



# Opportunity Summary

## 4 Woodfield Mall

Woodfield Mall  
Schaumburg, Illinois



# Premier Location

Located approximately 30 miles northwest of Chicago and 11 miles west of O'Hare airport, this site is conveniently situated at the intersection of Golf Road and Interstate 290. The site is serviced by Pace Suburban Bus Route 40, which provides direct connection to O'Hare Airport and downtown Chicago.



TOTAL  
POPULATION  
**2,150,247**



DAYTIME  
POPULATION  
**2,284,981**



BACHELOR'S  
DEGREE  
**27.0%**



GRADUATE  
DEGREE  
**17.2%**



LABOR  
FORCE  
**1,184,055**



MILLENNIALS  
AGE 21-34  
**23.1%**

*Demographics reflect the market's office trade area as determined by ESRI.*



# A Built-In Walkable Environment

The site is an anchor location at the largest mall in Illinois, the Woodfield Mall, a vibrant mixed-use shopping destination with over 2.1mm square feet of food, entertainment and retail options. The site provides a future tenant with the unparalleled opportunity to be directly connected an urban-like amenitized environment in the suburbs.

## SERVICES & RETAIL



Apple Store, Asha Salon Spa, AT&T, Fast Fix Jewelry and Watch Repairs, LensCrafters, Liberty Travel, Microsoft Store, Scrubs Boutique & More, Sephora, Sprint, T-Mobile, Venus Med Spa, Verizon

