



GROUND LEASE | 2025 CONSTRUCTION | PRIME IRREPLACEABLE CHICAGOLAND CORNER
TARGET SHADOW ANCHOR (TOP 8% NATIONWIDE) | SIGNALIZED INTERSECTION (71,400 VPD)



1297 E HIGGINS ROAD
SCHAUMBURG, IL 60173

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

THE OFFERING

This brand new 2025 construction ground-leased U.S. Bank features nearly 10 years of remaining term, 7.5% rent increases every 5 years, and a corporate guarantee from U.S. Bank National Association. The property is an outlot to Park St. Claire, a top-performing shopping center ranked in the top 8% nationwide by visits (4 million annual visitors), which is anchored by a Target (top 8% nationwide, 2 million visitors) and Kohl's (top 16% nationwide, 504K visitors). It sits at the heavily traveled signalized intersection of Higgins Road and N Meacham Road, which sees 71,400 vehicles per day, with convenient access to Interstates 290 and 90. The site is located within the highly trafficked Woodfield retail corridor, less than a mile from Woodfield Mall and Streets of Woodfield, two of the most visited retail destinations in Illinois. The surrounding area is extremely dense and affluent, with 87,373 residents, 154,201 employees within three miles, and an average household income of \$156,219 within one mile.





\$4,500,000

LIST PRICE



5.00%

CAP RATE



\$1,162.79

PRICE / SF



\$225,000

NET OPERATING INCOME



James B. Conant High School
(2,503 Students)

TARGET
2 million annual visitors
Top 8% of locations nationwide by visits

KOHL'S
504K annual visitors
Top 16% of locations nationwide by visits

Burlington
Jewel-Osco
SALLY BEAUTY
DAIRY QUEEN
Banfield
PET HOSPITAL

MART
petco
Office DEPOT
O'Reilly AUTO PARTS

Hilton Garden Inn

FOUR POINTS
BY SHERATON

BANK OF AMERICA

MainStay SUITES
EXTENDED STAY BY CHOICE HOTELS

PENNY MUSTARD FURNISHINGS
VW HYUNDAI HONDA
BEST BUY
RED LOBSTER
KIA

Fairfield
BY MARRIOTT

Comfort

LIFETIME
THE HEALTHY WAY OF LIFE COMPANY

WILDFIRE
STEAKS, CHOPS & SEAFOOD
BENIHANA

CHASE

CHICAGO PRIME ITALIAN

THE GARDNER SCHOOL

SUBJECT PROPERTY

N Meacham Road
26,800 VPD

Higgins Road
44,600 VPD

72



IKEA
1.6 million annual visitors
Top visited location in IL



WOODFIELD MALL*
The largest/most visited shopping mall in Illinois
2.2 Million SF | 235 Stores
15.3 million annual visitors

macy's JCPenney Apple Bath & Body Works
NORDSTROM COACH Starb Donuts AKIRA

IHOP Wendy's
Seasons 52 FRESH GRILL | WINE BAR
BW | Best Western Hotels & Resorts

Streets of Woodfield
5 million annual visitors
Ranks in the top 5% of shopping centers nationwide by visits

jamba AVE & WISTER LEGOLAND
DICK'S SPORTING GOODS LOFT THEATRES



Schaumburg Corporate Office



IHOP Wendy's
Seasons 52 FRESH GRILL | WINE BAR
BW | Best Western Hotels & Resorts



Interstate 290
142,800 VPD



Park St. Claire
4 million annual visitors
Ranks in the top 8% of shopping centers nationwide by visits

TARGET Canes STARBUCKS
BENTLEY'S PET SL KOHL'S veg fresh international market
SALON LOFTS ER for Pets

Higgins Road
44,600 VPD

SUBJECT PROPERTY

N Meacham Road
26,800 VPD



FINANCIAL SUMMARY

PRICE	\$4,500,000
CAP RATE	5.00%
NOI	\$225,000
PRICE/SF	\$1,162.79
Gross Leasable Area	3,870 SF
Year Built	2025
Lot Size	0.736 Acres +/-
Parcel Numbers	07-13-306-009-0000
Type of Ownership	Fee Simple
Parking	30 Surface Spaces +/-

RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Base	Current	\$225,000	\$58.14
	12/1/2030	\$241,875	\$62.50
Option 1	12/1/2035	\$260,016	\$67.19
Option 2	12/1/2040	\$279,517	\$72.23
Option 3	12/1/2045	\$300,481	\$77.64

LEASE SUMMARY

Lease Type	Ground Lease
Lease Guarantor	US Bank National Association
Guarantor Type	Corporate Guarantee
Lease Term Remaining	9.73 Years
Rent Commencement	12/1/2025
Lease Expiration	11/30/2035
Options	3, 5-Year
Option to Terminate	None
Option to Purchase	ROFR with 21 days notice.





