

RIVERWAY

6133 N. RIVER RD. | 9377 & 9399 W. HIGGINS RD.
ROSEMONT, IL



THE OFFERING

Jones Lang LaSalle (Illinois), L.P. (“JLL”) as exclusive advisor is pleased to present the opportunity to acquire the 100% fee simple interest in Riverway, a trophy portfolio comprised of three office buildings, three parking structures, and one daycare facility totaling 901,716 RSF (the “Portfolio”, the “Property”). Prominently situated within a 28.5-acre, infill, mixed-use campus at the epicenter of Greater Chicago's O'Hare Submarket, the Portfolio benefits from exceptional on-site and area amenities.

Strategically positioned proximate to the CTA Blue Line and the I-90/I-294/I-190 interchange near O'Hare International Airport, Riverway's connectivity to local, regional, and international transportation is unrivaled within Chicagoland. Paired with approximately \$24 million of recent capital improvements, Riverway continues to benefit from the ongoing flight-to-quality as evidenced by over 500,000 RSF of new and renewal leasing activity completed since January 2024.

Further, nine of nine anchor tenants occupying over 20,000 RSF have executed either new or renewal leases since 2023, providing strong in-place NOI anchored by 8.4 years of WALT and 66.7% investment grade credit tenancy by occupied RSF.

Riverway provides a rare opportunity to acquire a true trophy Portfolio at a reset basis utilizing highly accretive seller financing to access immediate income stability with significant upside through continued lease-up of high-quality vacancy.