## FOOD & BEVERAGE

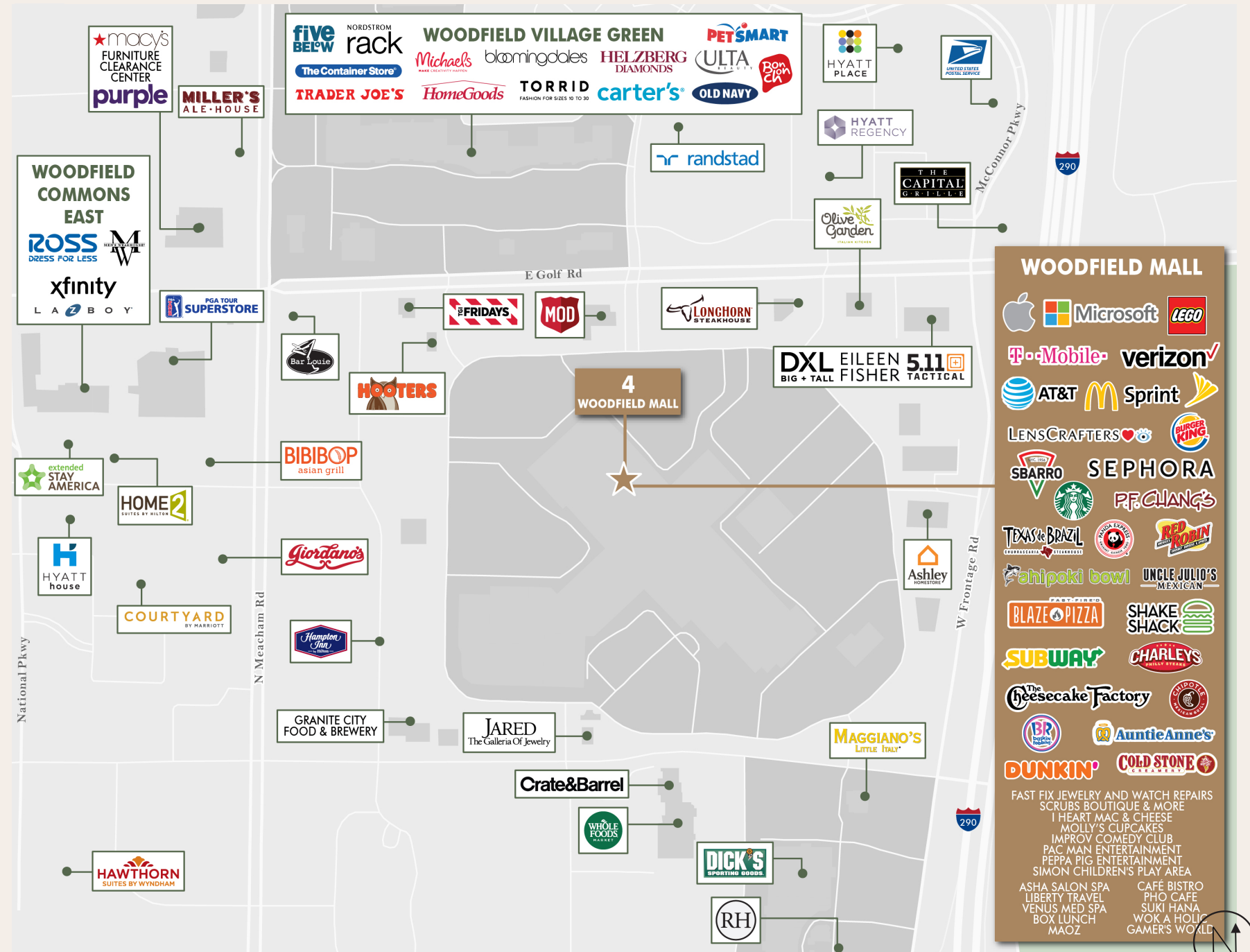


Cheesecake Factory, Texas de Brazil Steakhouse, Ahi Poke, Auntie Anne's, Baskin Robbins, Blaze Pizza, Box Lunch, Burger King, Charleys Philly Steaks, Chipotle, Cold Stone Creamery, Dunkin Donuts, I Heart Mac & Cheese, Maoz, McDonalds, Molly's Cupcakes, Café Bistro, P.F. Chang's China Bistro, Panada Express, Pho Cafe, Red Robbin, Sbarro, Shake Shack, Starbucks, Subway, Suki Hana, Uncle Julio's Mexican, Wok a Holic

## ENTERTAINMENT



Gamer's World, Improv Comedy Club, Lego Store, Pac Man Entertainment, Peppa Pig Entertainment, Simon Children's Play Area



