



MID AMERICA PLAZA

— Oakbrook Terrace —



**Trophy Investment Opportunity in a Work, Live, Play
Location Opposite the Region's Best Performing Mall**

87%
LEASED

6.5 Years
WALT

117K RSF
LEASING ACTIVITY
SINCE JANUARY 2024

The Offering

Jones Lang LaSalle (Illinois), L.P. (“JLL”) has been exclusively retained to arrange the sale of Mid America Plaza (the “Property” or “Mid America”), an exceptionally well-located trophy suburban office complex benefiting from a DuPage County address. With nearly \$17.7 million of capital invested into the Property since 2016, Mid America is uniquely positioned to take advantage of the ongoing flight to quality as a true best-of-the-best asset offering tenants reimagined contemporary lobbies, amenities, on-site dining options, as-well-as efficient back-of-house systems including modernized elevators and HVAC upgrades. In addition to the Property's highly desirable onsite amenities and dining options that include Chicago institution and long-term tenant Ditka's, Mid America is conveniently situated across the street from Oakbrook Center, one of the best open-air malls nationally, fully occupied, and attracting over 50,000 visitors daily. Since January 2024, the Property has secured approximately 117,000 RSF (28% in total area) in combined new leases and renewals, capitalizing on the Property's unique location and recent capital investments. The Property is currently 87% leased to a highly diverse tenant roster including Graycor Services, BCS Financial, and International Contractors headquarters. Mid America offers durable cash flow by delivering over 8 years of weighted average remaining lease term for the largest tenants including Graycor Services, BCS Financial, Venture X, Crowe, ICI, and Mike Ditka's Restaurant, who all recently renewed their leases in 2021-2025. The Property also offers meaningful NOI growth from the lease-up of the highly attractive remaining vacancy, including spec and whitebox office suites with a total area over 31,000 RSF specified on the Stacking plans of the current Offering Memorandum. The Offering presents the extremely rare opportunity to acquire uniquely located trophy office complex at a significant discount to replacement costs.

KEY PROPERTY STATISTICS	
Street Address	1 & 2 Mid America Plaza
City, State	Oakbrook Terrace, IL
Submarket	Eastern East/West Corridor
Year Built	1985
Rentable Area	413,267 RSF
Number of Stories	10
Occupancy*	87.0%
WALT	6.5 Yrs
Typical Plate	17,700-26,700 RSF



LINEAGE OF INSTITUTIONAL OWNERSHIP

Since the Property was developed in 1985, the complex has only traded hands three times. The first acquisition was made by Deutsche Asset Management, the second by Illinois Teachers Retirement System (TRS), and the third by Equus Capital Partners. The Property has been maintained and managed to the highest institutional standards with current ownership investing approximately \$17.7 million of capital projects into the asset since 2016.

2007 2012 2016

Deutsche Asset
& Wealth Management



* Here and thereafter, the 87% occupancy rate includes the a known Beacon Hill vacate (2,754 RSF, 9th floor, 2 Mid America Plaza, expires Sep-25).

HIGHLY AMENITIZED BUILDING DRIVES LEASING SUCCESS

Mid America Plaza has been heavily renovated and repositioned and stands as a true trophy asset located in the highly desirable Eastern East/West Corridor of Chicago's suburbs. With \$17.7 million of capital infused into the property by current Ownership, Mid America has been transformed into a state-of-the-art office building. The renovation included a redesigned lobby inclusive of a brand new energy efficient, glass curtain wall, updated atrium spaces with three Wi-Fi lounges, a conference center, outdoor terraces on the third, fifth and seventh floors of each tower, and a brand-new fitness center. Additionally, a significant focus of the redevelopment was on base building improvements, which included elevator modernizations, HVAC upgrades, LED lighting, electric charging stations in the covered garage, and a renovated fitness center complete with a golf simulator. Throughout their duration of ownership, Equus has implemented a truly transformative capex program investing heavily to reposition both the front and back of the house.