RIVERWAY 6133 - RENOVATED LOBBY





Investment Highlights

LENDER DRIVEN TROPHY OFFICE DISPOSITION

HIGHLY ACCRETIVE SELLER FINANCING AVAILABLE UP TO 100% LTV AT A 4.96% FIXED RATE

INSTITUTIONALLY MAINTAINED PORTFOLIO BENEFITS FROM \$24M OF BUILDING CAPITAL PROJECTS COMPLETED SINCE 2020

STRONG IN-PLACE NOI ANCHORED BY 8.4 YEARS OF WALT AND 66.7% INVESTMENT GRADE CREDIT*

ACTIVE FLIGHT-TO-QUALITY MOMENTUM WITH 500,000+ RSF OF NEW LEASING AND RENEWALS SINCE 2024

UNRIVALED LOCAL, REGIONAL, & INTERNATIONAL TRANSPORTATION CONNECTIVITY

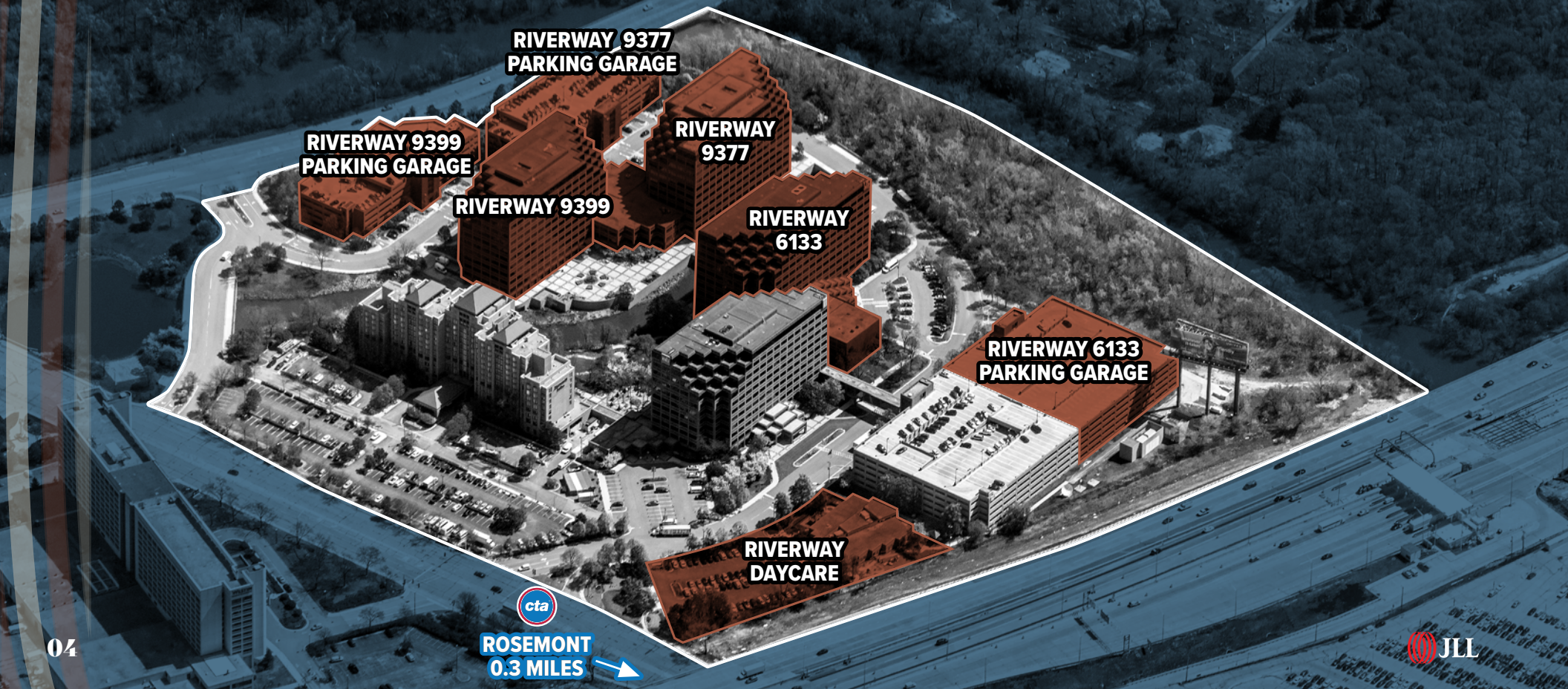
BEST-OF-THE-BEST ON-SITE AND AREA AMENITIES

*66.7% of occupied RSF - Investment grade tenants

KEY PROPERTY STATISTICS

	Riverway 9399	Riverway 9377	Riverway 6133	Riverway Daycare
Street Address	9399 West Higgins Road	9377 West Higgins Road	6133 North River Road	6107 North River Road
City, State		Rosemont, IL		
Submarket		O'Hare		
Year Built	1988	1988	1988	1994
Rentable Area (RSF)	262,456	325,549	901,716	10,409
Number of Stories	11 + LL	11 + LL	11 + LL	1
Leased*	98.3%	38.1%	66.9%	100.0%
WALT*	8.4 Yrs	10.4 Yrs	8.4 Yrs	0.4 Yrs
Typical Plate (RSF)	24,400	24,200	23,800	10,409
Parking	Garage: 847 + 14 ADA Surface: 10 + 4 ADA	Garage: 1,019 + 8 ADA Surface: 30 + 2 ADA	Garage: 912 + 13 ADA Surface: 33 + 8 ADA	Surface: 32 + 1 ADA

*Here and thereafter, the occupancy and WALT stats include a pending new confidential lease (Bldg. 9377, suites 1000 & 1100 / 41,249 RSF).



INSTITUTIONALLY MAINTAINED PORTFOLIO BENEFITS FROM \$24M OF BUILDING CAPITAL PROJECTS COMPLETED SINCE 2020

Riverway benefits from institutional ownership and approximately \$24 million in total building capital projects completed since 2020. The recent upgrades include modernized lobbies in all three buildings, state-of-the-art conference facilities, and an upgraded outdoor plaza with lounge areas. Base building improvements encompass elevator modernizations, HVAC systems, BAS and fire panel replacements, and garage repairs.