USBANK.COM

Stock Symbol:
Market Cap (3/12/2026)
Revenue (FY 2025)
Net Income (FY 2025)
Standard & Poor's Credit Rating

NYSE | USB
\$81.15 Billion
\$28.65 Billion
\$7.57 Billion
A+

- » Fifth-largest commercial bank in the United States by assets
- » Over 2,000 branches across 26 states
- » Founded in 1863 and headquartered in Minneapolis, Minnesota
- » Over 70,000 employees
- » Maintains a diverse service portfolio including personal banking, commercial lending, mortgage, investment services, and payment processing
- » Holds over \$692.35 billion in assets as of Q4 2025
- » 90% of Fortune 1000 companies partner with US Bank
- » #105 on the Fortune 500 list (2025)
- » Delivered record full-year net revenue of \$28.7 billion in 2025, representing 4% growth over 2024
- » Serves 15 million clients throughout the U.S., Canada and Europe



2,000+
Locations



National Tenant
26 States



\$28.65 Billion
Revenue

#105
FORTUNE

Fortune
100 Company



TENANT / GUARANTOR	US Bank National Association
SQUARE FEET	3,870 SF
LEASE COMMENCEMENT	12/1/2025
LEASE EXPIRATION	11/30/2035
LEASE TYPE	Ground Lease
RENTAL INCREASES	7.5% Every 5 Years
RENEWAL OPTIONS	3, 5-Year
RIGHT OF FIRST REFUSAL	ROFR with 21 days notice.
RIGHT TO TERMINATE	None

LEASE ABSTRACT	RESPONSIBLE PARTY	NOTES
ROOF & STRUCTURE	Tenant	
PARKING LOT	Tenant	
HVAC	Tenant	
TAXES	Tenant	Separate tax parcel for property in process of being established, upon which tenant will be directly billed.
INSURANCE	Tenant	
CAM	Tenant	Kohls handles CAM for the property and bills the landlord for their portion for reimbursement. Once/If Kohl's lease expires, US Bank will reimburse landlord of Shopping Center their prorata share of CAM charges (excluding landscaping and drive-through maintenance/snow removal which tenant is solely responsible for).

BRAND NEW GROUND LEASED U.S. BANK WITH NEARLY 10 YEARS OF TERM REMAINING

- Brand new 2025 construction | Rent commenced 12/1/2025
- 9.73-years of term remaining with 7.5% rental increases every 5 years, including in the 3, 5-year option periods
- Corporately guaranteed by U.S. Bank National Association

OUTLOT IN A TOP RANKED, TARGET AND KOHL’S ANCHORED SHOPPING CENTER

- Outlot to Park St. Claire, which ranks in the top 8% of shopping centers nationwide by visits and attracts 4 million annual visitors¹
 - › Notable tenants include Target, Kohl’s, Fresh International Market, Raising Cane’s, Starbucks and more
- This Target ranks in the top 8% of locations nationwide by visits and attracts 2 million annual visitors¹
- This Kohl’s ranks in the top 16% of locations nationwide by visits and attracts 504K annual visitors¹

SIGNALIZED INTERSECTION | HEAVILY TRAVELED AREA

- Located at the signalized intersection of Higgins Road and N Meacham Road, which sees a combined traffic volume of 71,400 vehicles per day
- 0.9 miles from on/off ramp of Interstate 290, which sees 142,800 vehicles per day
- 2.3 miles from the Interstate 290 and Interstate 90 interchange
 - › Interstate 90 sees 156,200 vehicles per day

