

VALUE-ADD OFFICE BUILDING FOR SALE



1300

GREENBROOK BLVD
HANOVER PARK, ILLINOIS

JBS COMMERCIAL REAL ESTATE

CONFIDENTIAL OFFERING
28,962 RBA





TABLE OF CONTENTS

3
EXECUTIVE
SUMMARY

8
PROPERTY
DESCRIPTION

13
MARKET
OVERVIEW



EXECUTIVE SUMMARY

INVESTMENT SUMMARY

JBS Commercial Real Estate has been retained by Ownership as exclusive advisor and agent to sell 100% fee simple interest in 1300 Greenbrook Blvd., ("the Property"), Hanover Park (DuPage County), Illinois. The Property is a Class B quality, 3 story office building, totaling 28,962 gross rentable square feet, situated on a 1.91 acre site and currently a multi-tenant office building.

This is a rare opportunity to acquire one of the most accessible buildings in Hanover Park.

The property is priced at \$1,700,000, which is less than 20% of replacement cost.

KEY HIGHLIGHTS

1

SUPERIOR INTERSTATE CONNECTIVITY

The property sits less than five minutes from the recently completed I-390/I-290 interchange, providing direct, congestion-free access to the region's primary highway network. The I-390 expansion (Elgin-O'Hare Western Access Project) delivers seamless connections east to O'Hare International Airport and west to the I-355 and I-90 corridors, positioning 1300 Greenbrook Blvd at the center of Chicagoland's suburban mobility.

2

VALUE-ADD INVESTMENT

1300 Greenbrook Blvd offers multiple clear paths for an investor or owner-user to enhance returns. The building's strong bones, prime visibility, and recent base-building upgrades significantly reduce upfront risk, while strategic capital deployment can unlock additional value. The property can capture higher rents by targeting professional services, medical, and hybrid office users who value visibility, signage, and transit access. Vacant suites present an immediate lease-up opportunity without the need for major structural work.

3

SUBURBAN JOB GROWTH & SOLID MARKET FUNDAMENTALS

Hanover Park and the broader Northwest Suburban corridor have emerged as one of Chicagoland's most resilient employment bases, supported by steady population growth, a diversified economy, and long-term infrastructure investment. Over the past decade, the region has shifted from being a primarily residential commuter suburb to a self-sustaining employment hub, drawing in companies from manufacturing, logistics, healthcare, professional services, and technology.

BUILDING INFORMATION

YEAR BUILT	GROSS RENTABLE AREA	SITE AREA	PARCEL ID	PARKING RATIO
1979 Renovated 1993 & 2019	28,962 SF	1.91 Acres	02-06-400-032-0000	3.57 / 1,000

FINANCIAL SUMMARY

OPERATING EXPENSES	REAL ESTATE TAXES	UTILITY REIMBURSEMENT	REPLACEMENT COST
\$ 3.61 PSF (2024)	\$1.84 PSF (2024)	\$2.49 PSF (2024)	\$ 300 PSF



AERIAL VIEW



OFFERING PROCEDURE

PRICE

The property is being offered with a formal asking price of \$ 1,700,00.00 / \$ 58.70 PSF.

GENERAL

Ownership is selling the property in “As-Is, Where-Is” condition.

DUE DILIGENCE

The inspection period will commence upon execution of a Purchase and Sale Agreement (PSA) for a 30-day period.

CLOSING COSTS

Thirty (30) days after acceptance of the property. Seller will pay for County and State transfer taxes, an ALTA title insurance policy with extended coverage, provide a current ALTA survey, and half of any escrow fees. Buyer will pay for any requested endorsements to the title policy, one-half of any escrow fees and an updated ALTA survey.

REAL ESTATE TAX

Seller will be responsible for real estate taxes payable in 2025. Real estate taxes for the subject property are paid in arrears. Real estate tax proration for this purchase and sale transaction will be calculated using an accrual basis.