DITKA'S RESTAURANT



CONCOURSE LOBBY



CONFERENCE CENTER



GOLF SIMULATOR



FITNESS CENTER



GRAYCOR OUTDOOR PATIO

\$6.3M
LOBBY
RENOVATION
– 2019 & 2021 –

\$2.3M
CORRIDORS &
RESTROOMS
– 2019 to 2024 –

\$2.0M
DEMOLITION
– 2017 to 2024 –

\$2.0M
ELEVATOR
MODERNIZATION
– 2018 –

\$1.4M
BUILDING
IMPROVEMENTS
– 2016 to 2025 –

\$1.1M
SITE
IMPROVEMENTS
– 2016 to 2020 –

\$824K
AMENITIES
– 2018 to 2021 –

\$752K
SPEC
SUITE
– 2021 to 2024 –

\$520K
EQUIPMENT
– 2016 to 2025 –

\$388K
FURNITURE &
FIXTURES
– 2017 to 2021 –

\$17.7M
TOTAL
INVESTMENT

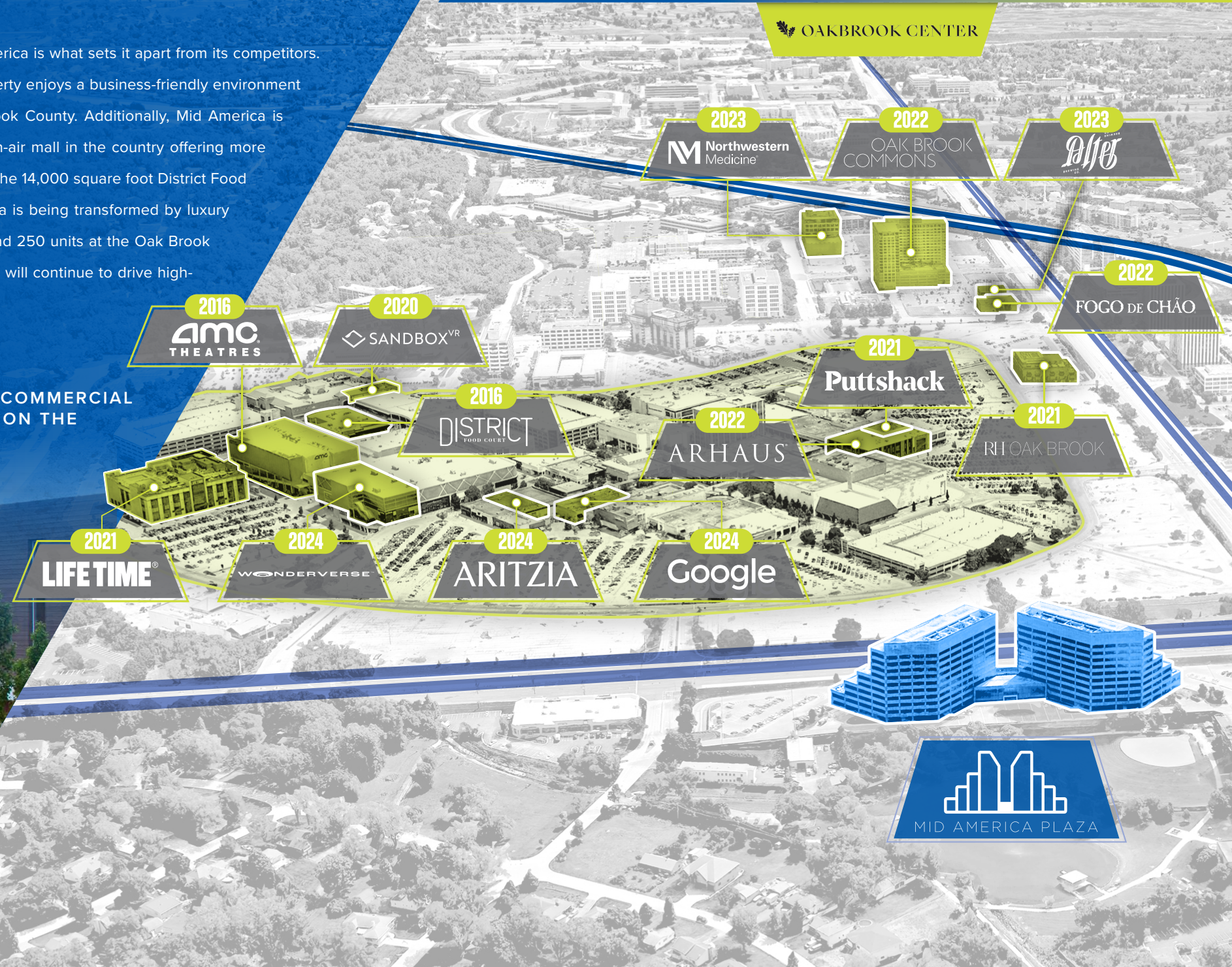
WORK, LIVE, PLAY ON-THE-MALL LOCATION

In addition to the design, quality, and high level of maintenance, the premiere location of Mid America is what sets it apart from its competitors. Conveniently situated amongst the affluent western Chicago suburbs in DuPage County, the Property enjoys a business-friendly environment and a significant tax discount when compared with nearby properties located to the east in Cook County. Additionally, Mid America is located directly opposite from Oakbrook Center – one of the highest sales per square foot open-air mall in the country offering more than 185 retail stores and restaurants including a myriad of upscale quick-service food options via the 14,000 square foot District Food Hall, as well as a plethora of fine dining options. In addition, Oak Brook and the surrounding area is being transformed by luxury residential development including 296 completed high-end units by Greystar at Elan Yorktown, and 250 units at the Oak Brook Commons, Hines mixed used redevelopment of the former McDonald's HQ. The ultra-luxury units will continue to drive high-earning residents to Oak Brook, further generating office demand to the immediate area.

