



8025

LAMON





THE OFFERING

Jones Lang LaSalle (Illinois), L.P. (“JLL”) is pleased to exclusively offer for sale the fee simple interest in 8025 & 8045 Lamon (“the Portfolio”, “the Property”). Situated within the 22.6-acre master-planned Illinois Science + Technology Park (“IS+TP”), the Portfolio consists of 287,739 rentable square feet (“RSF”) contained within the adjacent and interconnected 8025 and 8045 Lamon Avenue buildings. Situated within a prominent pharmaceutical cluster, the Property offers an irreplaceable location with a long history of attracting global science and technology leaders such as Charles River (Fitch: BBB-), UL Solutions (Fitch: BBB+) and Vetter Pharma (Shadow Rating: BBB+ to A-). The Portfolio provides unmatched access to executive and workforce talent, world-class research institutions, and major transportation arteries including I-94 and direct rail connectivity via Chicago's famous 'L' line.

The offering provides a compelling combination of stable cash flow and significant value-add upside potential. The Property is anchored by a strong credit profile, with approximately 45% of the portfolio's rentable area leased to investment-grade tenants with a total a weighted average remaining lease term of 9.2 years. The Property stands as the only competitive building capable of meeting plug-and-play space requirements for large tenants, offering over 100,000 RSF of fully equipped life sciences space, a significant market differentiator available to investors. Offered at a substantial discount to the replacement cost of over \$930 per square foot.

KEY PROPERTY STATISTICS

	8025 LAMON	8045 LAMON	PORTFOLIO
Rentable Area	127,795 RSF	159,944 RSF	287,739 RSF
Original Construction	1984	2000	-
Occupancy	78.10%	53.20%	64.20%
WALT	9.0 Yrs	9.3 Yrs	9.2 YRS
Typical Floor Plates	31,700 RSF	39,600 RSF	-
Lab Percent of Total RSF	83.30%	100.00%	92.60%
GMP Percent of Total RSF	15.30%	0%	6.80%

STRATEGIC INFILL LOCATION SITUATED WITHIN CHICAGO'S NORTH SHORE

A LONG HISTORY OF PUBLIC-PRIVATE PARTNERSHIP

Serving as G.D. Searle's headquarters since 1941, followed by renowned science and technology-oriented owner/users including the likes of Monsanto, Pharmacia, and Pfizer, in more recent years recognized global innovators such as LanzaTech, which relocated headquarters from New Zealand, and Vetter Pharma, which relocated clinical development services from Germany, has sought out the Park.

Such prominence and global appeal are a testament to the established infrastructure and public-private partnerships required to successfully operate the Park.

With established infrastructure to support tenant's core businesses, the Park's desirability is further bolstered by its convenient infill location proximate to transportation, housing, walkable area amenities, deep and diverse labor pools, hospitals, research institutions, and universities.

ROSALIND FRANKLIN UNIVERSITY
OF MEDICINE AND SCIENCE
INNOVATION and RESEARCH PARK

LAKE COUNTY

8025
LAMON

O'HARE INTERNATIONAL AIRPORT

FORTUNE 500 HEADQUARTERS

abbvie #77

Abbott Laboratories #107

Baxter #288

LAKE COUNTY PHARMA CLUSTER

Northwestern University

“

When you go to IS+TP it really has an atmosphere of almost like a think tank. Where you can really grasp the notion that something is happening here.

”

PETER SOELKNER
Managing Director | Vetter Development

CHAN ZUCKERBERG Biohub Chicago

RUSH

THE UNIVERSITY OF CHICAGO

CHICAGO

4 MIN
DRIVE TO I-94 / EDENS EXPRESSWAY

O'HARE INTERNATIONAL AIRPORT

20 MIN
DRIVE TO O'HARE INTERNATIONAL AIRPORT

cta

7 MIN
WALK TO THE OAKTON-SKOKIE YELLOW LINE

JLL

LONG-TERM INSTITUTIONALLY MAINTAINED PROPERTY OFFERED AT A SUBSTANTIAL DISCOUNT TO REPLACEMENT COST

\$4.6M OF BUILDING CAPITAL INVESTED SINCE 2022

BUILDING CAPITAL	MILLION
Interior Refresh	\$3.0
Façade	\$0.5
Mechanical & Equipment	\$0.4
Roofs	\$0.4
Parking Garage	\$0.3
TOTAL	\$4.6

REPLACEMENT COSTS/SF - NEW CONSTRUCTION

COST CATEGORY	AMOUNT
Land	\$40
Core & Shell	\$375
Tenant Improvements	\$300
TOTAL HARD COSTS	\$715
Lease Commissions	\$20
Financing Costs	\$15
Carry Costs	\$40
Other Soft Costs	\$140
TOTAL SOFT COSTS	\$215
TOTAL DEVELOPMENT COSTS (\$/SF)	\$930
REPLACEMENT NET RENT (\$/SF)	\$75-93

New developments would imply net rental rates up to \$93 per rentable square foot, providing the future owner a competitive advantage relative to new supply.



