

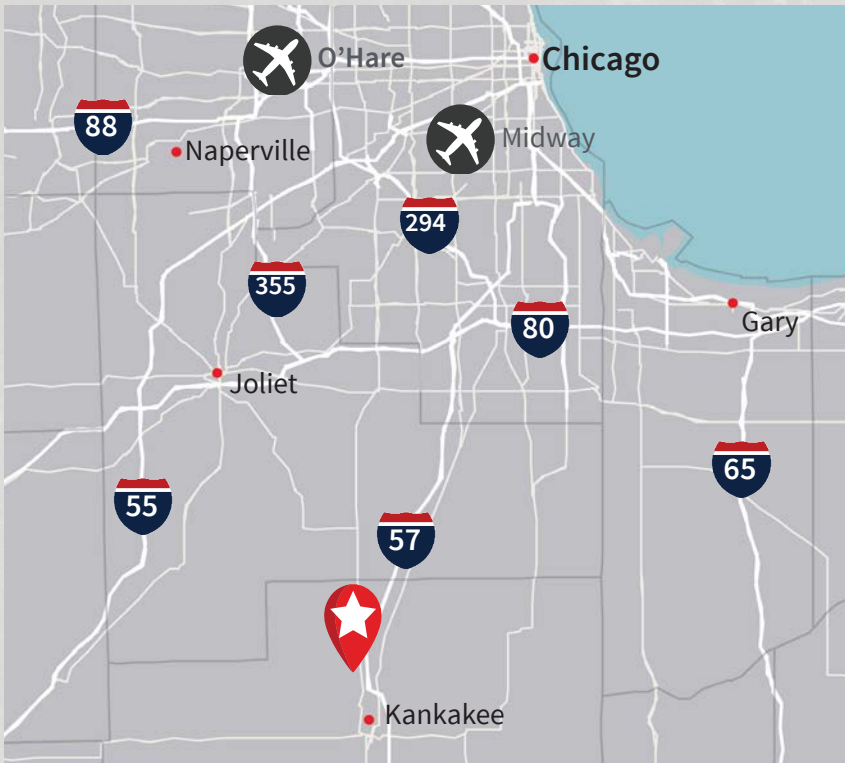


1,000 plug-and-play seats  
with capacity for 1,500+

Divisible to 25,000 sq. ft.

# For Lease

155,000 s.f. call center/corporate headquarters for  
immediate occupancy



One Cigna Drive  
Bourbonnais, IL  
Kankakee County

Deanna Becker  
+1 312 228 2578  
[deanna.becker@am.jll.com](mailto:deanna.becker@am.jll.com)

[IllinoisCallCenter.com](http://IllinoisCallCenter.com)

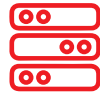




# Property Features



2 floors | 155,000 sq.ft. available  
for immediate occupancy



Infrastructure suited for call center  
with 2,000 CAT 5 ethernet drops, 2,000  
kw backup generator, and  
UPS power management module



10+/1,000 s.f. parking available,  
1,550+ spaces



Less than 35 miles from Chicago CBD  
Less than 20 miles from South  
Chicago Suburbs



Access to redundant fiber from  
2 carriers



Divisible to 100,000 sq. ft.  
Divisible to 50,000 sq. ft.  
Divisible to 25,000 sq. ft.



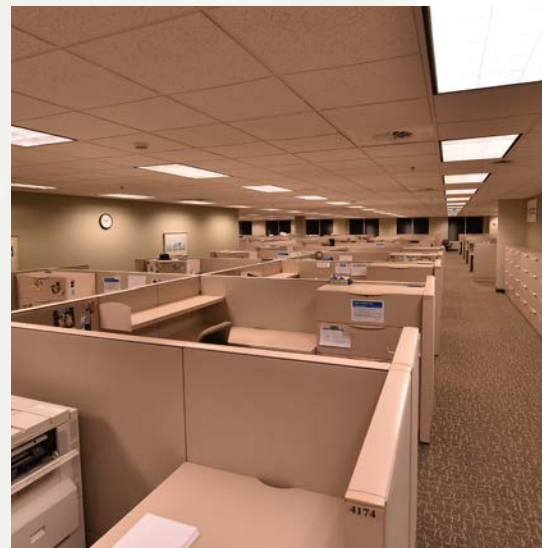
30-minute population: 214,975  
No call center competition in  
market with below average  
customer service concentration