250 LUXURY MULTI UNITS AT OAK BROOK COMMONS ARE 89% LEASED

1M+ SQUARE FEET OF COMMERCIAL REDEVELOPMENT ON THE MALL SINCE 2026

New Deliveries on the Mall Since 2020



A Timeline

2016		2020
AMC THEATRES 50,000-square-foot, 12-screen AMC theatre	DISTRICT 14,000-square-foot dining hall	SANDBOX ^{VR} #1 most advanced VR experience
2021		
LIFETIME [®] Premium 198,000 SF three-story athletic club with rooftop beach club	Puttshack Second U.S. venue with 25,000 SF tech-driven mini golf courses with food and drink options	RH OAK BROOK 60,000 SF retail space bringing redefined shopping experience
2022		
FOGO DE CHÃO	ARHAUS [®] 16,100 SF furniture store in repurposed former Lord & Taylor space	OAK BROOK COMMONS 250-unit luxury apartment collection, first in Oak Brook Village
2023		
the OVERLOOK at OAK BROOK 54,120 SF new retail center anchored by Guidepost, Lazy Dog, Panera and Vet Emergency Group	OAK BROOK COMMONS MEDICAL 78,200SF Northwestern Medicine premier outpatient facility	After
2024		
WONDERVERS 45,000 SF immersive entertainment destination	Google 1st brick-and-mortar store in the Midwest and 5th in the entire country	ARITZIA 14,000+ SF store, nearly double the size of an original boutique

2023
the OVERLOOK at OAK BROOK



CAPITALIZE ON ULTIMATE
24/7 FIRST RING SUBURBAN LOCATION

Among suburban Chicago's office buildings, Mid America stands out as one of just six trophy set office properties adjacent to Oakbrook Center, one of the best open-air malls nationally, fully occupied, and attracting over 50,000 visitors daily. The trophy class office properties have a 16.2% occupancy premium over the entire Chicago suburban market, showcasing the property's strategic location within highly desired DuPage County.

