



OHP

O'HARE PLAZA



O'HARE PLAZA

OVERVIEW

Prominently situated along Interstate 90, O'Hare Plaza offers an unbeatable combination of high-quality office space, efficiency, desirable amenities and easy access from expressways and public transportation.

Tenants enjoy numerous nearby restaurants and attractions, as well as convenient access to downtown Chicago, O'Hare International Airport, downtown Rosemont and other suburban business districts.

With efficient 26,295-square-foot floorplates, O'Hare Plaza presents an attractive opportunity for the discerning tenant.



PRIME LOCATION & VISIBILITY

- I-90 frontage with prominent brand exposure to 204,000 cars per day
- Unique convergence of expressways providing unparalleled access to the Chicago CBD and other suburban office and residential areas
- Complimentary shuttle service to the Cumberland station along the CTA Blue Line
- Adjacent to Chicago Marriott O'Hare hotel
- Numerous nearby restaurants, hotels and entertainment venues, including the new downtown Rosemont and Rivers Casino



AMENITIES

- Grade-level executive heated parking garage
- Newly renovated multi-station deli with adjacent tenant lounge
- Conference center with seating for 50 people
- Fitness center
- Sundry shop
- Salon
- 24/7 security and on-site management, leasing and ownership
- Complimentary shuttle service to the Cumberland Blue Line CTA train station

FITNESS CENTER



COMPLIMENTARY SHUTTLE SALON



TENANT LOUNGE



SUNDRY SHOP



CONFERENCE CENTER



EFFICIENCY

O'Hare Plaza I & II recently achieved a LEED-Silver O+M designation by the U.S. Green Building Council, in addition to EnergyStar ratings. The certification recognizes leadership and excellence in exceeding a variety of environmental and operational benchmarks. Highlights include:

- Grade-level executive heated parking garage
- Newly renovated multi-station deli with adjacent tenant lounge
- Conference center with seating for 50 people
- Fitness center
- Sundry shop
- Salon
- Renovated elevators
- 24/7 security and on-site management, leasing and ownership

Water consumption: 20%–25% below LEED baseline

Energy usage: 33%–38% less than similar buildings

Green cleaning: 96%–100% sustainable products

Stormwater control: 27% rainfall mitigated

Alternative transportation: 33% reduction in single-occupant vehicle commuting



INFRASTRUCTURE

Property Description: 707,302 total rentable square feet spread over four interconnected buildings

8725 West Higgins: 11-story, 278,675 total SF
26,000-SF floorplate

8735 West Higgins: 4-story, 84,384 SF
25,000-SF floorplate

8745 West Higgins: 4-story, 111,299 SF
32,500-SF floorplate

8755 West Higgins: 11-story, 232,944 SF
22,500-SF floorplate

Construction: Steel and reinforced concrete structure

HVAC System: Multi-zone with Chilled Water-Supplied HVAC

Electrical: Dual ComEd power feeds

Fiber: Multiple providers including AT&T, Comcast, Business Only Broadband and XO Communications

