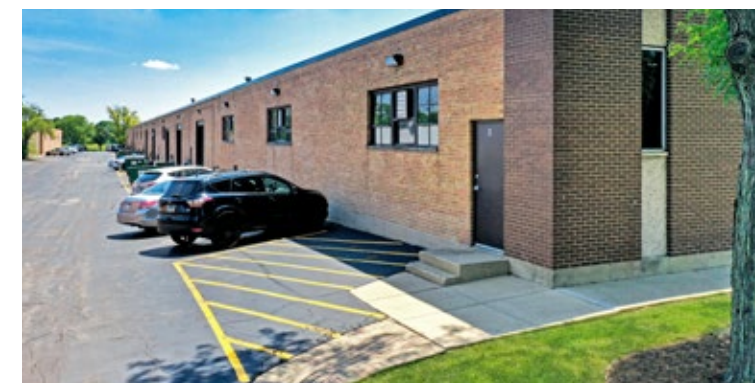


TY WARNER

WESTMONT PORTFOLIO



Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260



OVERVIEW

The Ty Warner Westmont Portfolio is located in the northern part of Westmont, north of Ogden Avenue and east of Cass Avenue, and adjacent to the award-winning Ty Warner Park. The area is an ideal location for manufacturing and warehousing as well as facilities for corporate offices.

AVAILABILITY

OAKMONT BUSINESS CENTER

825 N Cass Avenue

- 960-2,181 SF available
- Single story office building
- Private entrance into tenant space
- Rent ready space available



801 N CASS AVENUE

- Two spaces available:
 - 1,766 SF
 - 9,647 SF (LL storage space)
- 3-story, office/medical use building
- Storage and meeting space available



2-44 PLAZA DRIVE

- 1 Space Left - 7,200 SF
- Industrial/warehouse use
- 16ft clear height
- Drive-in door access in front and back of space
- Electrical power:
 - Plaza 18 – 385 AMPS
 - Plaza 26 – 300 AMPS



OAKWOOD COMMONS

756-816 Burr Oak Drive

- 1 Space Left - 3,549 SF
- Flex office space
- Dock doors in every unit
- 12ft clear height in warehouse
- Private entrance to tenant space



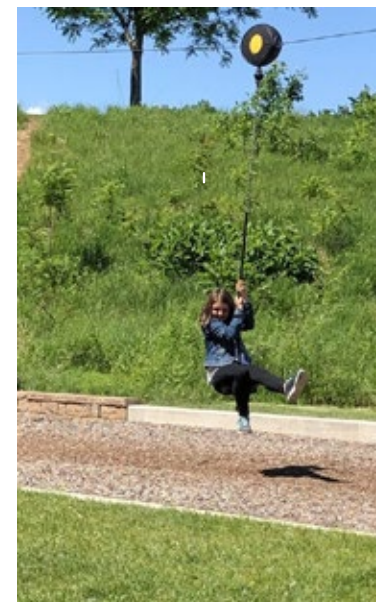
145 PLAZA DRIVE

- 35,000 SF available
- Industrial/warehouse use
- 45 surface parking spots
- 2.56 acres
- 800a/480v 3p Heavy





LOCATION



Located directly across from the Ty Warner Westmont portfolio, Ty Warner Park is a 36-acre community park featuring:

- Picnic shelters
- Gazebo
- Playground & spray park
- Tennis courts
- Baseball fields
- Soccer fields
- Sand volleyball court
- Disc golf
- Walking path
- Sled hill
- Fishing

