

# OFFICE SUITES FOR LEASE

## SPEC SUITES AVAILABLE

Directly Across from 90 North Entertainment District



## Lakewoods Corporate Center

650 E. ALGONQUIN ROAD, SCHAUMBURG, IL



NEXT LEVELTEAM

Jennifer Hopkins, MBA  
312.676.1865

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

Olivia Czyzynski  
312.676.1862  
*fluent in Polish*

[NEXTLEVELSUBURBANCHICAGO@SVN.COM](mailto:NEXTLEVELSUBURBANCHICAGO@SVN.COM)

Lina Adamis  
224.723.2528



# PROPERTY SUMMARY



## OFFERING SUMMARY

LEASE RATE:	\$17.00 - 18.00 SF/yr (MG)
BUILDING SIZE:	81,522 SF
AVAILABLE SF:	1,290 - 7,039 SF
LOT SIZE:	5.68 Acres
YEAR BUILT:	1987
RENOVATED:	2018
ZONING:	B-3
SUBMARKET:	Northwest Suburbs
TRAFFIC COUNT:	32,600 VPD
SPEC SUITES:	Available

## PROPERTY OVERVIEW

Lakewoods Corporate Center is a stunning, all-glass, four-story curvilinear office building located at the NE corner of Quentin and Algonquin Roads. The property features a newly renovated, two-story lobby and bathrooms, outstanding window-lines with abundant natural light throughout, and janitorial service M-F, included in the rent.

Three suites are available for lease ranging in size from 1,290 - 7,039 SF. Each suite has kitchenettes with plumbing. **Spec suites include glass wall offices and conferences rooms with high-end finishes throughout.**

## LOCATION OVERVIEW

Lakewoods Corporate Center is located on the East side of downtown Schaumburg- one of the major suburban commercial hubs in the Chicagoland area. Conveniently located immediately across from the new 90 North District, the new Village of Schaumburg Entertainment District features Top Golf, entertainment, restaurants, shopping, hotels and both residential and business campuses. Adjacent to the property is North 680, a brand new, four-building, luxury apartment complex featuring high-end units, a resort-style pool, and a variety of upscale amenities, as well as Kinder Care Day Care. In addition, the property is 2 miles north of Woodfield Mall, one of the largest malls in the USA. The interchange for I-90 at Meacham Road is a little over 1 mile from the building, and the full interchange for I-290, I-355, and IL-53 is less than 2 miles away. O'Hare International Airport is less than 15 miles away and downtown Chicago is approximately 30 miles from the property.

**OLIVIA CZYZYNSKI**

O: 312.676.1862

olivia.czyzynski@svn.com

**JENNIFER HOPKINS, MBA**

O: 312.676.1865

jennifer.hopkins@svn.com

**LINA ADAMIS**

O: 224.723.2528

evangelina.adamis@svn.com



# COMPLETE HIGHLIGHTS

## PROPERTY HIGHLIGHTS

- Spec Suites Available!
- Highly Visible Office Building Directly on Algonquin Road, at the Lighted Quentin Road Intersection
- Immediately Across from Schaumburg's New Entertainment District - 90 North
- Adjacent to North 680 - A New, Luxury Apartment Development
- Monument Signage Available For Tenants Above 5,000 SF
- Very Abundant Parking - 6/1000 Parking Ratio
- All Suites Have Kitchenettes with Plumbing
- Monday - Friday Janitorial Included in Rent
- Adjacent to Day Care - Kinder Care
- UPS and FedEx Drop Boxes On-Site



**OLIVIA CZYZYNSKI**  
O: 312.676.1862  
olivia.czyzynski@svn.com

**JENNIFER HOPKINS, MBA**  
O: 312.676.1865  
jennifer.hopkins@svn.com

**LINA ADAMIS**  
O: 224.723.2528  
evangelina.adamis@svn.com

# LEASE SPACES

## LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Min. 3 Years
TOTAL SPACE:	1,290 - 7,039 SF	LEASE RATE:	\$17.00 - \$18.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 250	Available	7,039 SF	Modified Gross	\$17.00 - \$18.00 SF/yr	Multiple interior and exterior offices and conference rooms with glass walls throughout, large kitchen, high-end finishes throughout, glass entry door. Please refer to floor plan. This is a spec suite!
Suite 303	Available	1,290 SF	Modified Gross	\$17.00 - \$18.00 SF/yr	Features built-in cubicles, a kitchenette, 2 private offices, and a waiting area. Please refer to floor plan for details.
Suite 350	Available	6,493 SF	Modified Gross	\$17.00 - \$18.00 SF/yr	Corner office suite with 11 perimeter private offices of various sizes, 2 perimeter conference rooms, multiple admin/storage rooms, breakroom with plumbing, open area with cubicle stations, reception and waiting area.