PREMIER RETAIL DESTINATION, SURROUNDED BY TOP RANKED RETAILERS | NEAR COMMUNITY HIGH SCHOOL

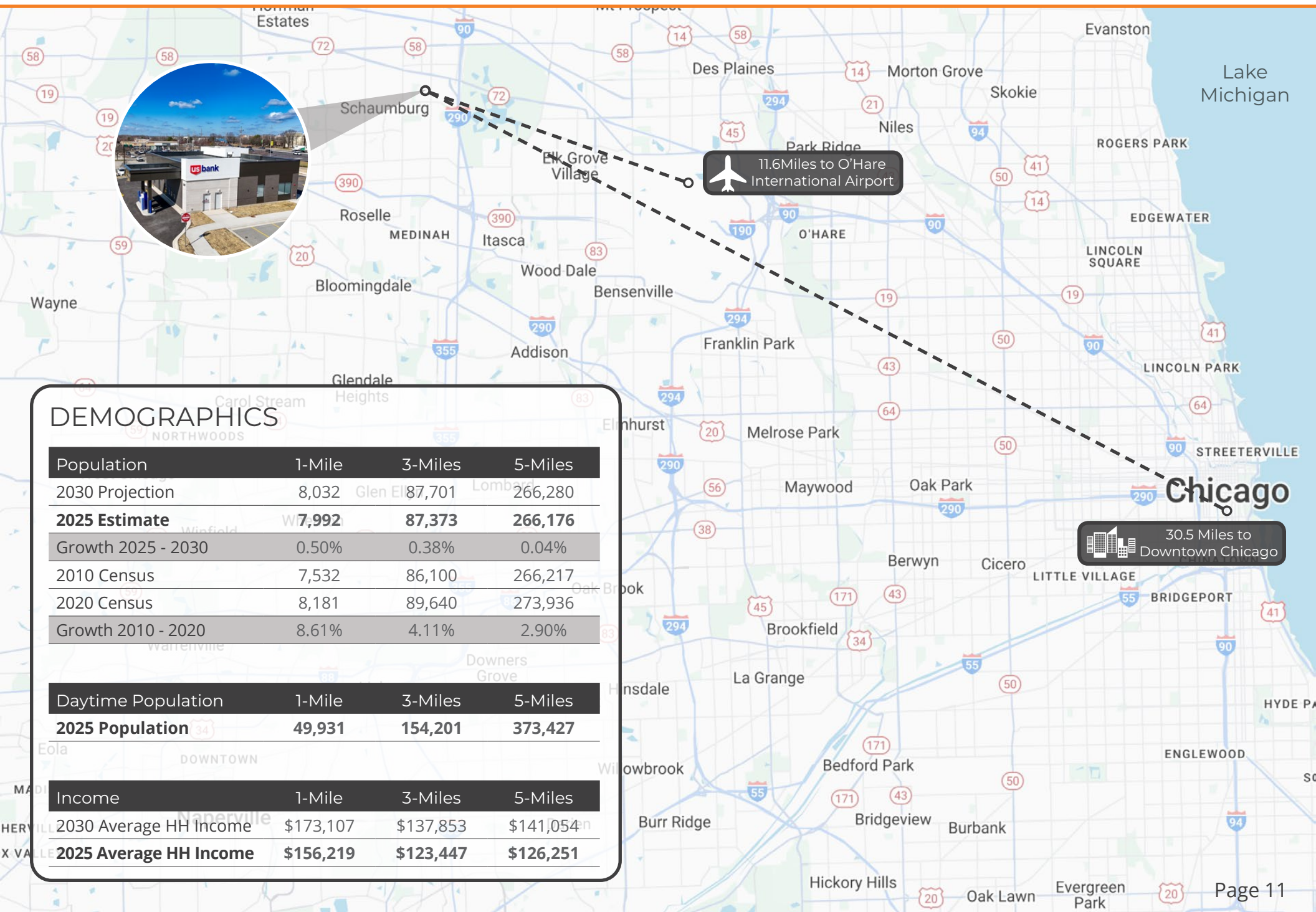
- 0.9 miles from Woodfield Mall, which is the largest and most visited shopping mall in Illinois¹
 - › Attracts 15.3 million annual visitors¹
 - › Notable tenants include Macy’s, JCPenney, Nordstrom, Lululemon, Apple, Coach, and more
- 0.9 miles from Streets of Woodfield, which ranks in the top 5% of shopping centers nationwide by visits and attracts 5 million annual visitors¹
 - › Notable tenants include LegoLand, AMC Theaters, Dick’s Sporting Goods, Jamba Juice, Dave & Busters and more
- 1.8 miles from #1 visited IKEA store in Illinois, which attracts 1.6 million annual visitors¹
- Other notable retailers in the area include Lifetime Fitness, Whole Foods, Crate & Barrel, Trader Joe’s, Jewel-Osco, Costco Wholesale, Burlington, Best Buy, Hobby Lobby and many more
- 1.1 miles from James. B Conant High School with 2,503 students

EXTREMELY DENSE AND AFFLUENT TRADE AREA WITH A GROWING POPULATION

- 87,373 residents and 154,201 employees within a three-mile radius
- From 2010-2020, the population grew 8.61% and is expected to continue growing within a mile radius
- Average household income of \$156,219 within a mile radius



REGIONAL MAP



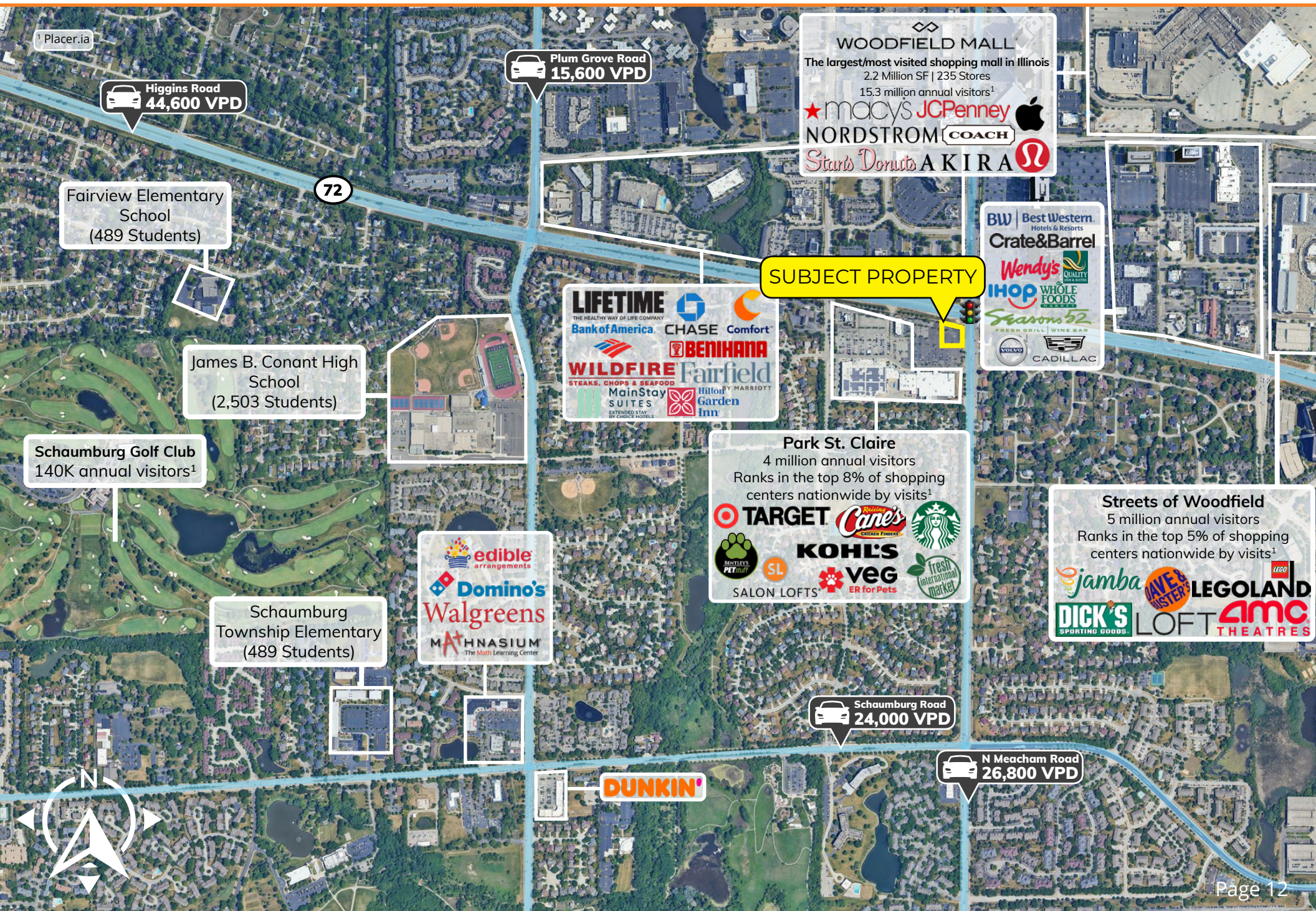
DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2030 Projection	8,032	87,701	266,280
2025 Estimate	7,992	87,373	266,176
Growth 2025 - 2030	0.50%	0.38%	0.04%
2010 Census	7,532	86,100	266,217
2020 Census	8,181	89,640	273,936
Growth 2010 - 2020	8.61%	4.11%	2.90%

