# RIVERWAY

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


JLL

*August 2026*

# 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**

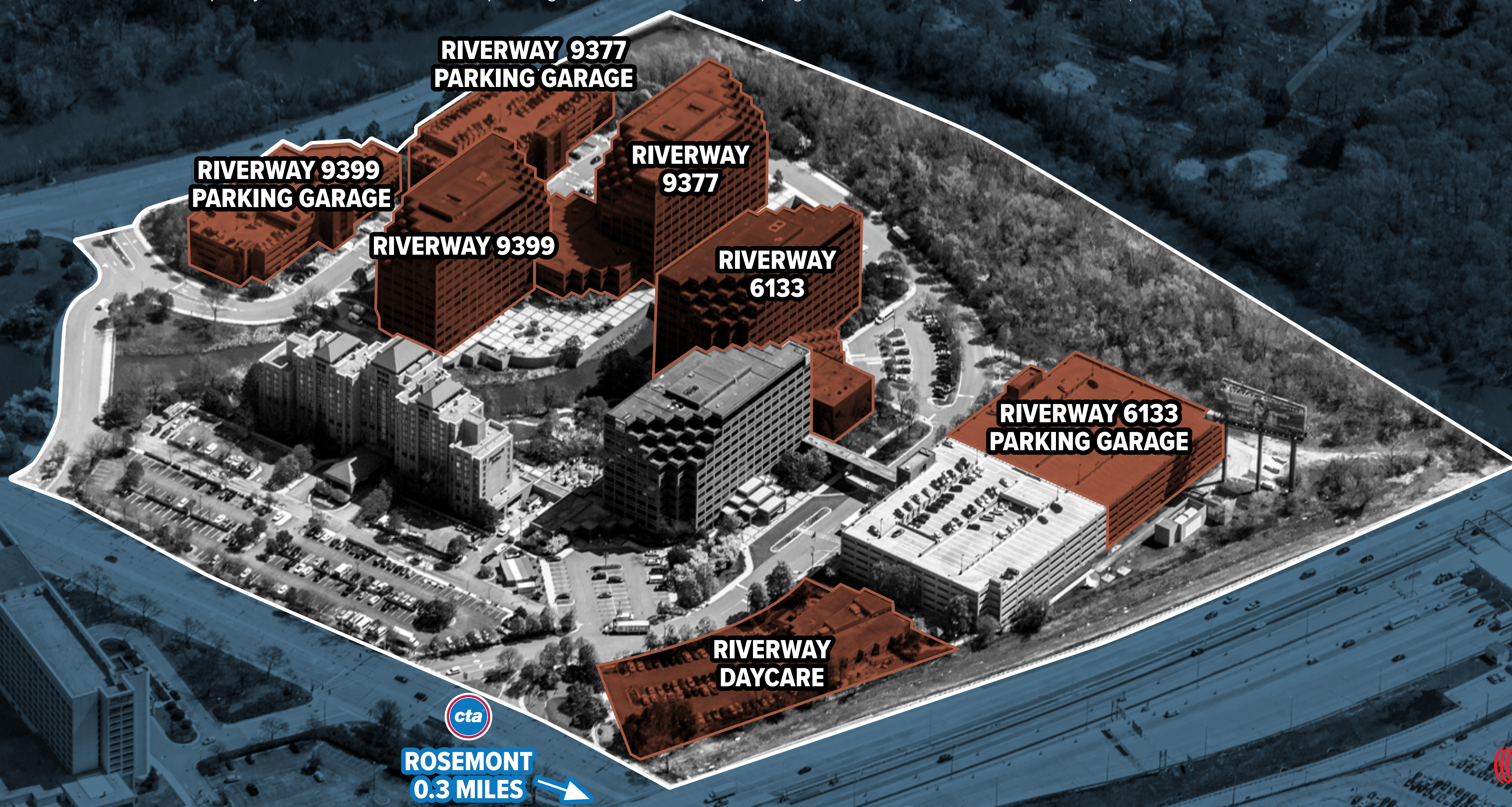
**BEST-OF-THE-BEST ON-SITE AND AREA AMENITIES**