\$6.7M

**LOBBY
RENOVATION**

– 2022 –

\$5.2M

**ELEVATORS
MODERNIZATION**

– 2021-2023 –

\$3.5M

HVAC

– 2025-2026 –

\$1.0M

**GARAGE
UPGRADES**

– 2020-2024 –

\$1.8M

**BAS & FIRE PANEL
REPLACEMENT**

– 2021-2025 –

\$1.4M

**CORRIDOR & RESTROOM
UPGRADES**

– 2020-2024 –

\$2.3M

**NORTH PLAZA
UPGRADES**

– 2024 –

\$1.3M

**CREEK BED
RESTORATION**

– 2020 –

\$0.8M

**AMENITIES
UPGRADE**

– 2024-2025 –

\$24M

**TOTAL BUILDING CAPITAL
PROJECTS COMPLETED
SINCE 2020**

NORTH PLAZA - RENOVATED 2024



RIVERWAY 6133 LOBBY - RENOVATED 2022



STRONG IN-PLACE NOI ANCHORED BY 8.4 YEARS OF WALT AND 66.7% INVESTMENT GRADE CREDIT

Riverway Portfolio features a rent roll that is both diverse in industry and tenant concentration. The Property is 66.9% leased to 16 tenants spanning industries from industrial manufacturing and technology to food service distribution and professional services. Boasting a weighted average remaining lease term of 8.4 years, the Portfolio provides income stability and durable cash flow. Eight anchor tenants over 20,000 RSF accounting for almost 57% in total rentable area have signed new leases, or renewals in the past two years and have a weighted average remaining term of 9.2 Years.

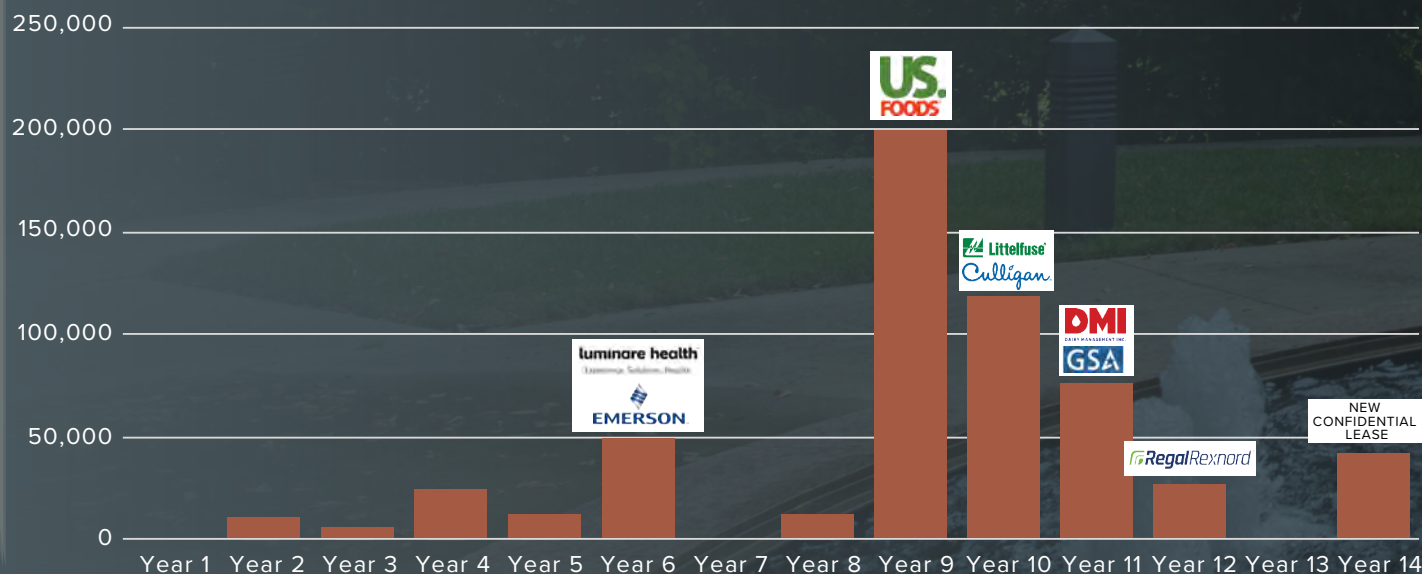
73.7%
OF OCCUPIED RSF
- HEADQUARTERS
TENANCY

66.7%
OF OCCUPIED
RSF - INVESTMENT
GRADE TENANCY

ONLY 5.9%
OF TOTAL RSF ROLLS
IN FIRST 5 YEARS

9.2 YEARS
OF WALT AMONG
ANCHOR TENANTS

LEASE EXPIRATION SCHEDULE



luminare health
Experience. Solutions. Results.