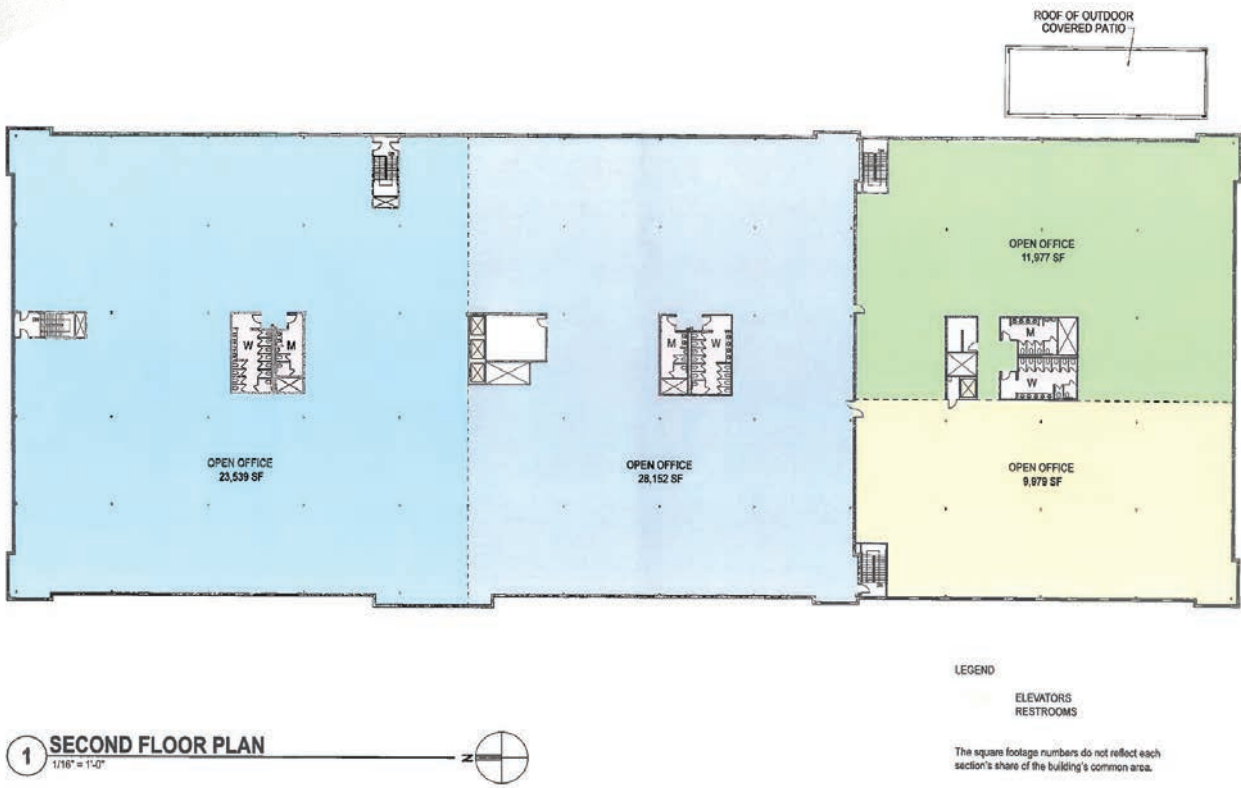
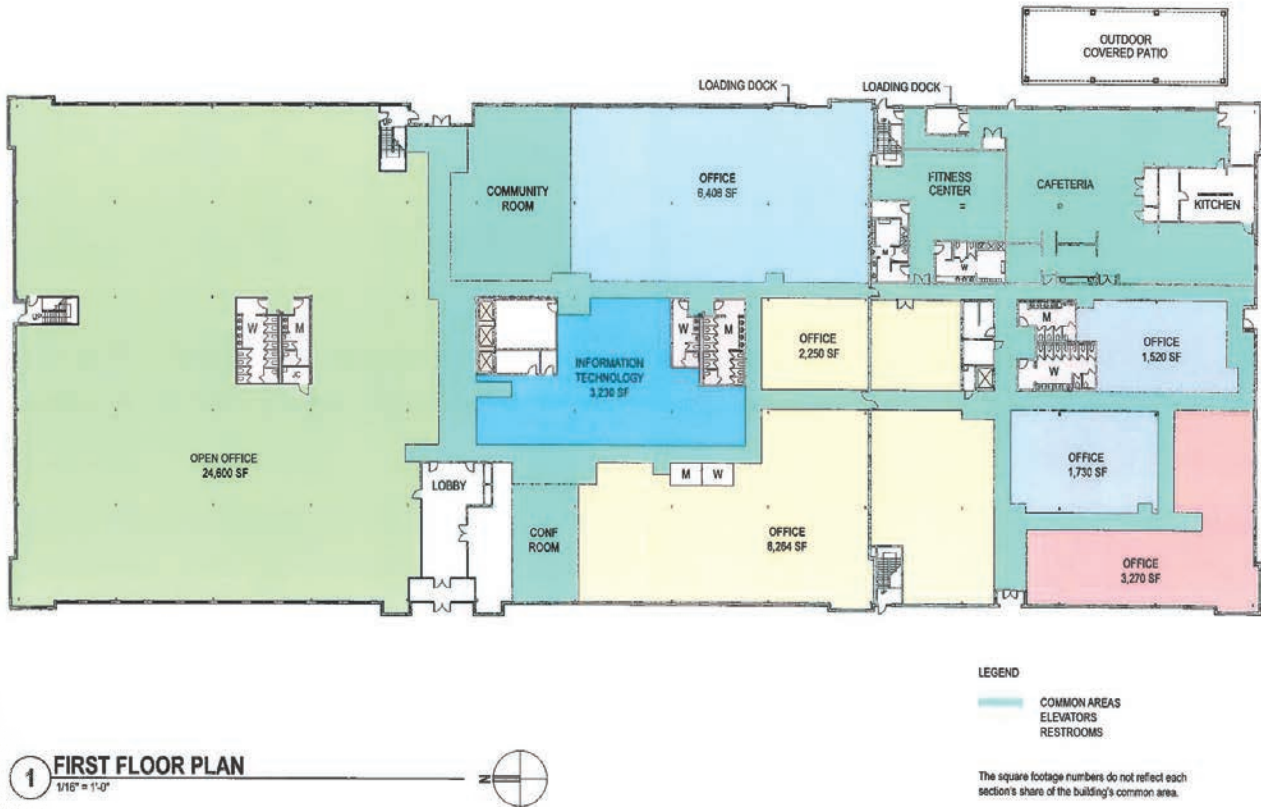
Full-service cafeteria with outside  
patio, multiple vending  
and breakrooms