**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** | 303,302 | 10,409 |
| **Number of Stories** | 11 + LL | 11 + LL | | 11 + LL | 1 |
| **Leased*** | 98.3% | 38.1% | **66.9%** | 69.6% | 100.0% |
| **WALT*** | 8.4 Yrs | 10.4 Yrs | **8.4 Yrs** | 7.9 Yrs | 0.4 Yrs |
| **Typical Plate (RSF)** | 24,400 | 24,200 | | 23,800 | 10,409 |
| **Parking** | Garage: 847 + 14 ADA<br>Surface: 10 + 4 ADA | Garage: 1,019 + 8 ADA<br>Surface: 30 + 2 ADA | | Garage: 912 + 13 ADA<br>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).*



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# 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

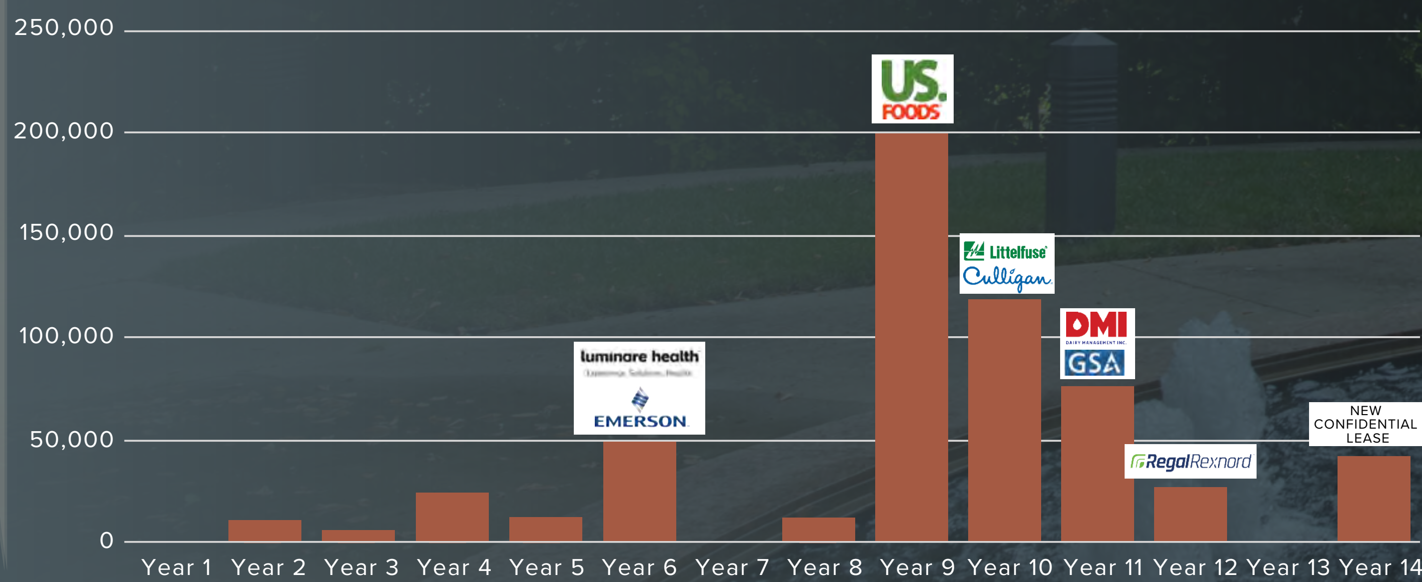
RIVERWAY 6133 LOBBY - RENOVATED 2022

# 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




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

## INCLUDING 8 OF 9 ANCHOR TENANTS:

| | | | | |
|---|---|---|---|---|
| US FOODS | WALT: 8.3 YRS | 198,980 RSF | 2025 | Rightsize Extension |
| Culligan | WALT: 9.8 YRS | 65,517 RSF | 2025 | Expansion & Extension |
| Littelfuse | WALT: 9.3 YRS | 53,039 RSF | 2025 | New Lease |
| NEW CONFIDENTIAL LEASE | WALT: 13.8 YRS | 41,249 RSF | 2026 | Pending New Lease |
| DMI DAIRY MANAGEMENT INC. | WALT: 10.3 YRS | 38,752 RSF | 2025 | New Lease |
| RegalRexnord | WALT: 11.4 YRS | 26,485 RSF | 2026 | Expansion & Extension |
| luminare health | WALT: 6.0 YRS | 24,920 RSF | 2024 | New Lease |
| EMERSON | WALT: 5.8 YRS | 22,370 RSF | 2025 | Renewal |

