

6200

River Bend Drive

LISLE, ILLINOIS

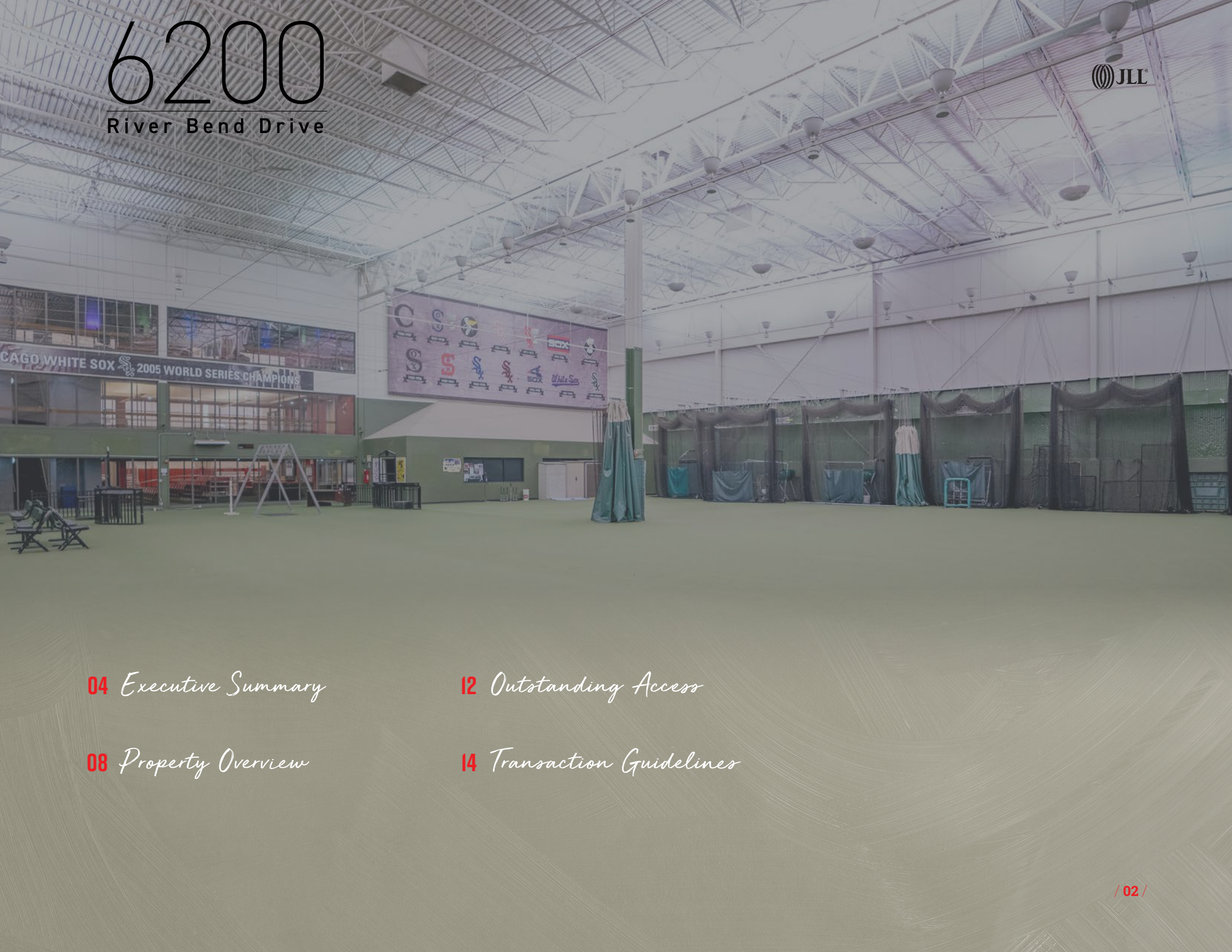
*57,000 Square Foot Sports
Complex Opportunity*



Jones Lang LaSalle Americas (Illinois), L.P. ("JLL")

6200

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EXECUTIVE SUMMARY

Jones Lang LaSalle Americas (Illinois), L.P. ("JLL"), as sole and exclusive agent, has been retained to offer for sale to qualified users or investors the opportunity to acquire fee simple interest in a premier athletic facility located at 6200 River Bend Drive in Lisle, Illinois ("the Property").