STRONG CREDIT PROFILE

~45% Portfolio RSF Investment Grade Credit



17.6%

OF TOTAL RENTABLE AREA

€1.26B

2025 REVENUE

BBB+ to A-

**Shadow Credit Rating
on S&P Scale*

charles river

16.5%

OF TOTAL RENTABLE AREA

\$4.02B

2025 REVENUE

BBB-
Fitch

CRL
NYSE¹



10.9%

OF TOTAL RENTABLE AREA

\$3.05B

2025 REVENUE

BBB+
Fitch

ULS
NYSE¹

THE ONLY COMPETITIVE BUILDING CAPABLE OF MEETING PLUG-AND-PLAY SPACE REQUIREMENTS FOR LARGE TENANTS

THE LARGEST CONTIGUOUS BLOCK AVAILABLE AT THE PROPERTY IN THE PAST 15 YEARS

OVER \$1.5M SAVINGS PER 10,000 RSF OF NEW SPEC LEASES

8025
LAMON

~103,000 RSF ~67,000 RSF

TOTAL AVAILABILITY

CONTIGUOUS SPACE

COMPETITIVE PROPERTY
1

~26,000 RSF ~11,600 RSF

TOTAL AVAILABILITY

CONTIGUOUS SPACE

COMPETITIVE PROPERTY
2

NONE

NONE

TOTAL AVAILABILITY

CONTIGUOUS SPACE

COMPETITIVE PROPERTY
3

NONE

NONE

TOTAL AVAILABILITY

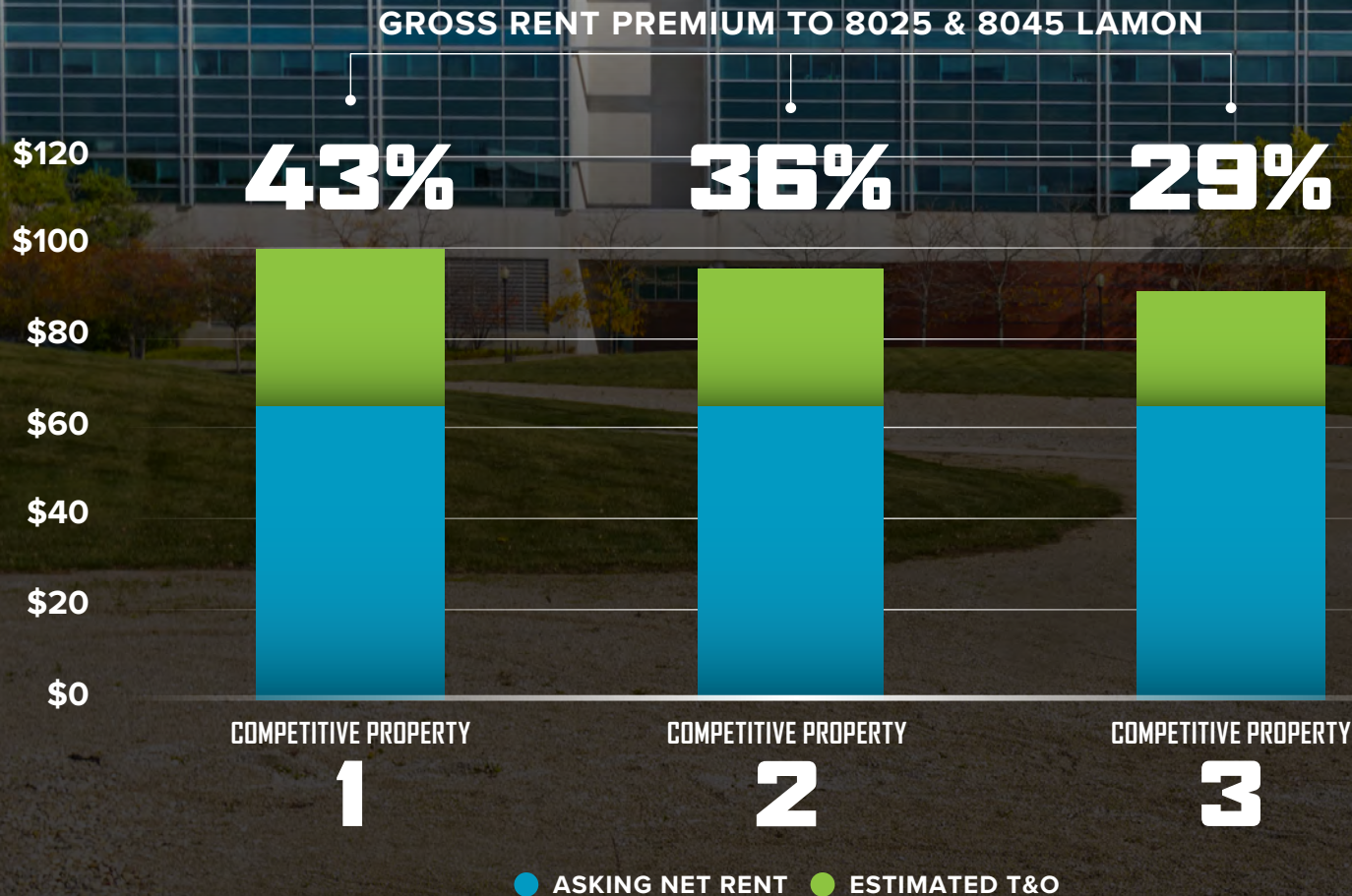
CONTIGUOUS SPACE

\$9.25
PER RSF PER YEAR OF LEASE
PORTFOLIO AVG. TI FOR RECENT
NEW LEASES & EXPANSIONS

\$25.00
PER RSF PER YEAR OF LEASE
COMPETITIVE TIER 1 SET
AVG. TI AND TURN-KEY COSTS



HIGHLY COMPETITIVE RENTS, PAIRED WITH A RESET BASIS



OVER 40% OF TIER 1 COMPETITIVE LAB SPACE WAS REMOVED FROM THE MARKET IN 2025

250K RSF

FULTON AND
EVANSTON LABS

Positive Absorption

MARS GROVE BIOPHARMA P+L PURE LITHIUM COUR

126K RSF

2430 N HALSTED

Adaptive Reuse

Sold for Conversion to Medical Offices





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