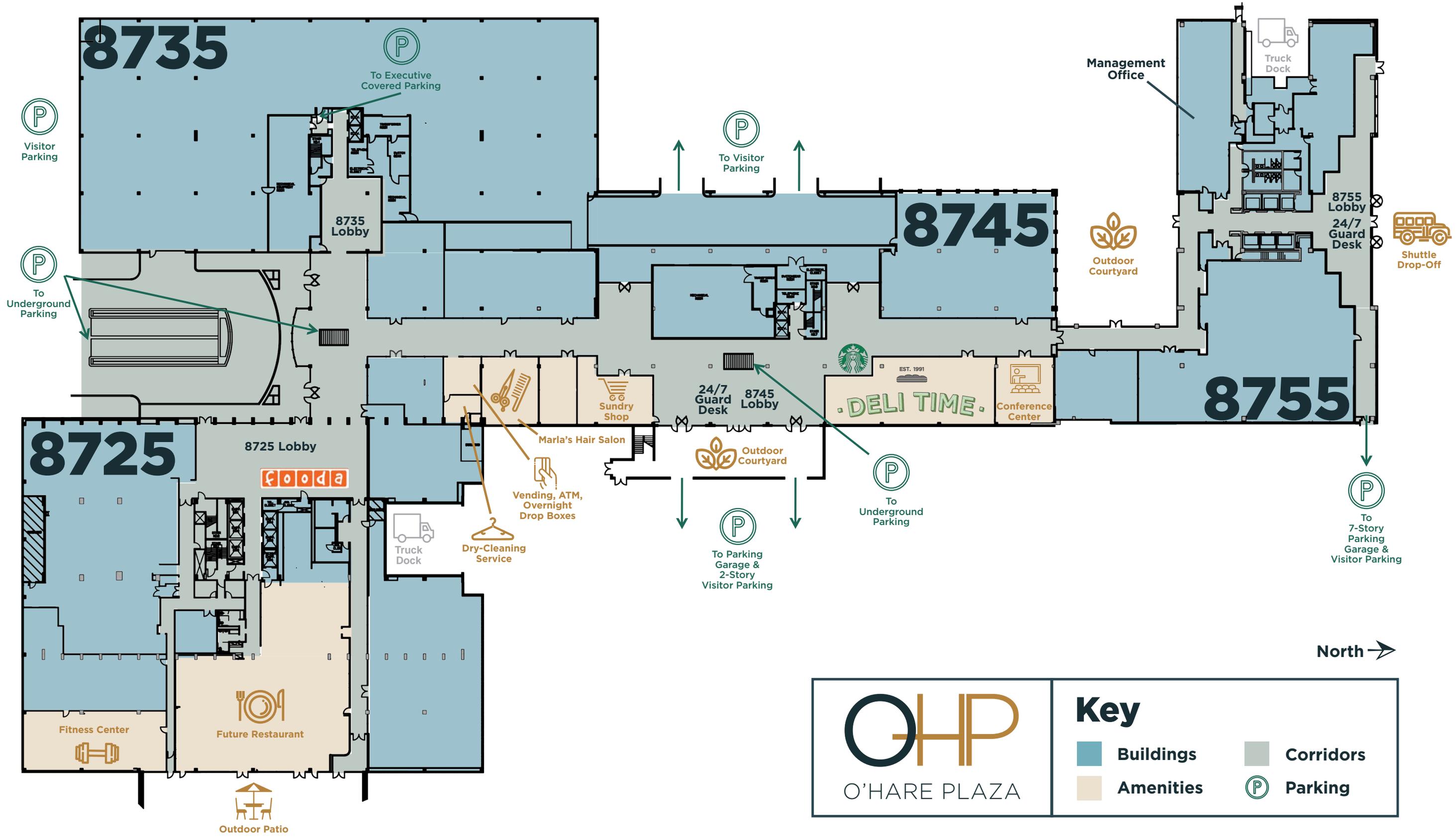
Elevators: Recently completed renovation

Ceilings: 9' finished ceiling

Dock Facilities: Accommodates 48' semi trailer

Parking: Grade-level executive heated parking and abundant deck and surface parking for tenants and visitors