**OLIVIA CZYZYNSKI**  
O: 312.676.1862  
olivia.czyzynski@svn.com

**JENNIFER HOPKINS, MBA**  
O: 312.676.1865  
jennifer.hopkins@svn.com

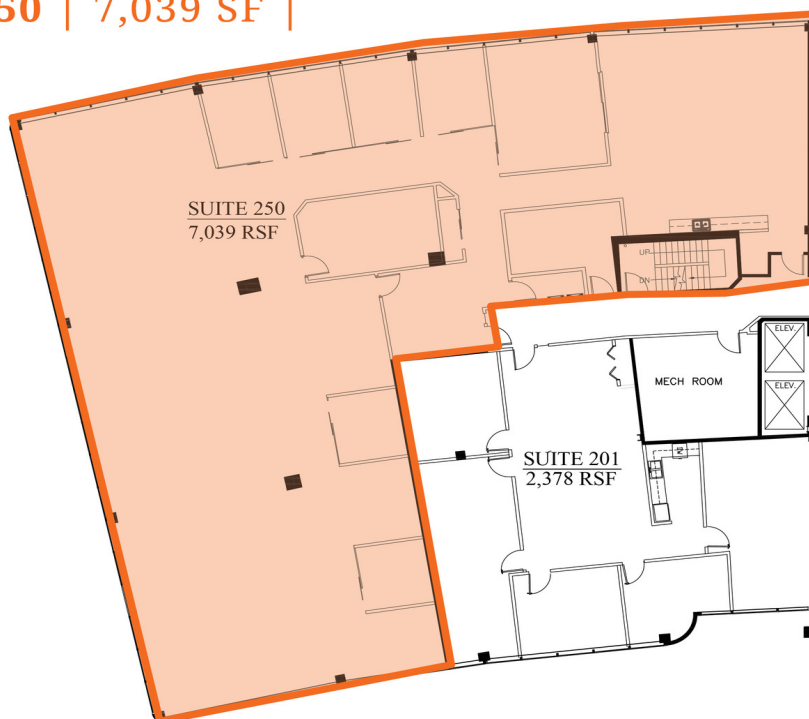
**LINA ADAMIS**  
O: 224.723.2528  
evangelina.adamis@svn.com