TO SUBMIT AN OFFER

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PROPERTY DESCRIPTION

SITE, LOCATION, MECHANICAL SYSTEMS

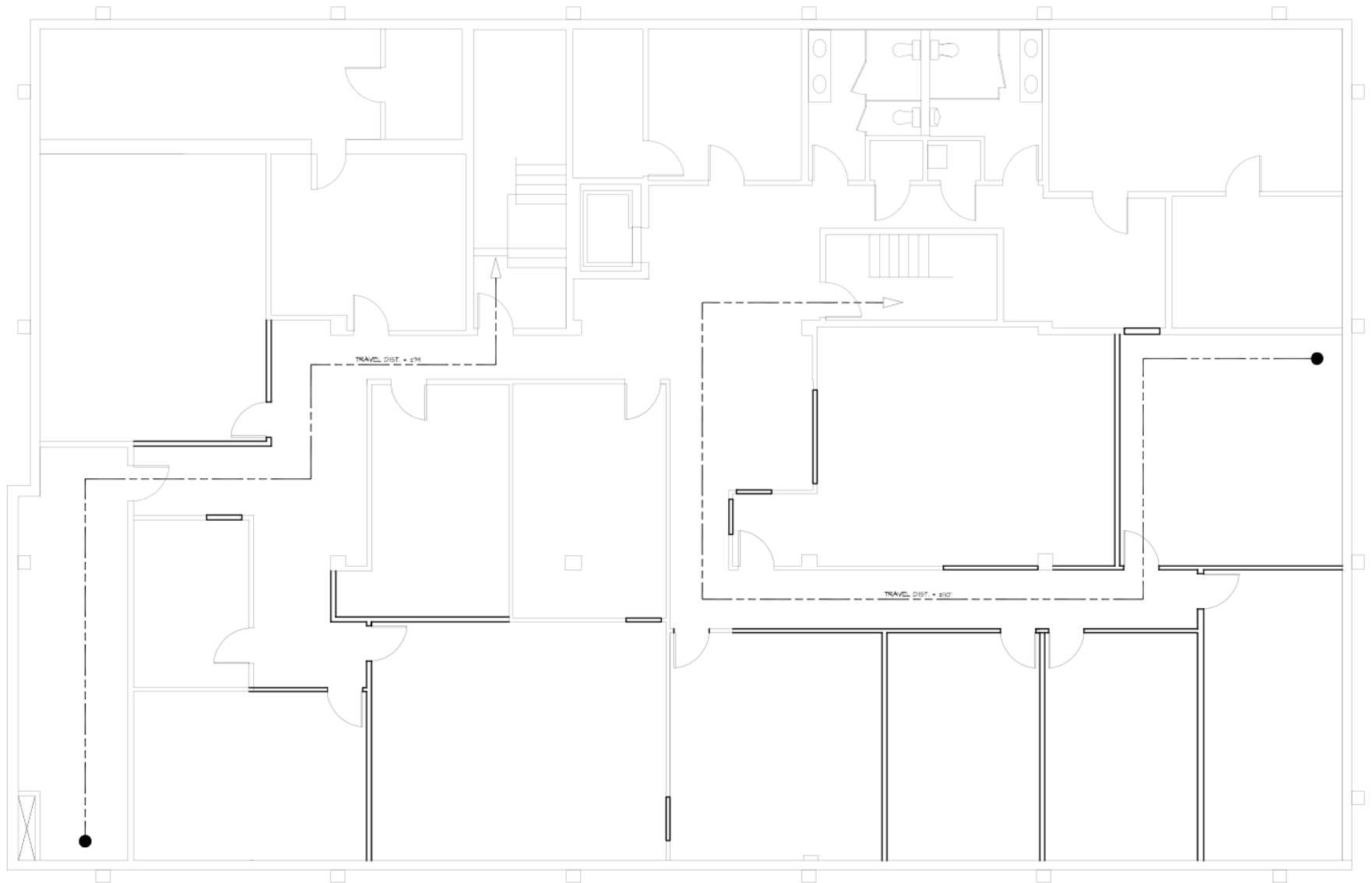
Building Area	28,962 RSF
Total Land Area	1.91 Acres (83,200 SF)
Parking Ratio	3.57 / 1,000 SF Ratio
County / Township	DuPage / Bloomingdale
Floors	Three (3) with Lower Level
Zoning	B-2 (Hanover Park)
Parcel ID#	02-06-400-032
Year Built	1979
Fire Protection System	Wet Sprinklers
HVAC System	Roof Top
Elevator	Single Cab



BUILDING EXTERIOR & INTERIOR FINISHES

Foundation/Structure	Concrete with Steel Framing
Building Exterior	Masonry
Roof	Rubber Membrane
Window Systems	Thermal pane glass set in aluminum window frames.
Restroom	Common, on each floor
Lighting	LED
Utilities	One (1) Meter, Tenants are billed an additional charge PSF annually that is reconciled.