14.7%

CURRENT OAKBROOK TROPHY
SET VACANCY RATE

16.2%

OCCUPANCY PREMIUM OVER THE
ENTIRE SUBURBAN MARKET CLASS A
VACANCY RATE OF 30.9%

Positive Leasing Velocity
Since January 2024

116,612 RSF

28% IN
TOTAL AREA

51,552 RSF

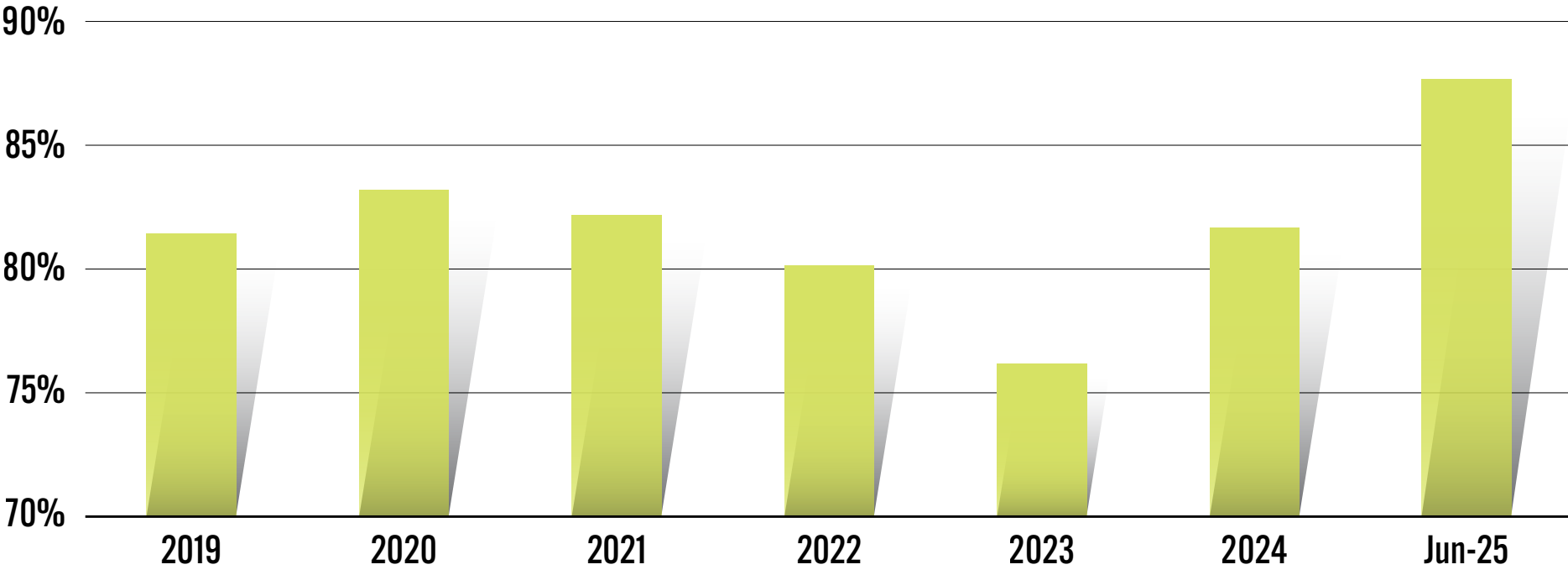
NEW LEASES
10 DEALS

65,060 RSF

RENEWALS
11 DEALS

Mid America Leasing Success

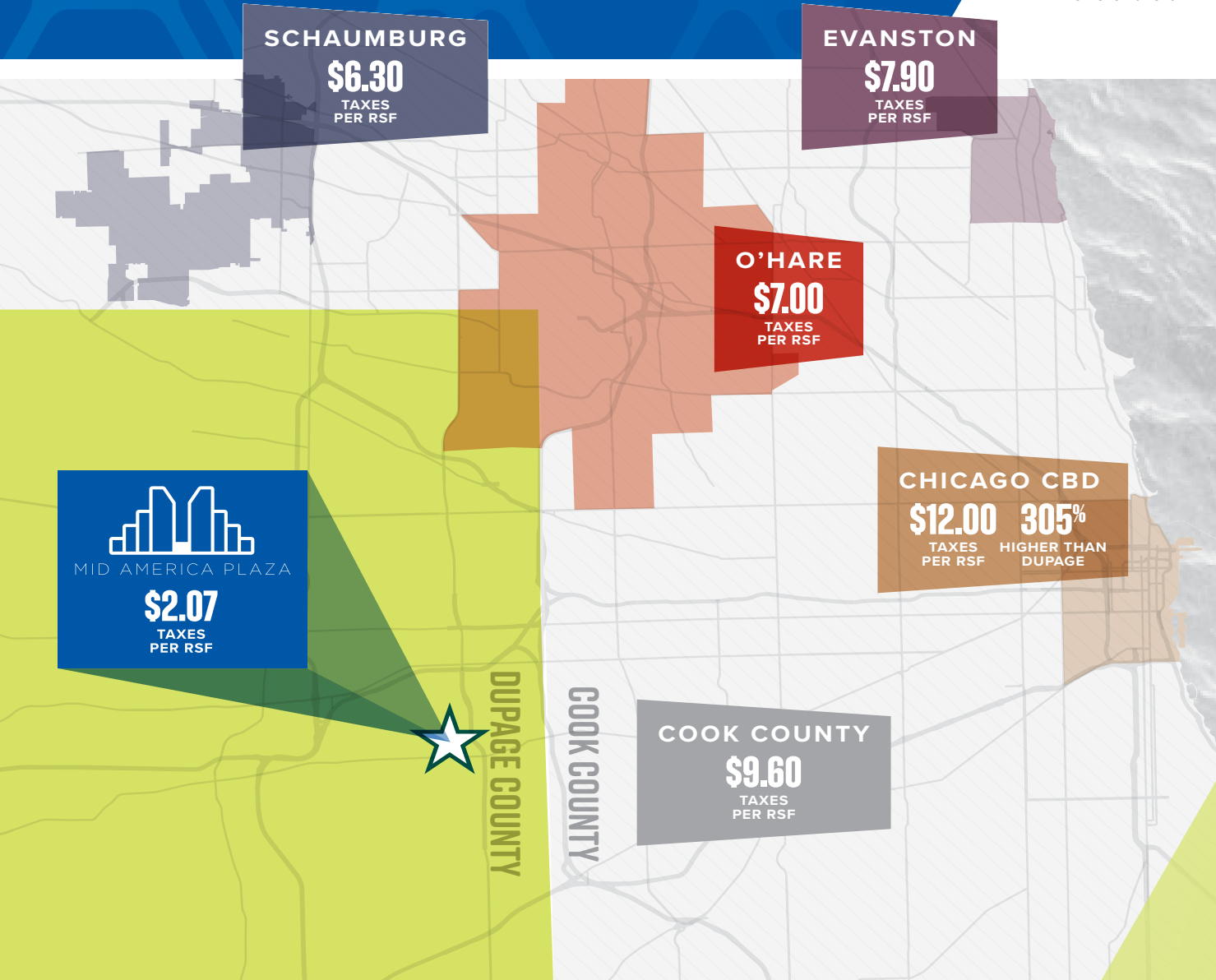
Current Occupancy Exceeds Pre-Covid 2019 Average by 5%



