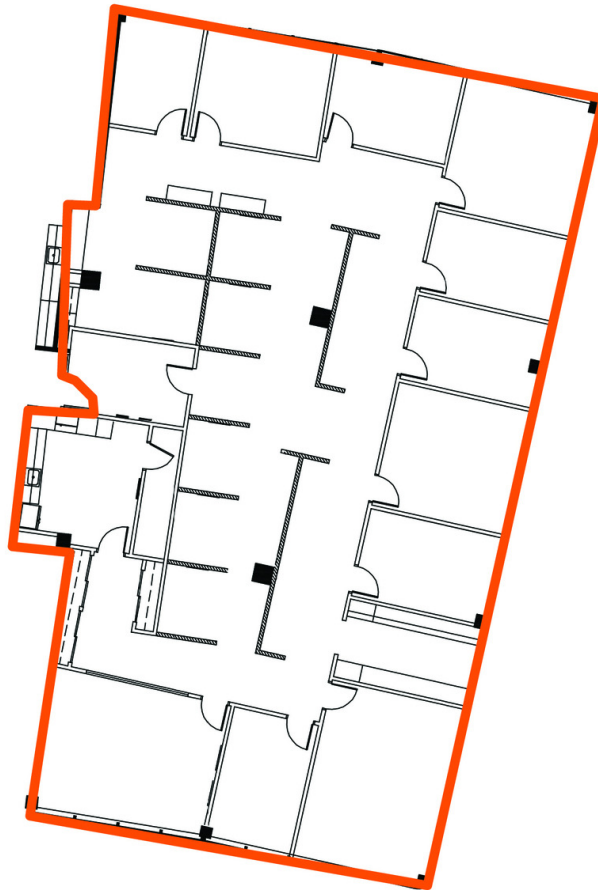
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FLOOR PLAN SUITE 405

AVAILABLE SEPT 2027

4th FLOOR | SUITE 405 | 5,530 SF



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LOBBY PHOTOS



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AERIAL MAPS



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SCHAUMBURG DEMOGRAPHICS

DAYTIME DEMOGRAPHICS

[192 Company Headquarters in a 5 mile radius. 27,317 people are employed by these headquartered businesses.]

BUSINESSES
15,722



EMPLOYEES
210,956



WHITE COLLAR WORKERS
106,432



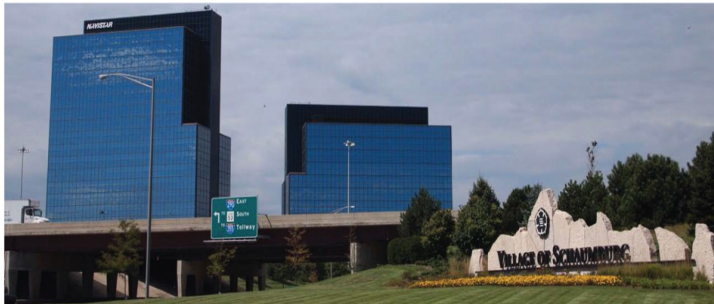
BLUE COLLAR WORKERS
47,088



TOTAL LABOR FORCE
224,682



UNEMPLOYMENT RATE
2.2%



5 MILE RADIUS



POPULATION
278,237



HOUSEHOLDS
113,770



AVERAGE HOUSEHOLD INCOME
\$105,865



MEDIAN AGE
61.3% of people are
aged 20-64



TOTAL HOUSING UNITS
117,405



MEDIAN HOME VALUE
\$270,909

TOTAL ANNUAL CONSUMER EXPENDITURE



HOUSEHOLD
\$8.34B



NON-RETAIL
\$4.39B



RETAIL
\$3.95B

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