6200 River Bend Drive is a sports and training facility located in Lisle, Illinois, a western suburb of Chicago situated 25 miles from the downtown CBD. Both Lisle and the adjacent suburbs boast high household incomes and a solid local employment base. The Property is currently improved as the 57,000 square foot West Suburban Sports Complex, featuring three basketball courts, 12 batting cages, training rooms and office space. The Property is currently zoned Office Research (O-R) and totals 5.0 acres.





Investment Highlights

SUPERIOR IN-PLACE SPORTS/TRAINING EQUIPMENT AND FACILITIES

The West Suburban Sports Complex represents a rare opportunity to acquire a fully improved, indoor sports and training facility. In 2001, the Chicago Bulls and Chicago White Sox organizations completed construction on the 57,000 square foot Bulls/Sox Academy, a joint effort to promote youth athletics by creating the first training facility ever offered by a professional MLB or NBA team. The size of the facility and the existing improvements lend themselves well for an owner-user or reuse play.

- ▶ 3 high school size basketball courts, including a replica of the court used by the Chicago Bulls at the United Center
- ▶ 12 indoor screened batting cages
- ▶ Indoor pitching lane
- ▶ Fitness and training rooms
- ▶ Men's and Women's locker rooms

OWNER-USER OPPORTUNITY

The unique improvements of the West Suburban Sports Complex offer themselves well for an owner-user investor looking to continue to operate the property as a sports facility. An owner-user would have the ability to either take advantage of the existing baseball/basketball specific improvements, or to renovate the space to accommodate other sports. Additional sports that could be chosen include volleyball, lacrosse, soccer, field hockey, rock climbing and gymnastics. The 57,000 square foot area and 40-foot clear heights allow for the current building to house almost any sport, providing flexibility and options for all owner-user investors. If an owner-user had interest in subleasing, there is space available on the lower mezzanine level for a small user. This space underwent improvements to accommodate an Athletico sublease.

- ▶ Multiple office spaces and reception area
- ▶ Space available for sublease
- ▶ 57,000 sf facility / 40' clear height



STRONG DEMOGRAPHIC PROFILE

Lisle boasts a strong demographic base that has seen consistent growth throughout recent years. With both strong median household incomes and a young population, Lisle stands to benefit from the inflow of new residents moving out of downtown. Due to increased cost of living as well as implications from COVID-19, many young professionals and their families are choosing to move away from cities and into the suburbs.

- ▶ \$87,173 Median Household Income
- ▶ 39.4 Median Age
- ▶ 46% of population under 40 years old



POPULATION DENSITY

1 MILE	5 MILES	10 MILES	15 MILES	25 MILES
11,868	249,888	855,958	1,872,373	6,346,962



PROPERTY OVERVIEW

PROPERTY SUMMARY

Address	6200 River Bend Dr. Lisle – IL
Land Area	5.0 acres 217,800 sf
Current Use	Sports Facility
Year Built	1975 Improved in 2001 as the Bulls/Sox Academy
Building Area	57,000 sf
Building Height	40' 0"
Building Features	<p>3 maple basketball courts including a replica of the Bulls home court in the United Center</p> <p>12 indoor screened batting cages</p> <p>General office areas</p> <p>Reception area with pro shop and concession counter</p> <p>Training & exercise rooms</p> <p>Men's & women's locker rooms</p>
Zoning	Office Research (O-R)
Flood Plain	3.75 acres (75%) within 100 & 500 year flood plain
Traffic Counts	Lincoln Ave = 29,500 vehicles
Demographics (1-mile)	<p>Population: 11,868</p> <p>Households: 5,684</p> <p>Median HH Income: \$87,173</p>