DUPAGE COUNTY LOCATION & TAX ADVANTAGE

Thanks to its prudence, a conservative balance sheet, and stable economy, DuPage County is a paragon of fiscal health. The County maintains an impeccable AAA credit rating with all three rating agencies, an elite status maintained by less than 2% of counties nationwide, granting DuPage access to meaningfully lower interest rates and allowing the county to keep tax rates low, ultimately benefiting area business.

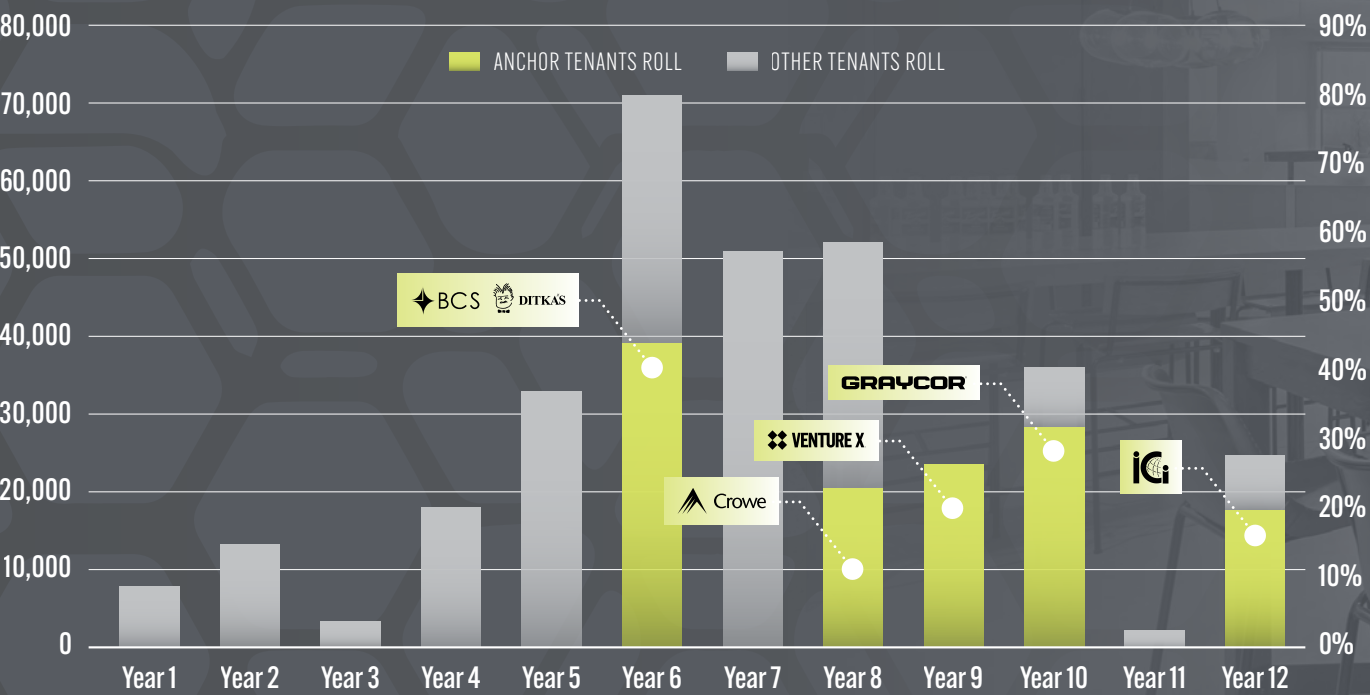
At an actual payable tax expense of \$2.07 per RSF in 2025, Mid America Plaza provides investors with a competitive advantage of owning an asset in a lower tax market relative to adjacent Cook County. Additionally, the significantly cost savings is not lost on tenants and remains one of the driving forces of the magnet to the area.