# 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.

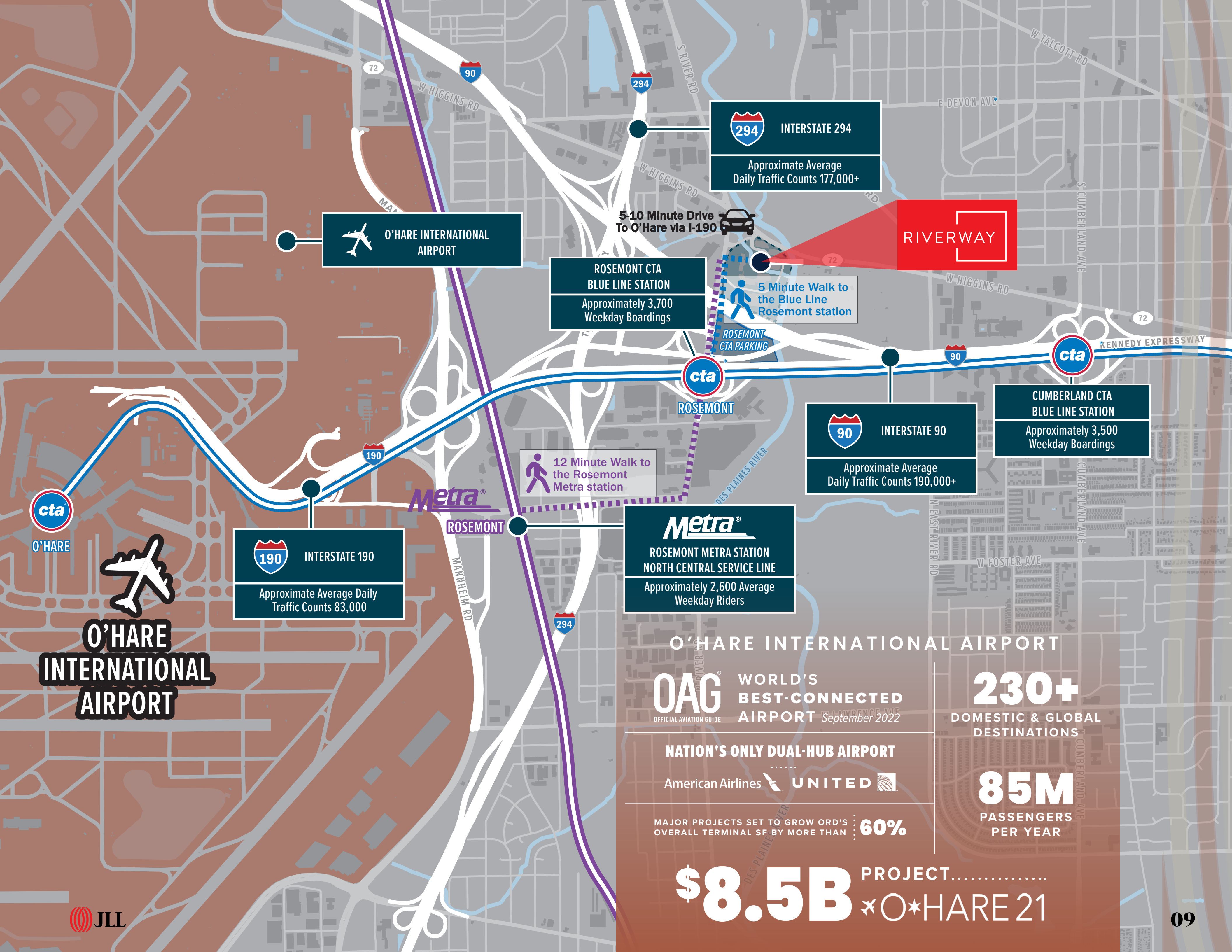
The Rosemont Metra Station (North Central Service Line) is a 5-minute drive southwest, linking to executive housing in northwest suburban communities such as Libertyville, just 40 minutes away. This dual transit access provides employers with unparalleled reach to regional labor pools.