ACTIVE FLIGHT-TO-QUALITY MOMENTUM WITH 500,000+ RSF OF NEW LEASING AND RENEWALS SINCE 2024

INCLUDING 8 OF 9 ANCHOR TENANTS:

	WALT: 8.3 YRS 198,980 RSF	2025 <i>Rightsize Extension</i>
	WALT: 9.8 YRS 65,517 RSF	2025 <i>Expansion & Extension</i>
	WALT: 9.3 YRS 53,039 RSF	2025 <i>New Lease</i>
NEW CONFIDENTIAL LEASE	WALT: 13.8 YRS 41,249 RSF	2026 <i>Pending New Lease</i>
	WALT: 10.3 YRS 38,752 RSF	2025 <i>New Lease</i>
	WALT: 11.4 YRS 26,485 RSF	2026 <i>Expansion & Extension</i>
	WALT: 6.0 YRS 24,920 RSF	2024 <i>New Lease</i>
	WALT: 5.8 YRS 22,370 RSF	2025 <i>Renewal</i>

UNRIVALED LOCAL, REGIONAL, & INTERNATIONAL TRANSPORTATION CONNECTIVITY

Benefiting from the combination of a prime central location and immediate proximity to robust transportation infrastructure, Riverway enjoys unparalleled connectivity. Geographically situated at the center of Metropolitan Chicago, the Property is located within Rosemont, IL, which serves as hub to the major suburban communities of Chicago and as a gateway to the City of Chicago. Riverway is situated at the junction of two of Metropolitan Chicago's most vital arteries, Interstate 90 and Interstate 294, providing convenient direct access to the region's robust network of roadways.

The property benefits from rare dual transit access via both CTA and Metra systems. The CTA Rosemont Blue Line station is a 5-minute walk away, averaging approximately 4,200 daily riders and connecting directly to O'Hare Airport, the CBD, and popular western neighborhoods like Bucktown, Wicker Park, and West Loop—home to Chicago's young, educated workforce.

The Rosemont Metra Station (North Central Service Line) is a 5-minute drive southwest, linking to executive housing in northwest suburban communities such as Libertyville, just 40 minutes away. This dual transit access provides employers with unparalleled reach to regional labor pools.



No 2

**LARGEST
PUBLIC
TRANSPORTATION
SYSTEM IN THE USA**

CTA provides Chicagoans a convenient and affordable way to reach every pocket of the city.

Source: Chicago Transit Authority





O'HARE



**O'HARE
INTERNATIONAL
AIRPORT**



INTERSTATE 190

Approximate Average Daily
Traffic Counts 83,000



O'HARE INTERNATIONAL
AIRPORT

ROSEMONT CTA
BLUE LINE STATION

Approximately 3,700
Weekday Boardings



INTERSTATE 294

Approximate Average
Daily Traffic Counts 177,000+

5-10 Minute Drive
To O'Hare via I-190



5 Minute Walk to
the Blue Line
Rosemont station

ROSEMONT
CTA PARKING



ROSEMONT



12 Minute Walk to
the Rosemont
Metra station

Metra

ROSEMONT

Metra

ROSEMONT METRA STATION
NORTH CENTRAL SERVICE LINE
Approximately 2,600 Average
Weekday Riders