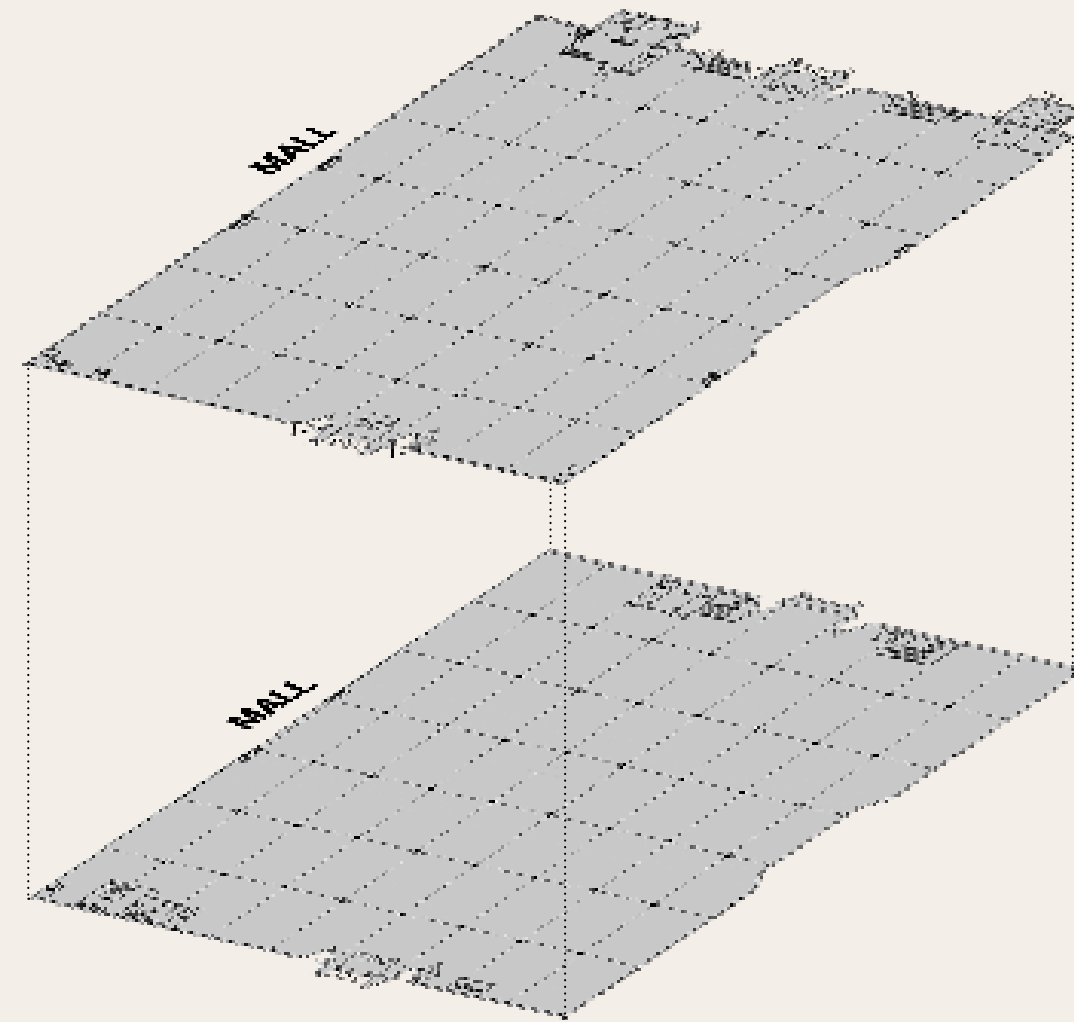
# Site Plan



# Specifications

## PROPERTY INFORMATION

<b>Site Acreage</b>	9.23 Acres
<b>Gross Leasable Area</b>	131,340 SF
<b>Floors</b>	Two Levels, Anchor Location
<b>Redevelopment Strategy</b>	Adaptive Reuse of former single-use, retail anchor store
<b>Extensive Parking</b>	Over 500 parking spaces within approximately 500 feet of site entrances. Thousands of parking spaces available at the mall
<b>Dedicated Loading</b>	Two existing dedicated loading bays



LEVEL 2 | **66,135 SF**  
CEILING HEIGHT: 23'-8"

LEVEL 1 | **65,205 SF**  
CEILING HEIGHT: 18'-3"