Daytime Population	1-Mile	3-Miles	5-Miles
2025 Population	49,931	154,201	373,427

Income	1-Mile	3-Miles	5-Miles
2030 Average HH Income	\$173,107	\$137,853	\$141,054
2025 Average HH Income	\$156,219	\$123,447	\$126,251

AERIAL



Placer ia

Higgins Road
44,600 VPD

Plum Grove Road
15,600 VPD

WOODFIELD MALL
The largest/most visited shopping mall in Illinois
2.2 Million SF | 235 Stores
15.3 million annual visitors¹
★ macy's JCPenney Apple
NORDSTROM COACH
Stars Donuts AKIRA

Fairview Elementary School
(489 Students)

72

SUBJECT PROPERTY

LIFETIME
Bank of America CHASE Comfort
WILDFIRE Fairfield
MainStay SUITES Hilton Garden Inn

BW Best Western
Hotels & Resorts
Crate&Barrel
Wendy's
IHOP WHOLE FOODS
Seasons 52
VOLVO CADILLAC

James B. Conant High School
(2,503 Students)

Schaumburg Golf Club
140K annual visitors¹

Park St. Claire
4 million annual visitors
Ranks in the top 8% of shopping centers nationwide by visits¹
TARGET Cane's Starbucks
KOHL'S VEG
SALON LOFTS ER for Pets fresh international market

Streets of Woodfield
5 million annual visitors
Ranks in the top 5% of shopping centers nationwide by visits¹
jamba HAVEN & BUSTER LEGOLAND
DICK'S SPORTING GOODS LOFT THEATRES

Schaumburg Township Elementary
(489 Students)

edible arrangements
Domino's
Walgreens
MAT HNASIUM
The Math Learning Center

Schaumburg Road
24,000 VPD

DUNKIN'

N Meacham Road
26,800 VPD



AERIAL



Interstate 90
156,200 VPD

IKEA
1.6 million annual visitors
Top visited location in IL¹

Hoffman Estates High School
(2,067 Students)

KOHL'S DAVID'S BRIDAL
CRUNCH! **BLICK** art materials **BEST BUY**

ROOSEVELT UNIVERSITY

five BELOW **ULTRA** **NORDSTROM** **FIRST WATCH**
sleep **number** **BARNES & NOBLE**
Marshalls **TORRID** **TRADER JOE'S**
The Container Store **POKE BROS.** **SIERRA**
HomeGoods **Bath & Body Works** **SHOE CARNIVAL**
OLD NAVY

Golf Road
22,500 VPD

amazon fresh **MART** **petco**
O'Reilly AUTO PARTS **Office DEPOT**

COSTCO WHOLESALE

Durlington Jewel-Osco
SALLY BEAUTY **DAIRY QUEEN**
Banfield PET HOSPITAL

Ford **ROSS** DRESS FOR LESS **Joong Boo**
Gordon HOBBY **LOBBY** **DOCKLE TREE**
BED BATH & BEYOND **LIFETIME**
SPORT TALK **Chick-fil-A** **Garden of Eatin'** **BOOKS**
DISCOVERY **Steinhilbers** **ADIDAS**

WOODFIELD MALL
The largest/most visited shopping mall in Illinois
2.2 Million SF | 235 Stores
15.3 million annual visitors¹
macy's **JCPenney** **Bath & Body Works**
NORDSTROM **COACH** **Starbucks** **Donuts** **AKIRA** **H&M**

PATEL BROTHERS **SUBARU** Mercedes Benz
Audi **ACURA** **AVIS**
BMO **JAGUAR** **LAND ROVER**