INTERSTATE 90

Approximate Average
Daily Traffic Counts 190,000+

CUMBERLAND CTA
BLUE LINE STATION

Approximately 3,500
Weekday Boardings

O'HARE INTERNATIONAL AIRPORT

OAG

OFFICIAL AVIATION GUIDE

WORLD'S
BEST-CONNECTED
AIRPORT September 2022

NATION'S ONLY DUAL-HUB AIRPORT

American Airlines



UNITED



MAJOR PROJECTS SET TO GROW ORD'S
OVERALL TERMINAL SF BY MORE THAN

60%

230+

DOMESTIC & GLOBAL
DESTINATIONS

85M

PASSENGERS
PER YEAR

\$8.5B PROJECT.....
*O*HARE 21

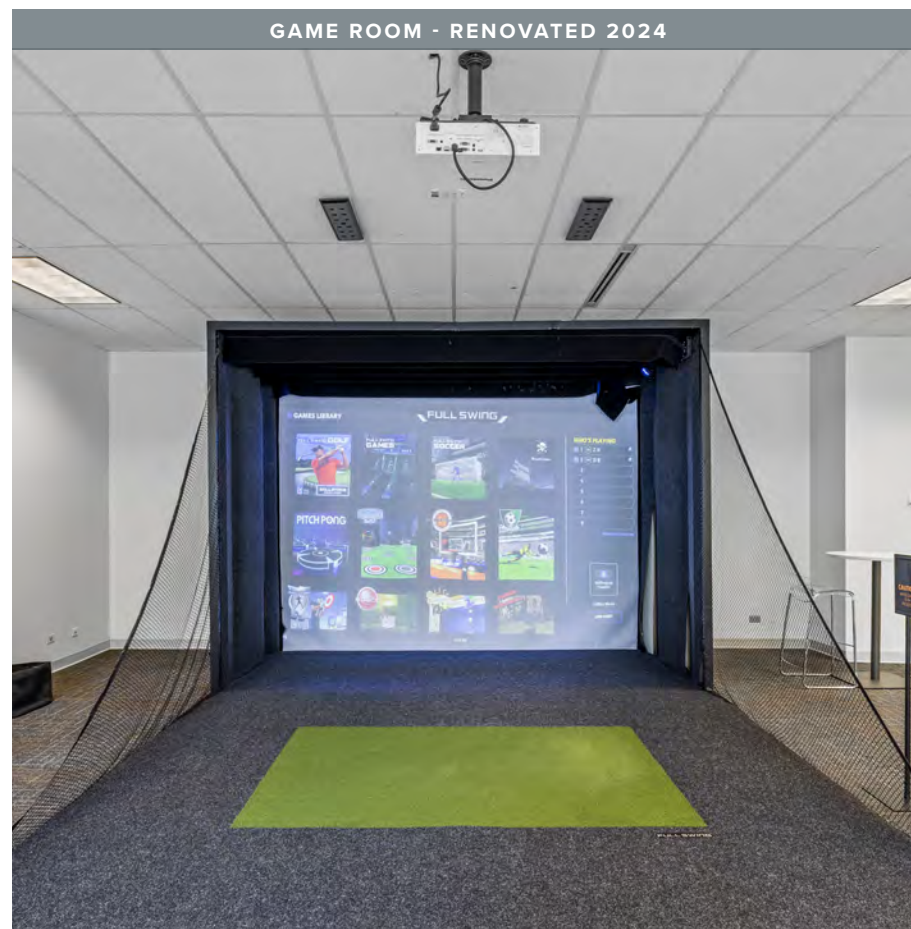
BEST-OF-THE-BEST ON-SITE AMENITIES

The 6133 building lobby, renovated in 2022, hosts many of the Riverway portfolio amenities including a recently renovated full-service café, large auditorium and pre-function space, fitness center and locker rooms, and outdoor courtyard and fireplace. It provides indoor access to covered parking garages, Carlucci's Italian Restaurant, Fifth Third Bank retail branch, florist, salon, and shoe shine services. Additionally, immediately adjacent to the Property and connected to Riverway 6133 via concourse, is the Chicago Marriott Suites O'Hare, a 256-room all-suite hotel. Its rooms are recently renovated and boast intelligent design and stellar amenities.