DINING

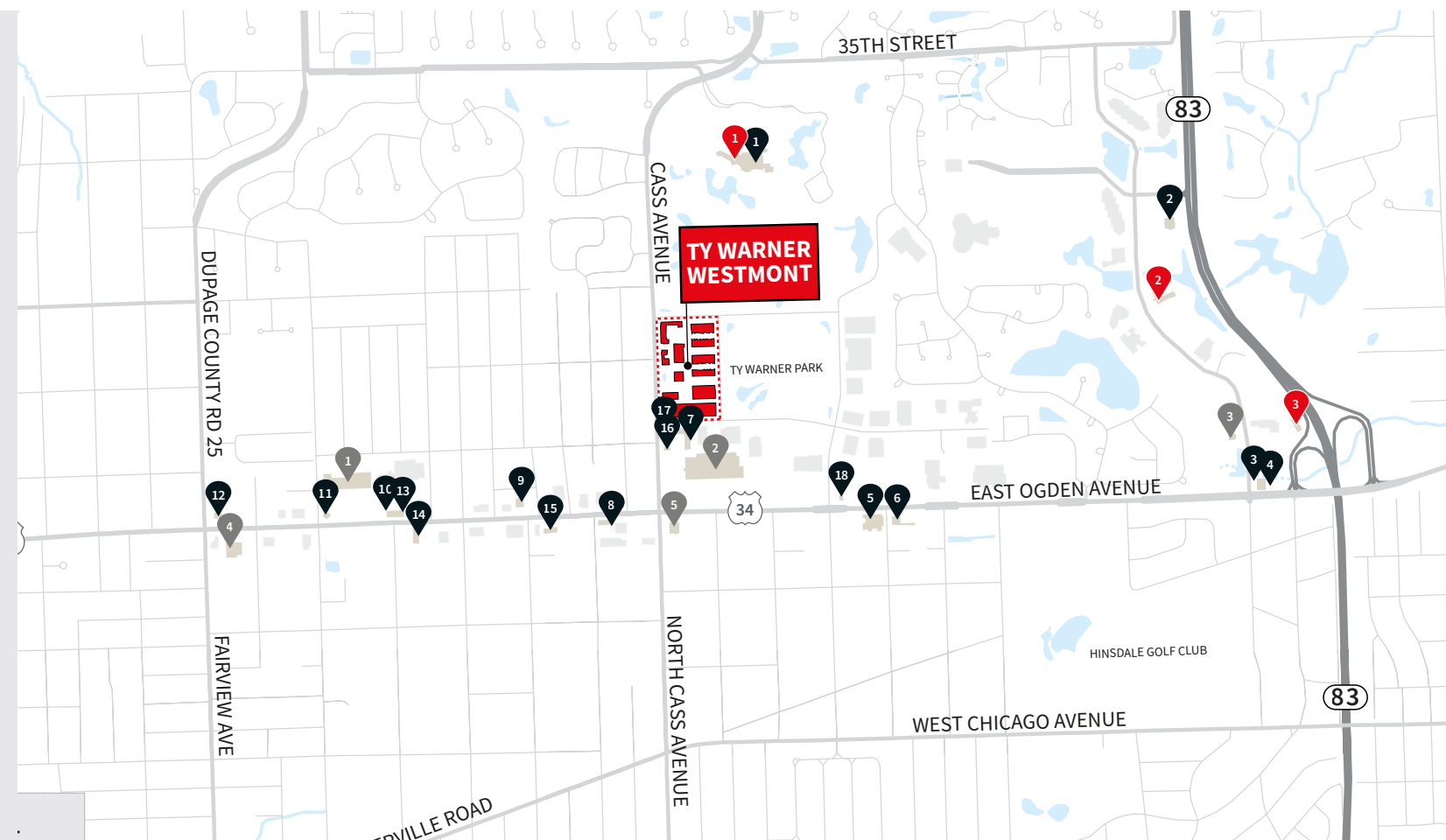
1. B. Restaurant
2. Pappadeaux Seafood Kitchen
3. Grill 89
4. Citrus Diner
5. Standard Market Grill
6. ZaZa's
7. Katy's Dumplings
8. TQLA Mexican Kitchen & Cantina
9. Zazzo's Pizza & Bar
10. Jersey Mike's
11. Panera Bread
12. Five Guys
13. Starbucks
14. Great American Bagel
15. Dunkin' Donuts
16. Taste Greek Street Food
17. Sweet General Bakery Cafe
18. Chipotle

RETAIL

1. Trader Joe's
2. Jewel Osco
3. Fifth Third Bank
4. Fresh Thyme Market

HOTEL

1. Hilton Chicago Resort & Conference Center
2. Extended Stay America
3. Best Western Plus Oakbrook Inn



TY WARNER

WESTMONT PORTFOLIO

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