DuPage County is
AAA Credit
Rated by All
Three Rating
Agencies, an Elite
Status Maintained by
Less Than 2% of
Counties Nationwide

LIMITED NEAR-TERM ROLLOVER & STABILITY IN ANCHOR TENANCY

Mid America Plaza features a rent roll that is both diverse in industry and tenant concentration. The Property is 87% leased to 42 tenants spanning industries from Healthcare and Finance to Construction and Technology. Boasting a weighted average remaining lease term of 6.5 years, Mid America provides income stability and durable cash flow. Anchoring the income stream is Graycor Services (Sep-34), BCS Financial (Jul-31), CM&P Holdings/Venture X (May-34), Crowe LLP (May-33), International Contractors (Dec-36), and Mike Ditka's Restaurant (Oct-30) which accounts for 31.5% of the GLA. All anchor tenants have renewed their leases post-Covid. The dynamic and sticky tenancy at Mid America Plaza sets it apart from its competitors as it presents opportunity for growth as well as strong tenant commitment.



ONLY 5.9% OF TENANCY ROLLS IN FIRST 3 YEARS

8.1 YEARS OF WALT AMONG ANCHOR TENANTS



Great Lease Dynamic & Sticky Tenancy



JUNE 2023

Following nearly one year of subleasing their space from Crowe, executes direct 11+ year extension

11.3 YEARS OF TERM
17,746 RSF

DECEMBER 2036
Lease Expiration



APRIL 2025

Reaffirms commitment to the Property via 3,303 RSF expansion and second lease extension.

9.1 YEARS OF TERM
28,523 RSF

SEPTEMBER 2034
Lease Expiration



MARCH 2021

Executes Crowe sublease and simultaneous direct extension.

8.8 YEARS OF TERM
23,704 RSF

MAY 2034
Lease Expiration



MARCH 2021

After rightsize sublease to Venture X and ICI, executes a 8-year extension.

7.8 YEARS OF TERM
20,652 RSF

MAY 2033
Lease Expiration



JULY 2022

Following almost 18 years of tenancy at the Property, rightsizes and executes third lease extension.

5.9 YEARS OF TERM
26,233 RSF

JULY 2031
Lease Expiration



FEBRUARY 2022

Following 16 years of tenancy at the Property, executes additional long term renewal.

5.1 YEARS OF TERM
13,133 RSF

OCTOBER 2030
Lease Expiration

ESTABLISHED CORPORATE LOCATION

Situated at the corner of Route 83 and 22nd Street in Oak Brook Terrace, Mid America Plaza is an ideal office location. With convenient access to the entire metropolitan area via the Reagan Expressway (I-88) while also being located across the street from Oakbrook Center, Mid America Plaza offers convenient ingress and egress no matter the direction. In addition to the 180,500 vehicles that pass next to the Property on I-88 each day, there is a large influx of movement from other key arterial routes in the immediate vicinity. These routes include IL Route 56 and US Route 34. This connectivity to the transit grid is a crucial factor in drawing businesses in as it allows companies to recruit from the widest possible geographic employment base. With the location as a signalized intersection, Mid America offers not only access to Oak Brook Center and highways, but also signage opportunities making it highly desired among tenants.

Oak Brook maintains its status as not only one of the most desirable locations to work, but to also live. Oak Brook average household income at \$210,655 is more than twice the national average household income. Additionally, education rates and home sales in Oak Brook are growing rapidly and these numbers continue to attract more residents and employers to the area.

Financial Services Drawn to Mid America Plaza

The Property has successfully accommodated tenants targeting wealthy clients and their families who work and live in the surrounding area. This includes tenants such as family offices, financial advisors, insurance companies, and more. It is common for the owners of these businesses to be neighbors with their clients, establishing a close community connection.

NEW TENANTS ATTRACTED BY THE PROPERTY QUALITY & THE HIGH-INCOME OAK BROOK AREA









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