Schaumburg Golf Club

SUBJECT PROPERTY

Schaumburg High School
(2,355 Students)

AutoZone **DISCOUNT TIRE**
Orangetheory **McDonalds**
ALDI **Firestone** **Ascension**
Binnys **TJ-maxx** **savers**
KFC **Petland** **Walgreens**

James B. Conant High School
(2,503 Students)

Park St. Claire
4 million annual visitors
Ranks in the top 8% of shopping centers nationwide by visits¹
TARGET **Canes** **Starbucks**
KOHL'S **VEG** **FRESH**
SALON LOFTS **ER for Pets**

Streets of Woodfield
5 million annual visitors
Ranks in the top 5% of shopping centers nationwide by visits¹
Jamba **AVE'S** **LEGOLAND**
DICK'S SPORTING GOODS **LOFT THEATRES** **AMC**

Higgins Road
44,600 VPD

MENARDS
DISCOUNT TIRE **physicians**
HARBOR FREIGHT
Advance Auto Parts **JUST TIRES** **usbank**

Roselle Road
27,700 VPD

Interstate 290
142,800 VPD

Jewel-Osco
PLAY IT AGAIN SPORTS **KFC**
CHASE **Starbucks**
Walgreens **Great Clips**

Staples **Burger King** **THE HOME DEPOT**
PNC

SCHAUMBURG BOOMERS
Wintrust Field
7,365 Capacity

Schaumburg Regional Airport | Over 44,000 Flights Annually

Illinois 390
47,400 VPD

McDonalds **DUNKIN'**
DOLLAR TREE **ROSS**
ALDI **Walmart**



us bank

HIGGINS ROAD | 44,600 VPD



SUBJECT PROPERTY



verizon
SportClips
HAIRCUTS
Jersey Mike's Subs

Not Included

Not Included

N MEACHAM ROAD | 26,800 VPD

TARGET
2 million annual visitors
Top 8% of locations
nationwide by visits

DOLLAR TREE



fresh
international
market

veg
ER for PETS

STL
SALON LOFTS

KOHL'S
504K annual visitors
Top 16% of locations
nationwide by visits



PREMIER CHICAGO SUBURB

- Largest center of economic development in Illinois after Chicago
- 30 Miles Northwest of Chicago | Part of the Chicago Metropolitan Statistical Area

HOME TO WOODFIELD MALL

- One of the largest shopping destinations in the United States
- 15.2 million visitors in 2025 (Placer.ai)
- 2.2 Million SF | Anchored by JCPenney, Macy's, and Nordstrom
- Restaurants include: P.F. Chang's, Texas de Brazil, Cheesecake Factory, Uncle Julio's and many more

HOME TO SCHAUMBURG REGIONAL AIRPORT

- General Aviation Airport encompassing 117 acres throughout Cook County and DuPage County
- Home to approximately 90 aircrafts and handles about 45,000 operations per year
- Generates over \$33.9 million annually through operations, restaurant sales, helicopter rides, maintenance and local news helicopters

AMPLE DEVELOPMENTS IN SCHAUMBURG

- Over 10 new properties built since 2024 (Costar)
- 7 properties are under construction (Costar)
- 11 new properties are in proposal stage (Costar)
- See next page on recent major developments

2ND LARGEST ECONOMIC DEVELOPMENT CENTER IN ILLINOIS

- Known as "The Place for Business" with over 200 restaurants, 30 hotels (over 4,00 rooms), and thousands of businesses
- 9.5 million square feet of retail and restaurant space, 12 million square feet of office space, and 13.5 million square feet of industrial space

EASILY ACCESSIBLE | GREAT PUBLIC TRANSPORTATION SYSTEM

- 14 miles from O'Hare International Airport
 - > 10th busiest airport in the world in 2024
 - > Approximately 69 million passengers traveled through O'Hare in 2025 (Placer.ai)
- Schaumburg Metra Train Station
 - > 2.79 million passengers in 2025, up 2.14 % from 2024
- Served by Pace bus system, Woodfield Trolley and Dial-A-Ride (DART) bus system for easy accessibility

ENTERTAINMENT & RECREATION

- Has a verdant and vibrant selection of parks and outdoor spaces, including Bison's Bluff Nature Playground, Volkening Lake, and The Sculpture Park
- Attractions nearby include Schaumburg Boomers Baseball at Wintrust Field, LEGOLAND Discovery Center, Medieval Times, The Water Works (Indoor Water Park), Topgolf, and more



1) VERIDIAN & THE FRESH MARKET (UNDER CONSTRUCTION)

- 225-acre mixed-use development. At full build-out, the district will include more than 200,000 square feet of retail and restaurant space and more than 600 apartment units. Area is already home to Topgolf; corporate users such as The Boler Co., Zurich North America, Motorola Solutions and DR Horton; and multiple residential communities.
- The Fresh Market is expected to open in 2026. The grocer is investing approximately \$22.7 million in the new building and land development.



2) 90 NORTH SCHAUMBURG - ENTERTAINMENT HUB (2025)

- The 90 North East Entertainment District in Schaumburg is a dynamic, mixed-use destination anchored by the Schaumburg Convention Center and Renaissance Hotel. Designed as a walkable entertainment hub, it will feature restaurants, cafés, live music venues, and outdoor plazas. This district serves as the vibrant eastern gateway to the larger 90 North development, a \$185 million project.