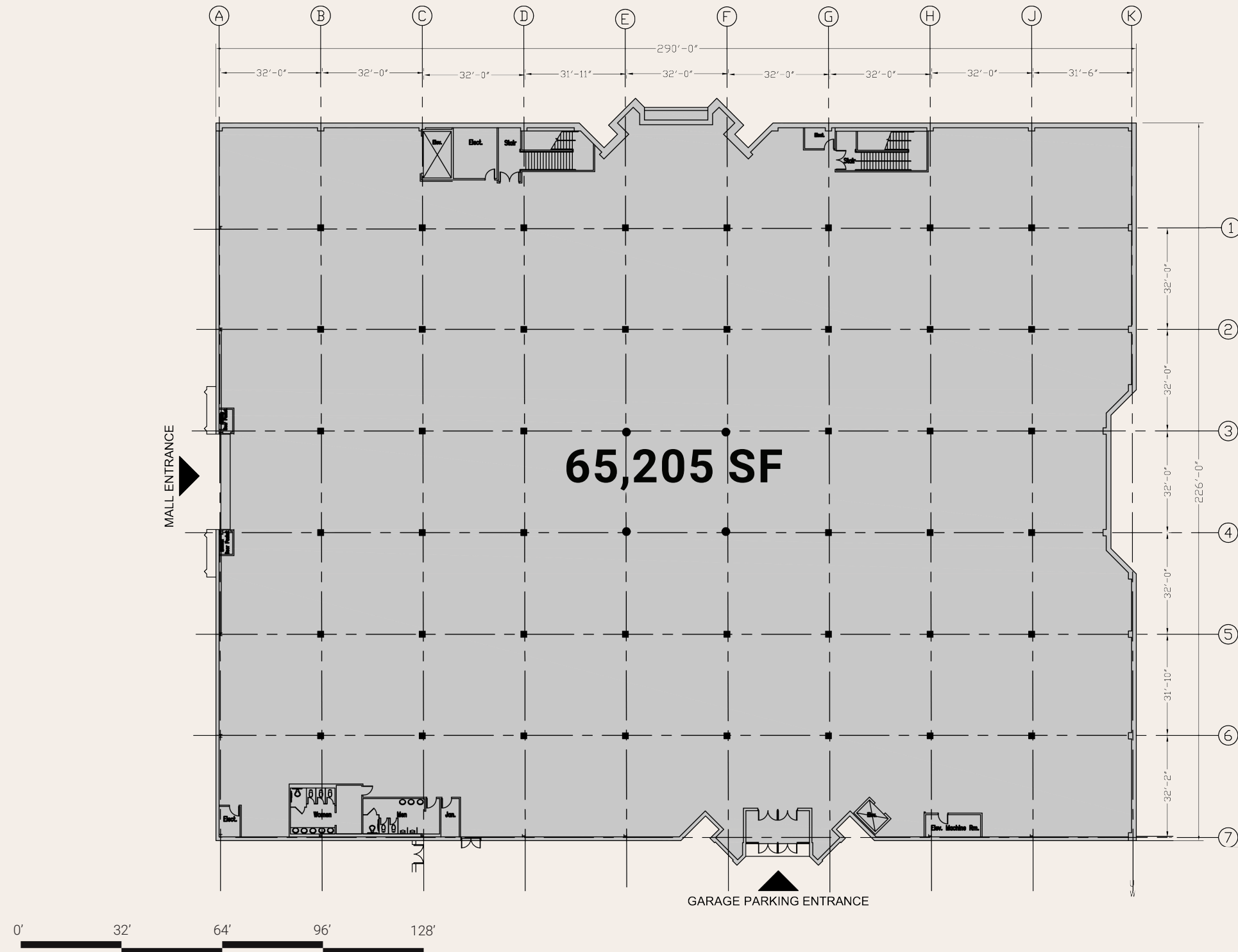
# Existing Conditions

LEVEL 1  
**65,205 SF\***

CEILING HEIGHT: 18'-3"  
 COLUMN SPANS AVERAGE 32'-0"