On-site security and  
keyless entry



# Floor Plan



# Technical Specs

## Building Area & Age

**Age of major improvements:** Exterior wall was redone approximately 3-4 years ago due to leaking water.

**Are there any drawings or CAD files available:** Yes, everything, but plumbing.

**Prior Occupancy Level & Use:** Property occupancy has been 100% by Cigna since construction as a call center; occupied only by full-time property manager.

## Parking Count

Approximately 1,550 parking spaces

**Standard & Accessible:** 27 handicap spaces

**Loading Spaces/Dock:** 2 loading docks and 1 grade level drive-in door.

## Electrical Service (Volts, Amps, Phase)

480 volt | 1,100, 2,400 & 4,800 Amps | 3 Phase

## Phone & Data Services (Connectivity Type & Quality)

Cat 5 ethernet, approximately 2,000 drops | Individual jack ahs data, phone & auxiliary

Data services is avaya

## Type, Size & Age of Equipment

**HVAC Equipment including number of units and tonnage; type of control system:**

23 roof top units Trane STD Gas (electric unites). Down-flow air flow 25 ton nominal cooling capacity 460 volt, 60 hertz, 3 phase, communication with a Tracer Summit. Model # YCD300B4LGFB

1 Data Aire: special heat exchanger; 480 volts 3 Phase. Model # DAFC-1734 (for data room use)

1 Main Cool Office Pro 60 (Data Aire backup)

**UPS:** 230 volt, 1 PHase, 60 Hz; UPS Power Management Module. Model # PM084-42-075

**Generator Size:** 2000 kw

## Plumbing fixture count (Toilets)

Total building count: Men 16 toilets & 9 urinals | Women 62 toilets

2 mens toilets and 11 womens toilets / 25,000 sq. ft.

## Extent of Finished Ceilings, Celing Heigh, Light Fixture Type

2' x 4' ceiling tiles (white) | 9' ceilings | 2' x 4' terabolic lams; T-8 light bulbs; 3 bulbs per light

9' clear height

## Site Amenities - Outdoor Dining, Courts, Walking Paths

Patio area with multiple tables & chairs. Walking path around facility



## Specialty Rooms (Data Room, UPS Room, Major Conference Facility, Break Room)

1 UPS/Data Room

1 Command center

5 LAN rooms

3 Major conference rooms

Emerald Room with side kitchen

Onyx Room (small private room for max of 4)