**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 INTERNATIONAL AIRPORT

OAG OFFICIAL AVIATION GUIDE — WORLD'S BEST-CONNECTED AIRPORT *September 2022*

**230+** DOMESTIC & GLOBAL DESTINATIONS

**NATION'S ONLY DUAL-HUB AIRPORT**

American Airlines · UNITED

**85M** PASSENGERS PER YEAR

MAJOR PROJECTS SET TO GROW ORD'S OVERALL TERMINAL SF BY MORE THAN **60%**

**$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

Bright Horizons

MODERN ITALIAN FINE-DINING RESTAURANT & BAR

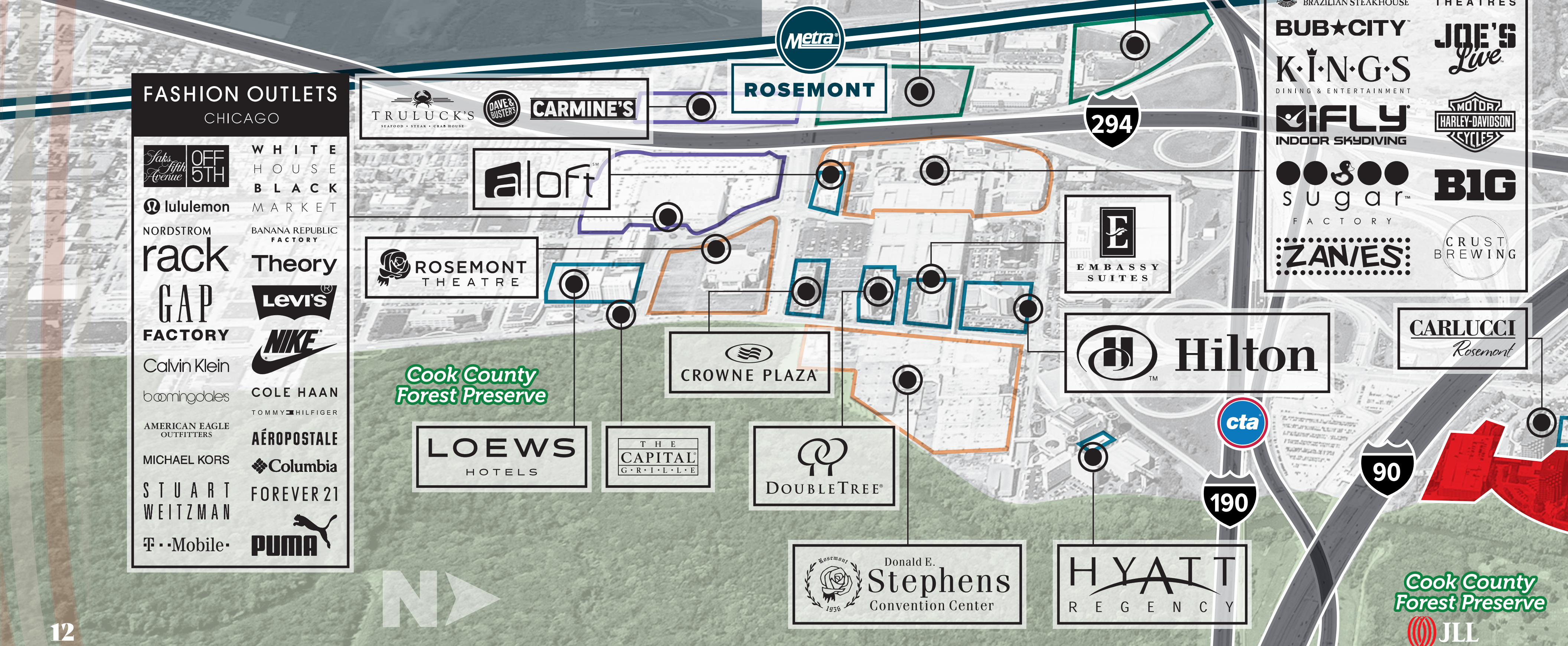
CARLUCCI
Rosemont

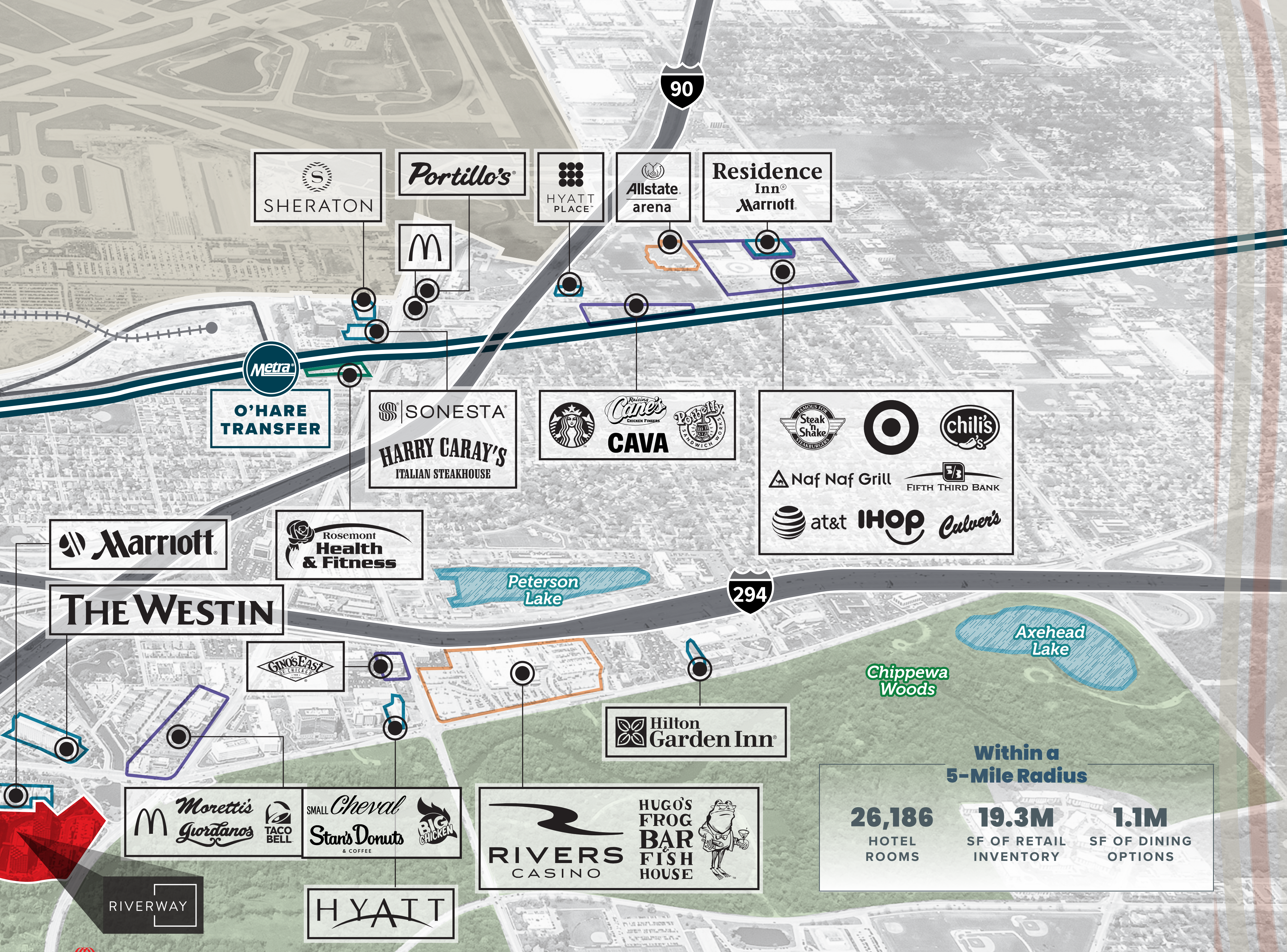
RECENTLY RENOVATED 256 ALL-SUITE HOTEL

MARRIOTT
CHICAGO O'HARE
SUITES

# 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.




90
SHERATON
Portillo's
HYATT PLACE
Allstate arena
Residence Inn Marriott
Metra
O'HARE TRANSFER
SONESTA
HARRY CARAY'S ITALIAN STEAKHOUSE
Raising Cane's Chicken Fingers
Potbelly Sandwich Works
CAVA
Steak 'n Shake
chili's
Naf Naf Grill
Fifth Third Bank
at&t
IHOP
Culver's
Marriott
Rosemont Health & Fitness
Peterson Lake
294
THE WESTIN
Gino's East of Chicago
Hilton Garden Inn
Axehead Lake
Chippewa Woods
Within a 5-Mile Radius
26,186 HOTEL ROOMS
19.3M SF OF RETAIL INVENTORY
1.1M SF OF DINING OPTIONS
Moretti's
Giordanos
TACO BELL
SMALL Cheval
Stan's Donuts & Coffee
BIG CHICKEN
RIVERS CASINO
HUGO'S FROG BAR & FISH HOUSE
RIVERWAY
HYATT
JLL

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