Key Entrance



\*Reflects BOMA Square Footage  
 Ceiling Heights are Slab-To-Slab Measurements



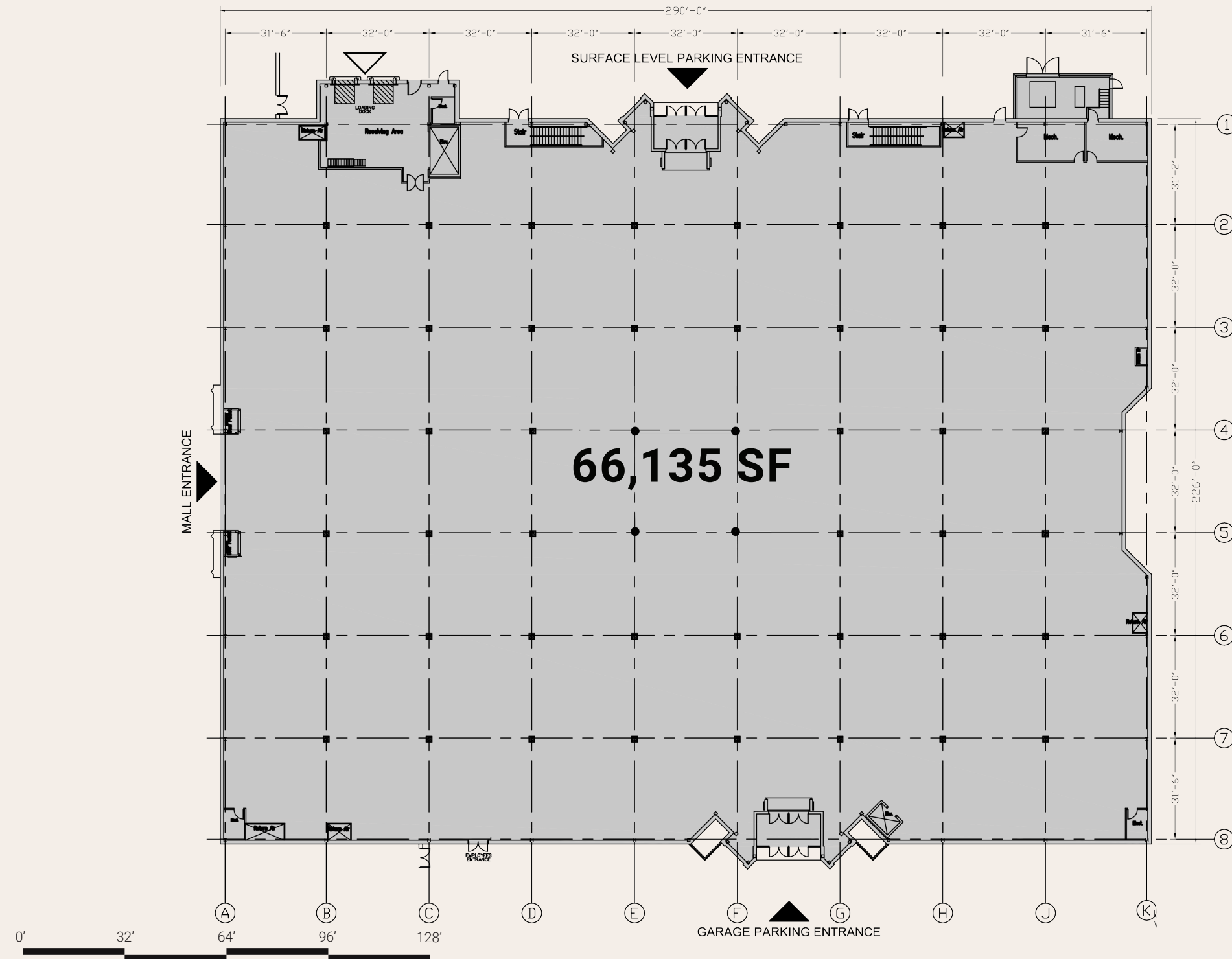
# Existing Conditions

LEVEL 2  
**66,135 SF\***

CEILING HEIGHT: 23'-8"  
 COLUMN SPANS AVERAGE 32'-0"

-  Key Entrance
-  Loading

\*Reflects BOMA Square Footage  
 Ceiling Heights are Slab-To-Slab Measurements



# Delivery Conditions



## Shell Condition

Space shall be delivered demised, with existing improvements demolished, ceiling unfinished with required fireproofing and level concrete slab floor.



## Exterior Walls/ Windows

New, large 10'x15' energy efficient windows installed along exterior walls.



## Loading Dock

Tenants shall have access to common two (2) semi depressed truck wells.



## HVAC System

Landlord to provide HVAC system based on a cooling capacity of 1 ton/300 square feet. Gas fired heating may be used wherever gas is existing and available. Heat pumps may be utilized when electric must be used for heat. System distribution, balancing and controls are by Tenant.



## Electrical System:

120/208 volt 3 phase 4 wire service of size and capacity of 6 Watts/SF or 277/480 volt 3 phase 4 wire service of size and capacity of 6 Watts/SF (inclusive of HVAC load)



## Floor Loading

75-100 psf



# Illustrative Rendering





# Leasing Contact

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