3) ANDRETTI KARTING & RACING (2026)

- 80,000 SF indoor karting and entertainment facility serving as the main anchor of Phase 1 of the 90 North entertainment district.

4) STARBUCKS (2025)

- 2,000 SF coffee shop completed in 2025.

5) LURIE OUTPATIENT AND INFUSION CENTER (2025)

- Ann & Robert H. Lurie Children’s Hospital of Chicago developed a 75,000-square-foot, \$56 million outpatient center.

6) NAPLETON SUBARU (UNDER CONSTRUCTION)

- 50,000 SF Subaru Auto Dealership is currently under construction.

7) HANGER CLINIC (2025)

- Hanger Clinic’s new 19,475 SF state-of-the-art Integrated Care Center (ICC) delivers advanced orthotic and prosthetic care.



8) DULY MEDICAL OFFICE (2025)

- 100,000 SF multi-specialty clinic, which opened August, 2025.

9) HOLIDAY INN EXPRESS & SUITES (2025)

- New 87-room Holiday Inn Express, which marked the 31st hotel in Schaumburg.

10) HOP SCOTCH (2025)

- British pub-themed restaurant. Anticipating a mid 2026 opening.

11) EXPERIOR GLOBAL & TRANSPORT LOGISTICS CAMPUS (2026)

- A new 48,000-square-foot warehouse and set for completion in 2026.

12) INDUSTRIAL WAREHOUSE (2025)

- 83,124 SF speculative industrial warehouse, which was completed in 2025.

13) LONG AVENUE DEVELOPMENT (2027)

- Logistics Property Company, LLC is developing two speculative industrial buildings near Wintrust Field, totaling 436,500 square feet of new industrial space. The project represents an investment of more than \$30 million.

14) CROSSROADS OF SCHAUMBURG (2026)

- Crossroads of Schaumburg is a new multi-tenant restaurant and retail development near Woodfield Mall in Schaumburg, redeveloping the former Macy's Furniture Gallery site. Confirmed tenants include Lazy Dog, Piccolo Buco, Cava, Velvet Taco, Crisp & Green, Panda Express, and Naansense. The project is currently under construction with openings anticipated in 2026.

15) PORSCHE SERVICE CENTER (2027)

- 45,000 SF service center, which is set to finish in 2027.



SCHAUMBURG ILLINOIS TOP EMPLOYERS

Company	# Employees	Company	# Employees
Woodfield Mall	4,200	Village of Schaumburg	633
Zurich North America	2,458	Illinois Dept of Transportation	550
School District 54	2,440	Sunstar Americas	459
Motorola Solutions	1,568	Target	429
Paylocity	1,250	Patrick Cars	411
ADP	1,000	Resnick Automotive	350
National Pizza Products	800	IKEA	336
Wheels, Inc.	750	Renaissance Hotel	327

DIVERSE EMPLOYMENT BASE



RETAIL TRADE



MANUFACTURING



EDUCATION



AUTOMOTIVE



GOVERNMENT



THREE CHICAGO-AREA NEIGHBORHOODS RANK AMONG THE 2025 'BEST PLACES TO LIVE' IN THE UNITED STATES - ONLY 50 NEIGHBORHOODS MADE THE LIST

#1

U.S. Metro for corporate relocations for 12th Consecutive Year

30 Relocations
110 Expansions

255,967

Businesses in the Chicago metro area, the

4th

most in the U.S.

3rd

Largest supply in labor in the U.S.

On average, 4.76M people were employed throughout 2024 — the highest level seen since at least 1990

145,545

Graduates and secondary program finishers in the Chicago metro area in 2023

1.2B sqft

Chicago industrial real estate market, the largest in the United States

\$4.32B

Growth capital raised by Chicagoland startups in 2024

Chicago's economy is the **nation's third largest**. If Chicago were a nation, it would be the **world's 22nd largest economy** (Illinois is 19th). Chicago's GDP was \$886B in 2024.

Chicagoland area is growing, adding 70,762 people between 2023 and 2024 — **the ninth most among metro areas**. 9.46 million people live in the MSA (Census 2020).



O’Hare International Airport is the **8th Busiest Airport in the World & Most-connected airport in the U.S.** No. 2 spot globally for aircraft movements and No. 8 for passengers with more than 80 million passengers. \$295 billion in trade value flowed through O’Hare in 2024 (3rd largest port by value).

Plus, Chicago is home to **Midway International Airport** with 22 million passengers.

10
Interstate highways converge in the Chicago Metro Area

3rd in the nation
for total interstate miles

450M
Bus and Train Rides.

Chicago Transit Authority (CTA) Operates the **Nation’s Largest Public Transportation System**

Chicago Union Station is the nation’s **3rd busiest station** overall, and it is Amtrak’s 4th busiest



Chicago’s MSA is generally considered a highly walkable region. Chicago itself has a Walk Score of 77, placing it **among the most walkable cities in the U.S.**

Chicago recorded a record-breaking 11 million bike and scooter trips in 2024. The city has 303 miles of bike lanes and 19 miles of lakefront bicycle paths.