STATE-OF-ART AUDITORIUM - RENOVATED 2024



GAME ROOM - RENOVATED 2024





NORTH PLAZA - RENOVATED 2024



CAFE - RENOVATED 2025

THE LEADING EMPLOYER CHILDCARE PROVIDER



MODERN ITALIAN FINE-DINING RESTAURANT & BAR



RECENTLY RENOVATED 256 ALL-SUITE HOTEL

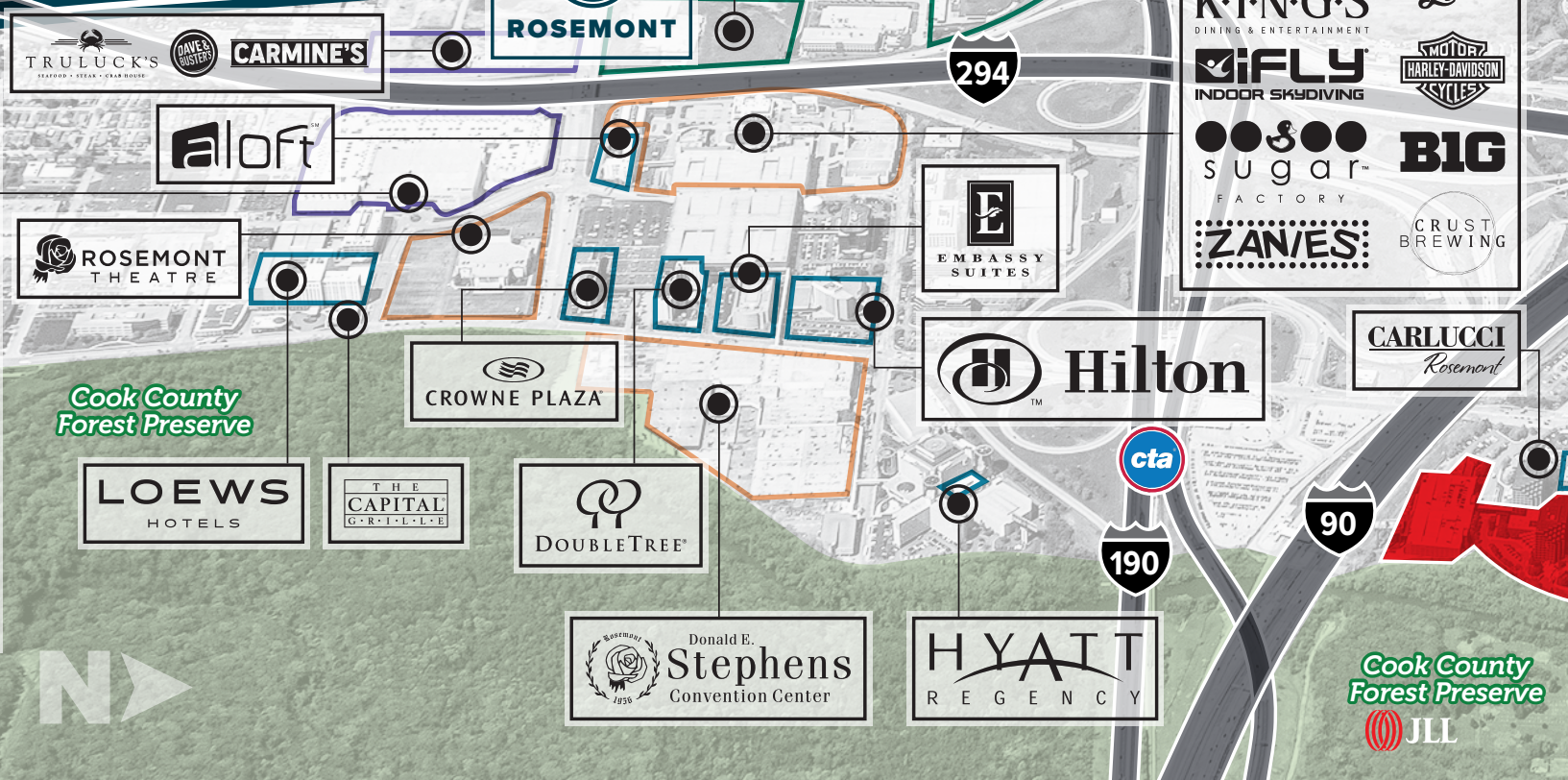


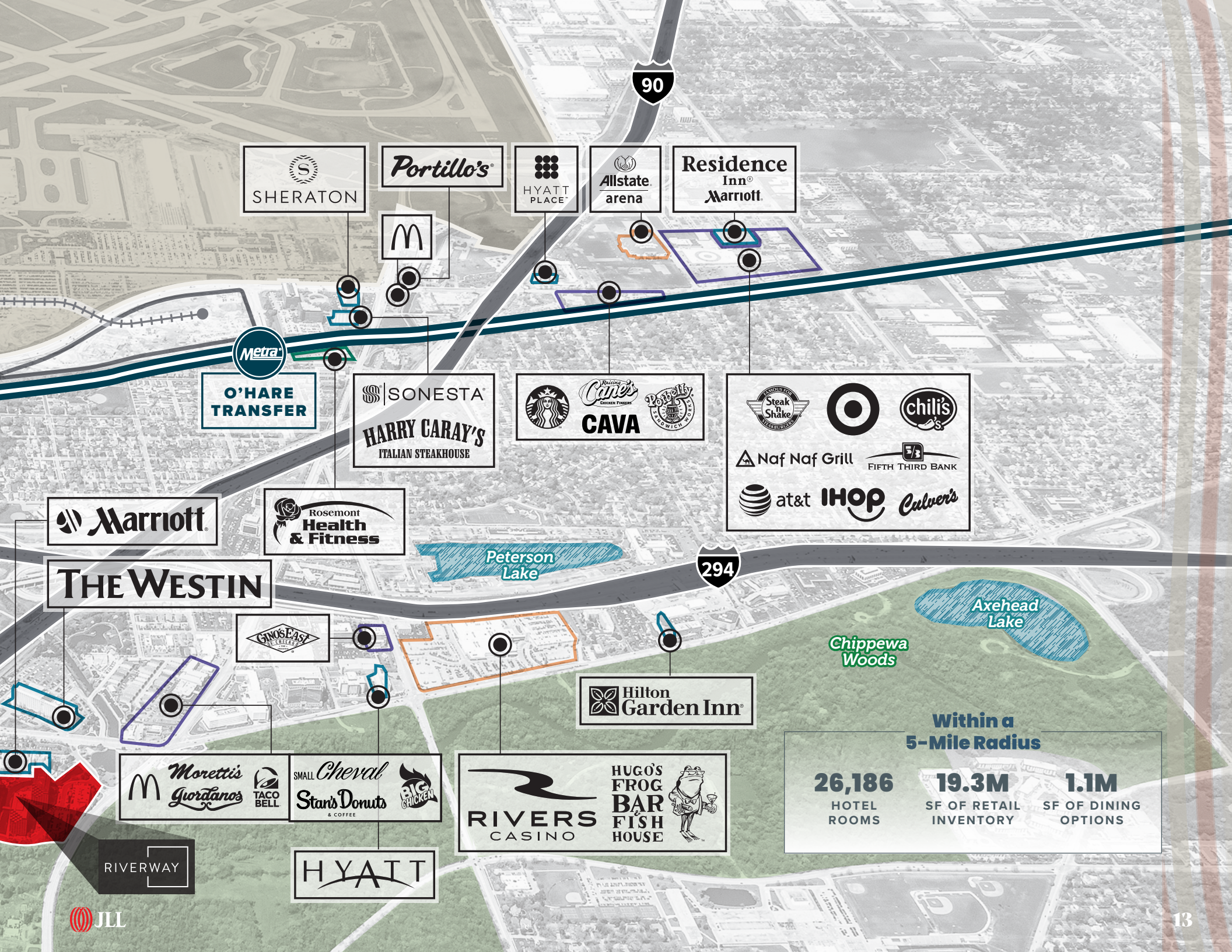
TIER-1 INFILL AREA AMENITIES

Located in the amenity-rich village of Rosemont, Riverway benefits from an unparalleled sense of urbanization and vitality. Rosemont is the epicenter of office, dining, shopping, and entertainment activity within the O'Hare area and surrounding communities. Rosemont possess connectivity and is exceptionally walkable, providing easy access to the area's plentiful amenities. The most notable attractions within a five-minute drive include the Fashion Outlets of Chicago, Parkway Bank Park Entertainment District, Rivers Casino, and Donald E. Stephens Convention Center. With estimated visitors reaching 75,000 to 100,000 daily, Rosemont is well serviced by the hotel industry and home to 15 different hotel options, two of which are located adjacent to the Property.

FASHION OUTLETS CHICAGO

- Off 5TH - lululemon - NORDSTROM - rack - GAP FACTORY - Calvin Klein - boomingboles - AMERICAN EAGLE OUTFITTERS - MICHAEL KORS - STUART WEITZMAN - T-Mobile	- WHITE HOUSE BLACK MARKET - BANANA REPUBLIC FACTORY - Theory - Levi's - NIKE - COLE HAAN - TOMMY HILFINGER - AÉROPOSTALE - Columbia - FOREVER 21 - PUMA
--	--