Illini Room for town hall/public meetings

1 Cafeteria

Quiet room for nursing mothers

4 Break rooms with 2 refrigerators, 1 sink, 2 microwaves and ice/water machine in each

## Roof Reports/Maintenance History

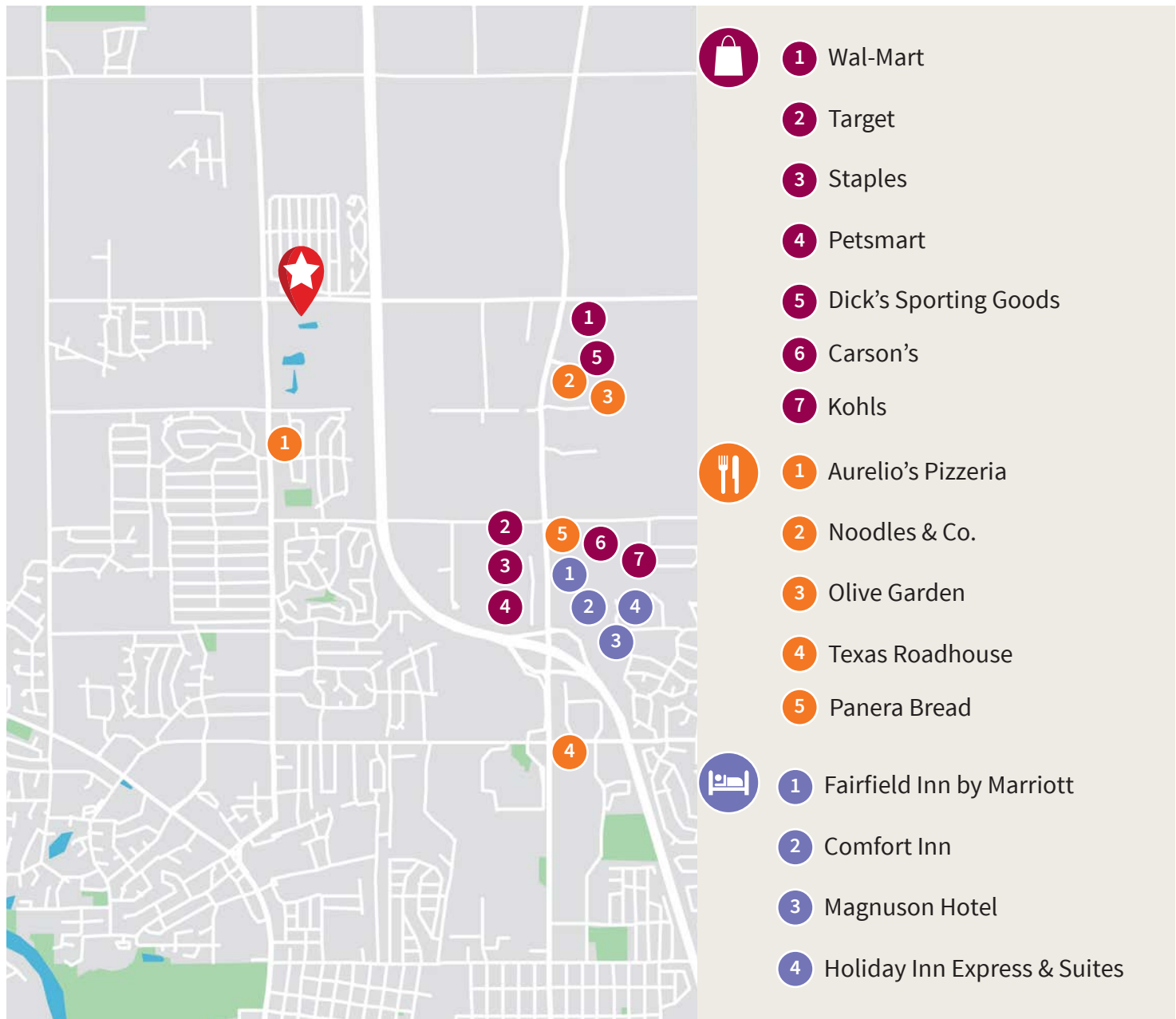
Yes. Bennett Brousseau Roofing

## Is a (recent) Phase One ESA Available

Annual inspection for mold and air quality (last report Fall 2011)



## Location Amenities



**#1** in Illinois  
small metro for Job & Tech Growth\*  
2013, 2104, 2016, 2017

**\$1.5 Billion**  
2014-2017 Major Capital Investment

**#4** in U.S.A  
for cost of doing business\*

**Forbes**  
Best Places for Business & Careers, 2017

# Location Analysis

## CCS Overview

<b>Total Population:</b>	116,541	<b>CSR Count:</b>	458
<b>Net Domestic Migration (2011-2016):</b>	-5,673	<b>Unemployment (U.S. = 4.1%):</b>	5.1%
<b>CSR 1 Entry wage (U.S. = \$11.65):</b>	\$11.17	<b>CSR Concentration (U.S. = 1):</b>	0.6
<b>CSR 2 Entry wage (U.S. = \$13.85):</b>	\$13.18	<b>HS Education Index (U.S. = 100):</b>	122
<b>Population Growth (2011-2016):</b>	-0.90%	<b>Right to Work:</b>	No

### Market Commentary

- No direct call center operations or competitors, either third party BPOs or corporate in-house, in the Kankakee county market.
- Even with the close proximity to Chicagoland, wages are currently below the U.S. average for both entry level and CSR2.
- Strong High School and Some College education attainment, well above U.S. averages.
- Olevet Nazarene University and Kankakee County Community College combine for roughly 10,000 enrolled students in the immediate surrounding area.

## Kankakee County

### Major Employers List

<b>Riverside Healthcare</b>	3,015
<b>CSL Behring</b>	1,400
<b>Cigna</b>	1,300
<b>Shapiro Developmental</b>	1,183
<b>Presence Saint Mary's Hospital</b>	1,077
<b>Van Drunen Farms</b>	630
<b>Baker and Taylor</b>	570
<b>Olivet Nazarene University</b>	550
<b>Kankakee Community College</b>	500
<b>Nucor Steel</b>	480
<b>AAF Flanders</b>	380
<b>Del Monte</b>	310
<b>Peddinghaus Corp</b>	272
<b>Armstrong World Industries</b>	250

### Tax Incentives for Qualifying Projects

- 5-year property tax abatement
- Sales tax exemption on building materials
- Free/discounted building permits
- Investment tax credit
- Machinery/equipment sales tax exemption
- Utility tax exemption





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+1 312 228 2578  
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