Voted Best Big City in the U.S. (2024)

-Condé Nast Traveler Magazine

52M

Visitors in 2023

#11 Best Cities in the World (2025)

-Time Out Magazine

\$19.2B

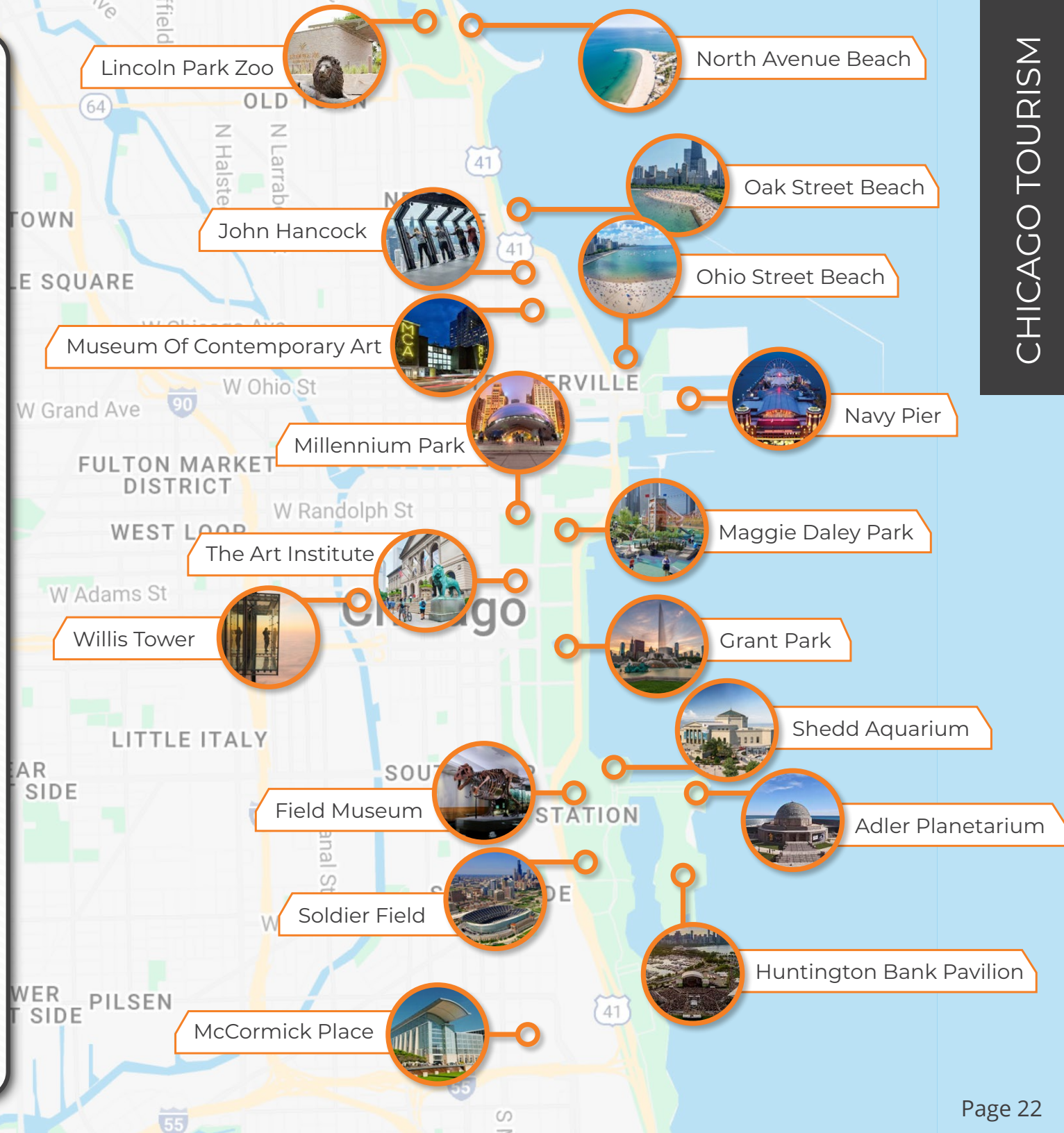
Tourist spent in 2023
(Estimated)

963

Hotels+

CULTURAL HAVEN:

Home to 200 art galleries,
60 museums, 250 music
venues, 250 theatres, 400
neighborhood festivals, 7,300
restaurants, over 160 breweries
and more.



Lincoln Park Zoo



North Avenue Beach



John Hancock



Oak Street Beach



Museum Of Contemporary Art



Ohio Street Beach



Millennium Park



Navy Pier



The Art Institute



Maggie Daley Park



Willis Tower



Grant Park



Shedd Aquarium



Field Museum



Adler Planetarium



Soldier Field



Huntington Bank Pavilion



McCormick Place



Economic Strength & Business Climate

#19 in the World

Largest Economy
— If Illinois were a country

#2 in the Nation

Corporate Investments
664 business expansions or relocations in 2024

#4 in the Nation

Access to Capital
— Up from #6 in 2023

#6 in the Nation

Tech & Innovation
— Up from #14 in 2023

Infrastructure & Transportation

#1 in the Midwest

Transportation & Warehousing
Infrastructure

#4 in the Nation

Transportation & Warehousing
Infrastructure

Workforce & Population

#3 in the Nation

Population Size

#1 in the Midwest

Workforce Development

Home to over
30 Fortune 500
 Companies

As well as, 2,000+ international industry
 leaders, 1,900 major corporate headquarters
 and 1.2 million small businesses.