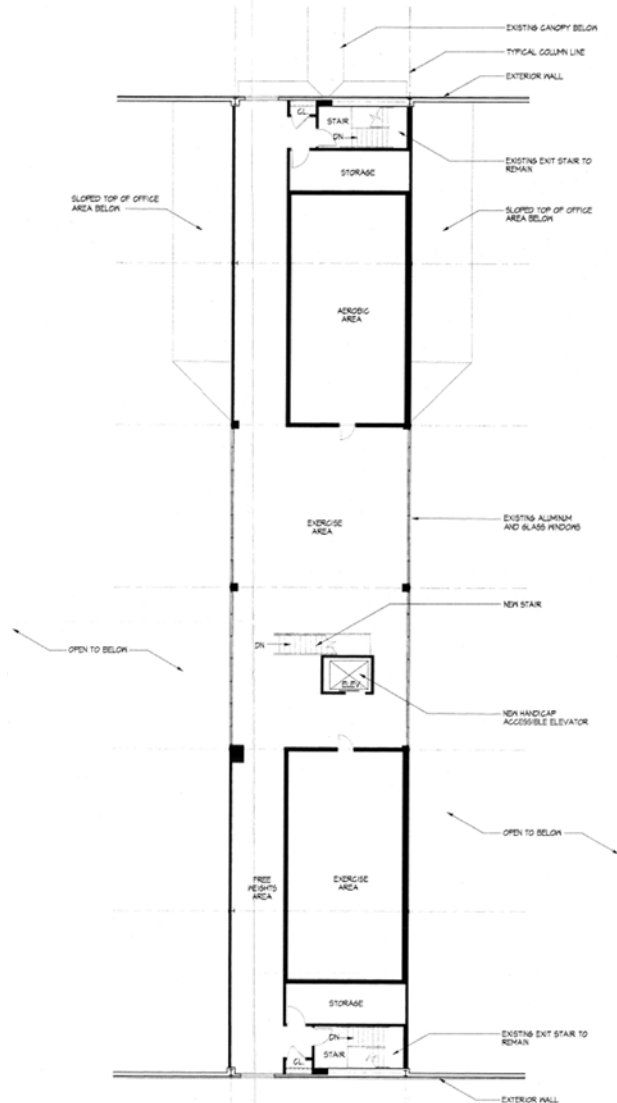


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Floor Plans

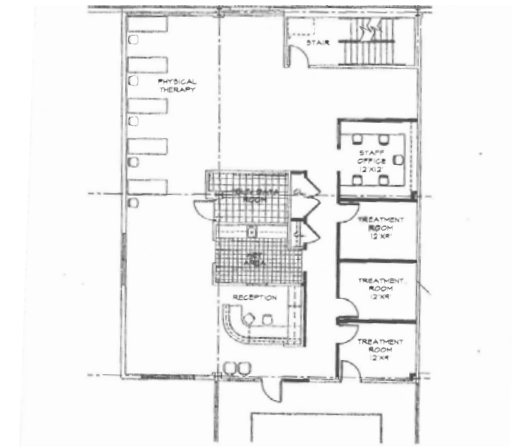
UPPER MEZZANINE



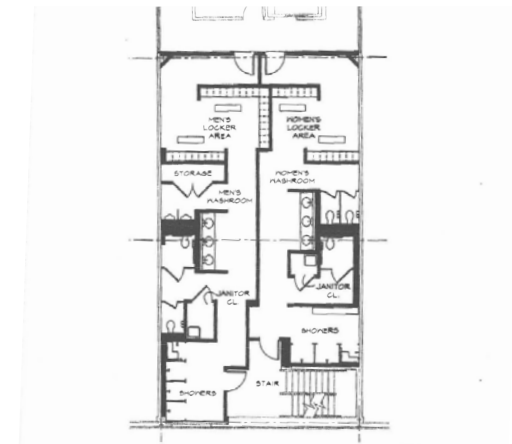
* These images are not exact representations of the current floor plans, please refer to the scanned floor plan images located in the investor center for detailed specifications.

CONCEPTUAL 2ND FLOOR - East Side

* Significant improvements were made to the lower mezzanine level in 2004. These improvements were related to an expansion project for Athletico Physical Therapy, who subleased this space from the Bulls/Sox Academy.



CONCEPTUAL 2ND FLOOR - West Side



Zoning Overview



6200
River Bend Drive

OUTSTANDING **ACCESS**

The Property boasts exceptional accessibility from both the surrounding suburbs and downtown Chicago. Located just off Highway 53, 6200 River Bend Drive is well connected to major highways including I-55, I-290 and I-88, as well as commuter rail lines serving the Chicago CBD.