# FLOOR PLAN SUITE 250

SPACE AVAILABLE 12/1/2024

2<sup>ND</sup> FLOOR | SUITE 250 | 7,039 SF |



CLICK FOR  
VIRTUAL TOUR  
SUITE 250



**OLIVIA CZYZYNSKI**

O: 312.676.1862

olivia.czyzynski@svn.com

**JENNIFER HOPKINS, MBA**

O: 312.676.1865

jennifer.hopkins@svn.com

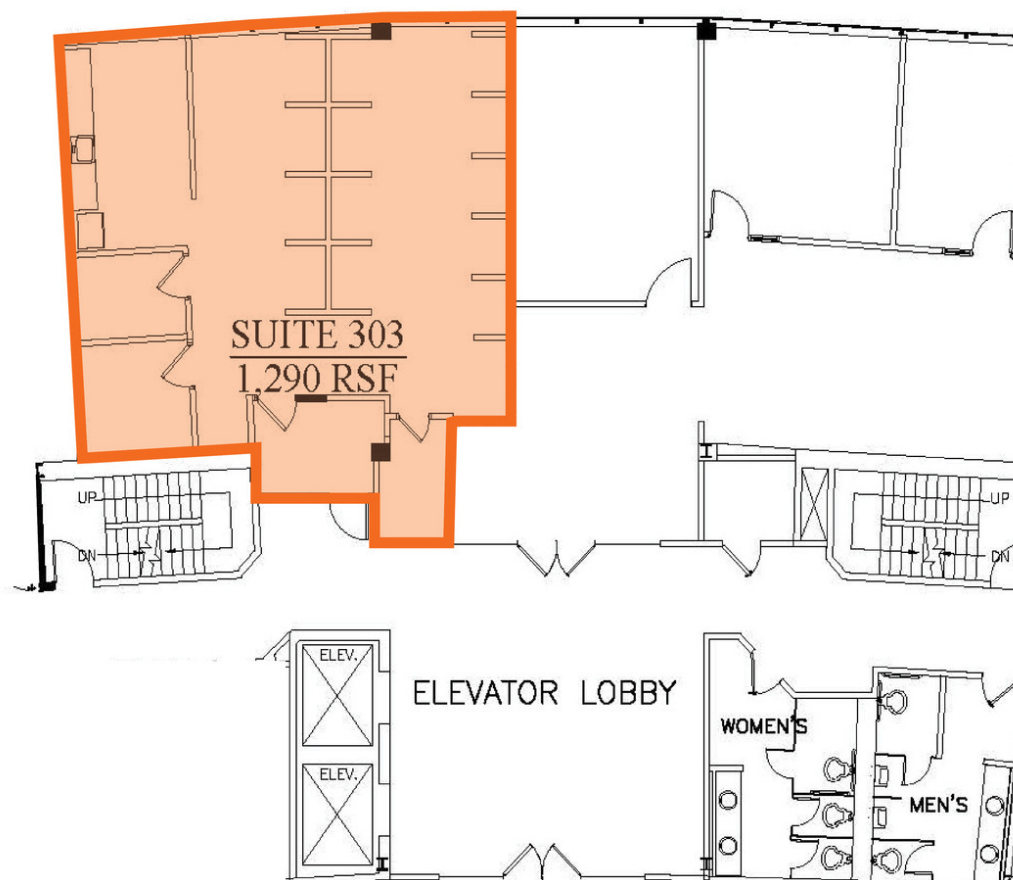
**LINA ADAMIS**

O: 224.723.752

evangelina.adamis@svn.com

## FLOOR PLAN SUITE 303

3<sup>rd</sup> FLOOR | SUITE 303 | 1,290 SF



**OLIVIA CZYZYNSKI**

O: 312.676.1862

olivia.czyzynski@svn.com

**JENNIFER HOPKINS, MBA**

O: 312.676.1865

jennifer.hopkins@svn.com

**LINA ADAMIS**

O: 224.723.2528

evangelina.adamis@svn.com



## FLOOR PLAN SUITE 350

3<sup>rd</sup> FLOOR | SUITE 350 | 6,493 SF



**OLIVIA CZYZYNSKI**

O: 312.676.1862

olivia.czyzynski@svn.com

**JENNIFER HOPKINS, MBA**

O: 312.676.1865

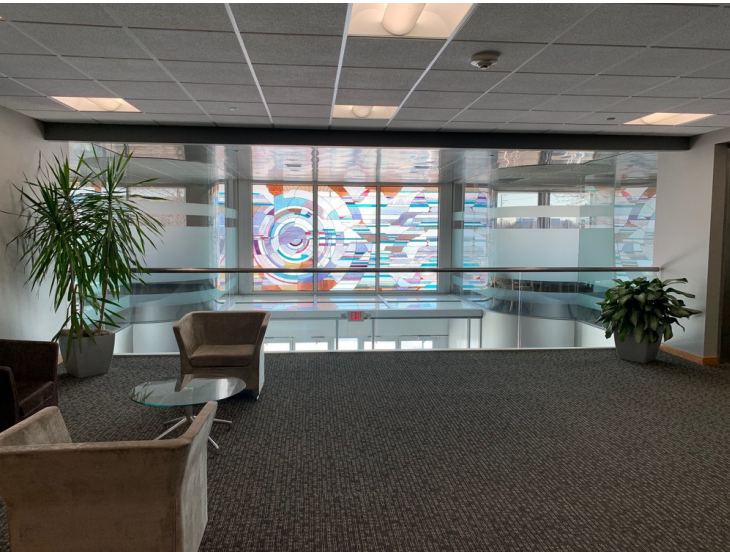
jennifer.hopkins@svn.com

**LINA ADAMIS**

O: 224.723.2528

evangelina.adamis@svn.com

LOBBY PHOTOS



<b>OLIVIA CZYZYNSKI</b>	<b>JENNIFER HOPKINS, MBA</b>	<b>LINA ADAMIS</b>
O: 312.676.1862	O: 312.676.1865	O: 224.723.2528
<a href="mailto:olivia.czyzynski@svn.com">olivia.czyzynski@svn.com</a>	<a href="mailto:jennifer.hopkins@svn.com">jennifer.hopkins@svn.com</a>	<a href="mailto:evangelina.adamis@svn.com">evangelina.adamis@svn.com</a>



# AERIAL MAPS



**OLIVIA CZYZYNSKI**  
 O: 312.676.1862  
 olivia.czyzynski@svn.com

**JENNIFER HOPKINS, MBA**  
 O: 312.676.1865  
 jennifer.hopkins@svn.com

**LINA ADAMIS**  
 O: 224.723.2528  
 evangelina.adamis@svn.com



DAYTIME DEMOGRAPHICS

[192 Company Headquarters in a 5 mile radius. 27,317 people are employed by these headquartered businesses.]

BUSINESSES  
15,722



EMPLOYEES  
210,956



WHITE COLLAR WORKERS  
106,432



BLUE COLLAR WORKERS  
47,088



TOTAL LABOR FORCE  
224,682



UNEMPLOYMENT RATE  
2.2%



5 MILE RADIUS



POPULATION  
278,237



HOUSEHOLDS  
113,770



AVERAGE HOUSEHOLD INCOME  
\$105,865



MEDIAN AGE  
61.3% of people are  
aged 20-64



TOTAL HOUSING UNITS  
117,405



MEDIAN HOME VALUE  
\$270,909

TOTAL ANNUAL CONSUMER  
EXPENDITURE



HOUSEHOLD  
\$8.34B



NON-RETAIL  
\$4.39B



RETAIL  
\$3.95B

**OLIVIA CZYZYNSKI**  
O: 312.676.1862  
olivia.czyzynski@svn.com

**JENNIFER HOPKINS, MBA**  
O: 312.676.1865  
jennifer.hopkins@svn.com

**LINA ADAMIS**  
O: 224.723.2528  
evangelina.adamis@svn.com



## DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

**OLIVIA CZYZYNSKI   JENNIFER HOPKINS, MBA   LINA ADAMIS**

O: 312.676.1862

O: 312.676.1865

O: 224.723.2528

olivia.czyzynski@svn.com

jennifer.hopkins@svn.com

evangelina.adamis@svn.com