5th Highest GDP in the Nation (2024)

\$1.1 Trillion Economy

Data was released from the Bureau of Economic Analysis at the U.S. Department of Commerce showing Illinois now produces over \$1 trillion in annualized economic activity; the fifth highest GDP in the nation.



A recent study found the total economic impact of manufacturing in Illinois is estimated to be between \$580 billion and \$611 billion every year – the largest share of any industry to the state’s Gross Domestic Product.

World-Class Education

Including Some Ranked Among the Highest Rated in the World

254 Higher Education Institutions Statewide | 148 Schools are Within a 25-Mile Radius of Chicago
 Northwestern University #6, University of Chicago #11, University of Illinois #33 for Top National Universities by U.S. News (2025)

Illinois 2024 Economic Development Milestones



RECORD-BREAKING INVESTMENTS & JOB GROWTH

- EDGE & REV incentivized investments surged by \$2 billion, reaching nearly \$5 billion since 2023. New jobs quadrupled, from 3,000 to 12,800, including 4,100 directly from these programs.
- State incentive programs doubled corporate investments from \$6.3 billion in 2023 to \$12.5 billion in 2024.
- Clean energy investments doubled from \$2 billion to \$4 billion, with growth in key sectors such as quantum computing, tourism, and exports.



MAJOR BUSINESS EXPANSIONS & MANUFACTURING GROWTH

- Rivian (\$1.5B) and Avina Clean Hydrogen (\$820M) invested in EV and sustainable aviation fuel production.
- Wiegel Tool Works, Crysalis Biosciences, Ymer Technology, and Bedrock Materials expanded operations in Illinois.
- Wieland Rolled Products (\$500M) and Voortman Steel Machinery strengthened Illinois' advanced manufacturing sector.
- PsiQuantum's MICRO Act partnership will create a \$20B quantum computing hub in Chicago.



TOURISM & EXPORT RECORDS

- Illinois had record-breaking export sales of \$78.7 billion in 2023, ranking #1 in the Midwest & #5 in the U.S..
- FY24 hotel tax revenue reached \$321.5 million, exceeding the previous record of \$308 million in FY23.
- Illinois welcomed 112 million visitors in 2023, generating \$47 billion in spending—a \$3 billion increase from 2022.
- International tourism surged 39%, with 2.16 million visitors spending \$2.7 billion in 2023, a 47% increase from the previous year.



TECH, INNOVATION, & QUANTUM ADVANCEMENTS

- Illinois designated as home to two of 31 federal Tech Hubs and one of 21 Recompete Pilot Program finalists.
- iFAB Regional Tech Hub (Decatur & Champaign) is one of 12 federally funded tech hubs.
- The Bloch Quantum Tech Hub expected to generate \$60 billion in economic impact.
- Current (Chicago-area water innovation hub) received up to \$160 million in NSF funding for Great Lakes ReNEW Innovation Engine.

CONFIDENTIALITY AGREEMENT

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

DISCLOSURE AND CONSENT TO DUAL AGENCY

The undersigned Broker may undertake a dual representation (represent both the seller and the buyer) for the sale of property. The undersigned Buyer and Seller acknowledge they were informed of the possibility of this type of representation. Before signing this document, please read the following:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Broker's advice and the client's respective interests may be adverse to each other. Broker will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Broker has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A BROKER CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- 1) Treat all clients honestly
- 2) Provide information about the property to the buyer.
- 3) Disclose all latent material defects in the property that are known to the Broker.
- 4) Disclose financial qualification of the buyer to the seller.
- 5) Explain real estate terms.
- 6) Help the buyer to arrange for property inspections.
- 7) Explain closing costs and procedures.
- 8) Help the buyer compare financing alternatives.
- 9) Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

WHAT A BROKER CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- 1) Confidential information that Broker may know about a client, without that client's permission.
- 2) The price the seller will take other than the listing price without permission of the seller.
- 3) The price the buyer is willing to pay without permission of the buyer.
- 4) A recommended or suggested price the buyer should offer.
- 5) A recommended or suggested price the seller should counter with or accept

If either client is uncomfortable with this disclosure and dual representation, please let Broker know. You are not required to sign this document unless you want to allow Broker to proceed as a Dual Broker in this transaction.

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to Broker action as a Dual Broker (that is, to represent BOTH the seller and the buyer) should that become necessary.

SELLER: _____ DATE _____

BUYER: _____ DATE: _____

BROKER: Marcus & Millichap Real Estate Investment Services of Chicago, Inc.

BROKER: _____ DATE: _____

NO REPRESENTATION IS MADE BY BROKER AS TO THE LEGAL OR TAX EFFECT OR VALIDITY OF ANY PROVISION OF THIS DOCUMENT. BROKER IS NOT QUALIFIED TO GIVE ADVICE ON LEGAL OR TAX MATTERS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT YOUR ATTORNEY OR TAX ADVISOR.

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GROUP

The image shows a large, modern commercial building with a white facade. The 'us bank' logo is prominently displayed on the upper part of the building. The 'us' is in white on a red shield, and 'bank' is in blue. Below the logo, there are two glass doors with the number '1297' above them. A sign on the left door says 'FACP'. In the background, there is a parking lot with several cars and a building with 'KOHLS + SEPHORA' signage. The sky is blue with scattered white clouds.

EXCLUSIVELY LISTED BY

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