SHERATON

Portillo's

HYATT PLACE

Allstate arena

Residence Inn®
Marriott

Metra
O'HARE TRANSFER

SONESTA
HARRY CARAY'S
ITALIAN STEAKHOUSE

Starbucks
Cava
Popeye's

Steak 'n Shake
Target
Chili's
Naf Naf Grill
Fifth Third Bank
at&t
IHOP
Culver's

Marriott

Rosemont
Health & Fitness

Peterson Lake

THE WESTIN

GIRO EAST

Hilton
Garden Inn®

Chippewa Woods

Axehead Lake

McDonald's
Moretti's
Giordanos
TACO BELL
SMALL Cheval
Star's Donuts
& COFFEE
BIG BUCKLE

RIVERS CASINO
HUGO'S FROG BAR
& FISH HOUSE

HYATT

Within a
5-Mile Radius

26,186
HOTEL
ROOMS

19.3M
SF OF RETAIL
INVENTORY

1.1M
SF OF DINING
OPTIONS

RIVERWAY



CONTACT INFORMATION

JLL CHICAGO

150 North Riverside Plaza | Suite 2500
Chicago, IL 60606
Telephone: 312.528.3650

OFFICE INVESTMENTS CONTACTS

SAM DIFRANCESCA

Senior Director
312.300.7301
sam.difrancesca@jll.com

JAIME FINK

Senior Managing Director
312.528.3683
jaime.fink@jll.com

BRUCE MILLER

Senior Managing Director
312.228.2340
bruce.miller@jll.com

MISHA KATASHEVICH

Associate
773.524.8691
misha.katashevich@jll.com

FINANCING CONTACTS

LUCAS BORGES

Managing Director
312.300.7303
lucas.borges@jll.com

MATT MAKSYMEC

Director
312.957.4826
matt.maksymec@jll.com

©2026 Jones Lang LaSalle IP, Inc. All rights reserved. This presentation has been prepared solely for informational purposes. The presentation is confidential and may not be reproduced. The contents of this presentation are not to be construed as legal, accounting, business or tax advice. About JLL: JLL (NYSE:JLL) is a leading global commercial real estate services and investment management company with annual revenue of \$26.1 billion, operations in over 80 countries and a global workforce of more than 113,000 as of March 31, 2026. For over 200 years, clients have trusted JLL, a Fortune 500® company, to help them confidently buy, build, occupy, manage and invest across a variety of industries and property types, including office, industrial, hotel, multi-family, retail and data center properties. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY. Powered by rich global datasets and leading technology capabilities, we provide coordinated, end-to-end delivery of real estate services for a broad range of global clients who represent a wide variety of industries. Through LaSalle Investment Management, we invest for clients on a global basis in both private assets and publicly traded real estate securities. For further information, visit [jll.com](https://www.jll.com).

The information contained herein is proprietary and confidential and may contain commercial or financial information, trade secrets and/or intellectual property of JLL and/or its affiliates. Although the information used in this presentation was taken from sources believed to be reliable, there is no representation, warranty or endorsement (expressed or implied) made as to the accuracy, reliability, adequacy or completeness of any information or analysis contained herein. JLL expressly disclaims any and all liability that may be based on such information, errors therein or omissions therefrom. Certain information in this presentation constitutes forward-looking statements. Due to various risks, uncertainties and assumptions made in our analysis, actual events or results or the actual performance of the types of financing and values covered by this presentation may differ materially from those described. The information herein reflects our current views only, are subject to change, and are not intended to be promissory or relied upon. Any opinion or estimate of value of any asset in this presentation is based upon the high-level preliminary review by JLL. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. JLL expressly disclaims any liability for any reliance on any opinion or estimate of value in this presentation by any party.

Real estate brokerage services are provided through Jones Lang LaSalle Americas, Inc. or Jones Lang LaSalle Americas (Illinois) LP. Jones Lang LaSalle Americas, Inc. is a licensed real estate broker in 49 states. CA RE license #01223413 and NV RE license #B.1001002.CORP. Jones Lang LaSalle Americas (Illinois) LP is a licensed real estate broker in Illinois. Corporate headquarters are located at 200 East Randolph Drive, Chicago, IL 60601.

Mortgage brokerage services in Nevada are provided by JLL Nevada Inc.

Loan origination and servicing services are provided by JLL Real Estate Capital, LLC.

Securities brokerage services are provided by Jones Lang LaSalle Securities LLC or HFF Securities LP, members of FINRA/SIPC.