SITE PLAN





O'HARE PLAZA

Key

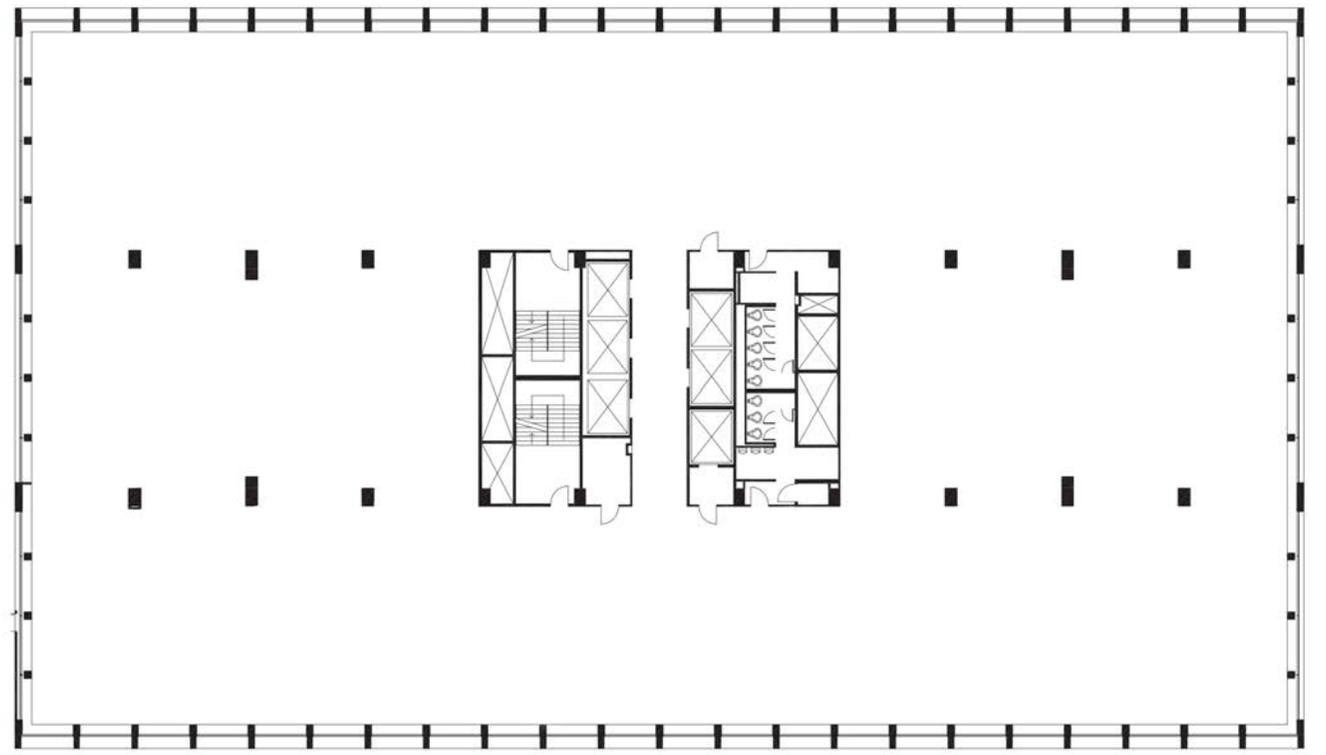
	Buildings		Corridors
	Amenities	P	Parking



FULL FLOOR WITH HIGH CEILINGS

- Unique 12' ceilings
- Creative build-out potential—a blank canvas
- Abundant natural light and low-rise views

8725
2ND FLOOR: 25,780 SF



EXPERIENCED OWNERSHIP

Fulcrum Asset Advisors, LLC is a privately held real estate investment and operating company that specializes in making and managing investments in office and industrial properties.

Fulcrum's management team has over 100 years of experience in commercial property investing. The company brings this experience to bear in managing core and value-added office and industrial property investments on behalf of its investors.

Fulcrum Asset Advisors, LLC
8725 West Higgins Road, Suite 805
Chicago, Illinois 60631

+1 312 589 6310

www.fulcrumllc.com



ON-SITE LEASING & MANAGEMENT

JLL provides on-site leasing and management services. A global company headquartered in Chicago, JLL is committed to a professional, responsive leasing process and a management program designed to enhance the tenant experience.

Leasing:

Rick Benoy

+1 773 304 4105

rick.benoy@am.jll.com

Erica Rogers

+1 773 632 1049

erica.rogers@am.jll.com

Jeff Shay

+1 773 304 4113

jeff.shay@am.jll.com

Management:

Al Gienko

+1 773 380 0600

al.gienko@am.jll.com

www.ohareplaza.com





©2018 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