AUTOMOBILE



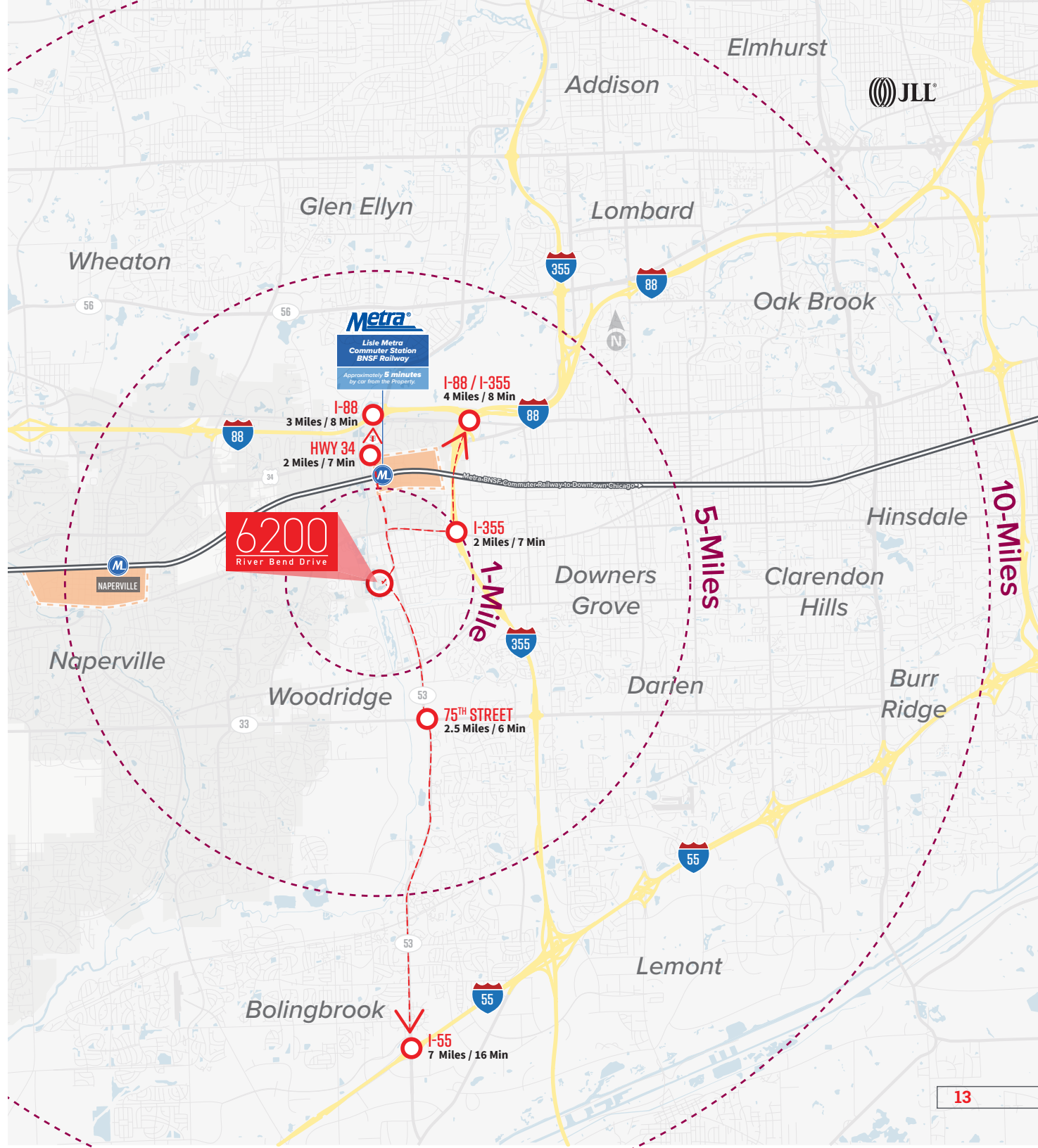
6200 River Bend is conveniently located and allows for easy access to downtown by way of I-290. Situated proximal to Highway 53, the Property is well connected to all major arteries of downtown Chicago and the western suburbs.

COMMUTER RAIL



The Property is a short drive from the Metra commuter rail's Lisle station. This station is on the BNSF line, which runs several east and west-bound trains daily with express trips to and from downtown Chicago.





6200
River Bend Drive



Transaction Guidelines

6200 River Bend Drive is being distributed exclusively by Jones Lang LaSalle (Illinois), L.P. ("JLL") to a select group of investors. The prospective investor will be selected by Owner in its sole and absolute discretion based on a variety of factors, including, but not limited to:

- ▶ Offer price
- ▶ Financial strength
- ▶ Ability to close in a timely fashion
- ▶ Required contingencies

JLL will be available to assist prospective investors to arrange on-site inspections and to answer any questions related to information contained in this offering memorandum. Other key Transaction Guidelines include the following. All offers must be presented in writing and include:

- ▶ The price
- ▶ The source of purchaser's capital (equity and debt)
- ▶ The amount of earnest money deposit
- ▶ An outline of the proposed schedule for due diligence and closing
- ▶ A description of any physical or environmental assumptions which affect the price being offered
- ▶ High-level description of investor development plan
- ▶ List of contingencies, including committee approvals, required to close the transaction

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