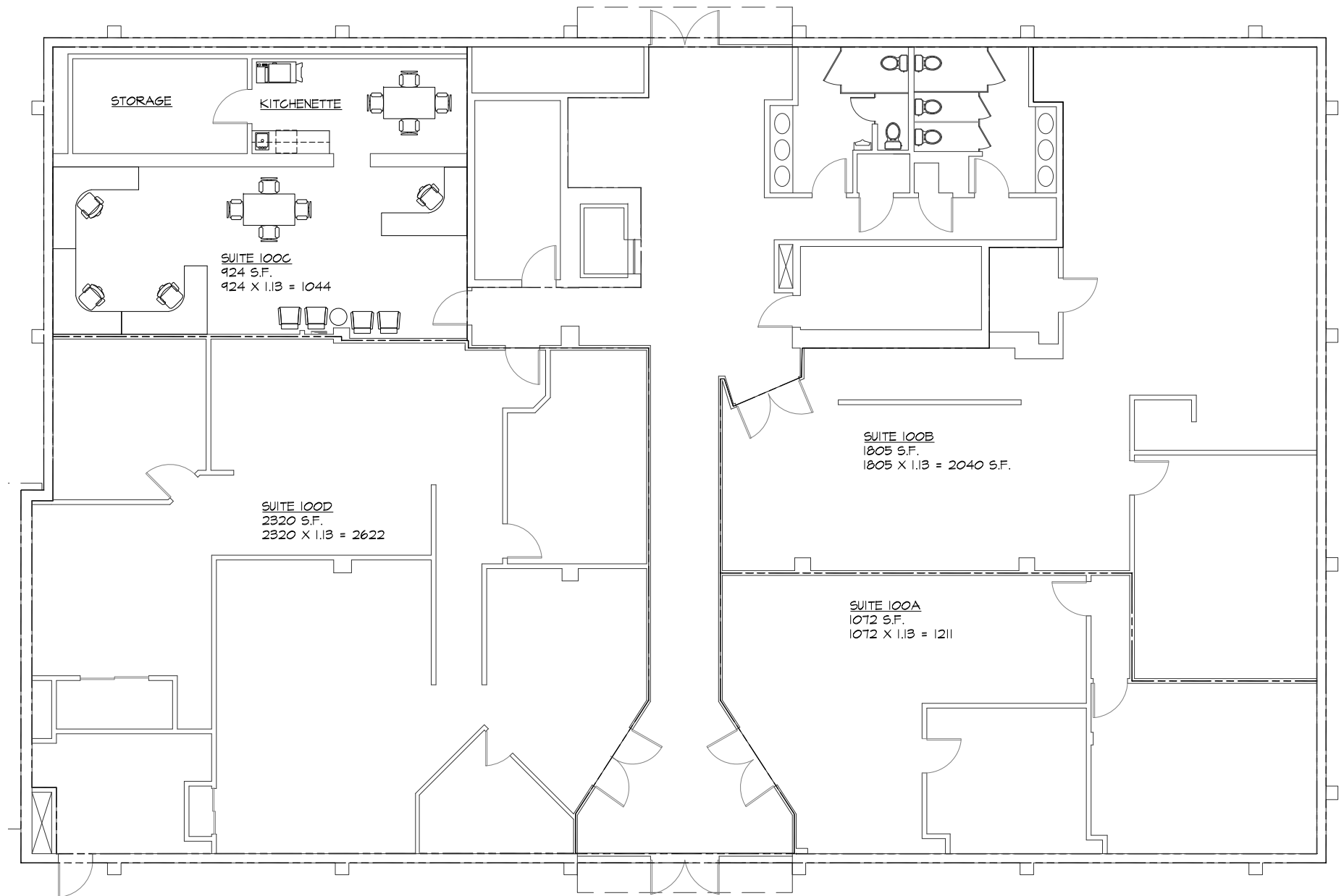
FLOOR PLAN – LOWER LEVEL



LOWER LEVEL EGRESS PLAN

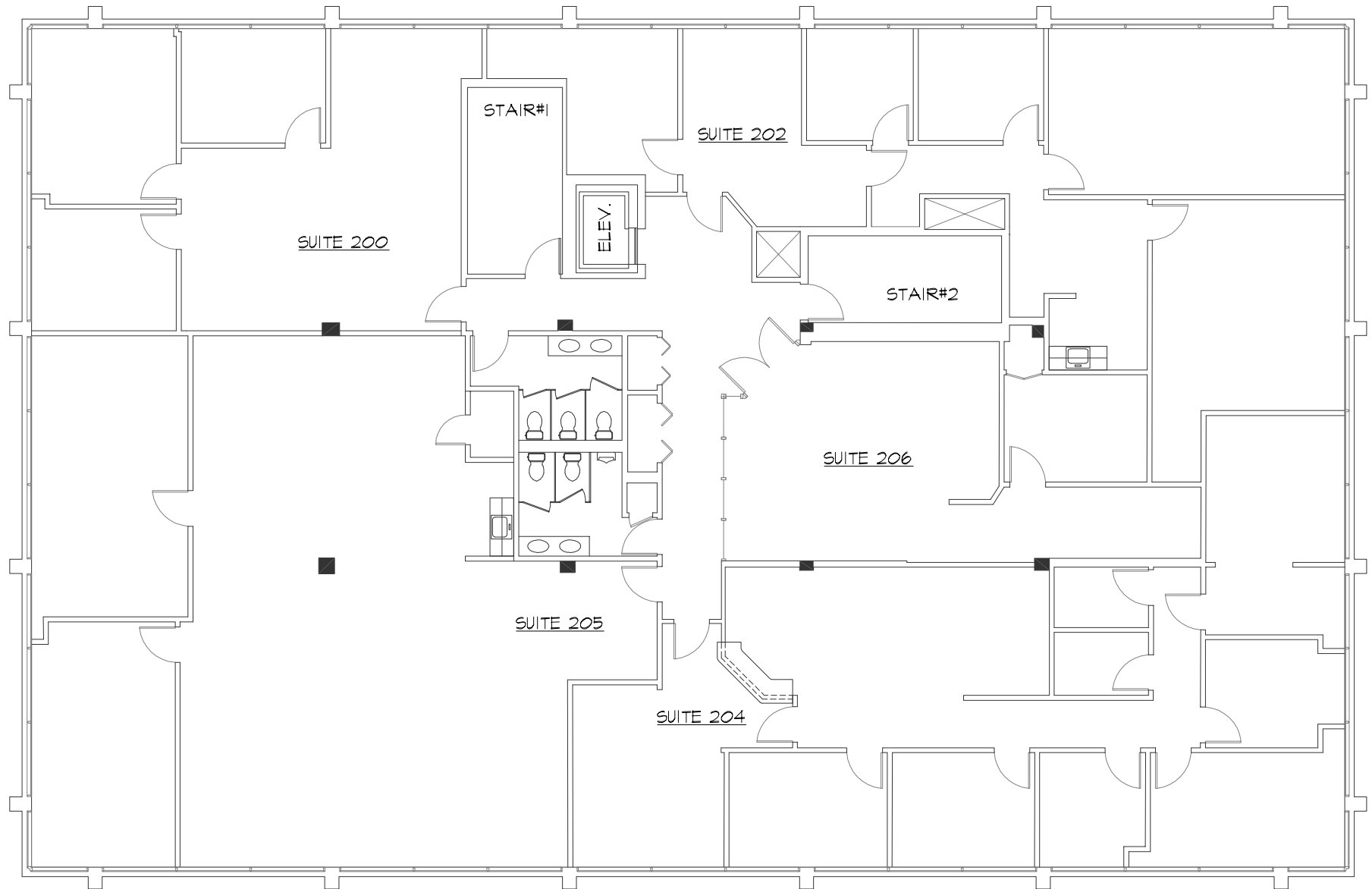
SCALE: 3/16"=1'-0"

FLOOR PLAN - FIRST FLOOR



 **FIRST FLOOR**
SCALE: 1/4"=1'-0"
NORTH

FLOOR PLAN - SECOND FLOOR



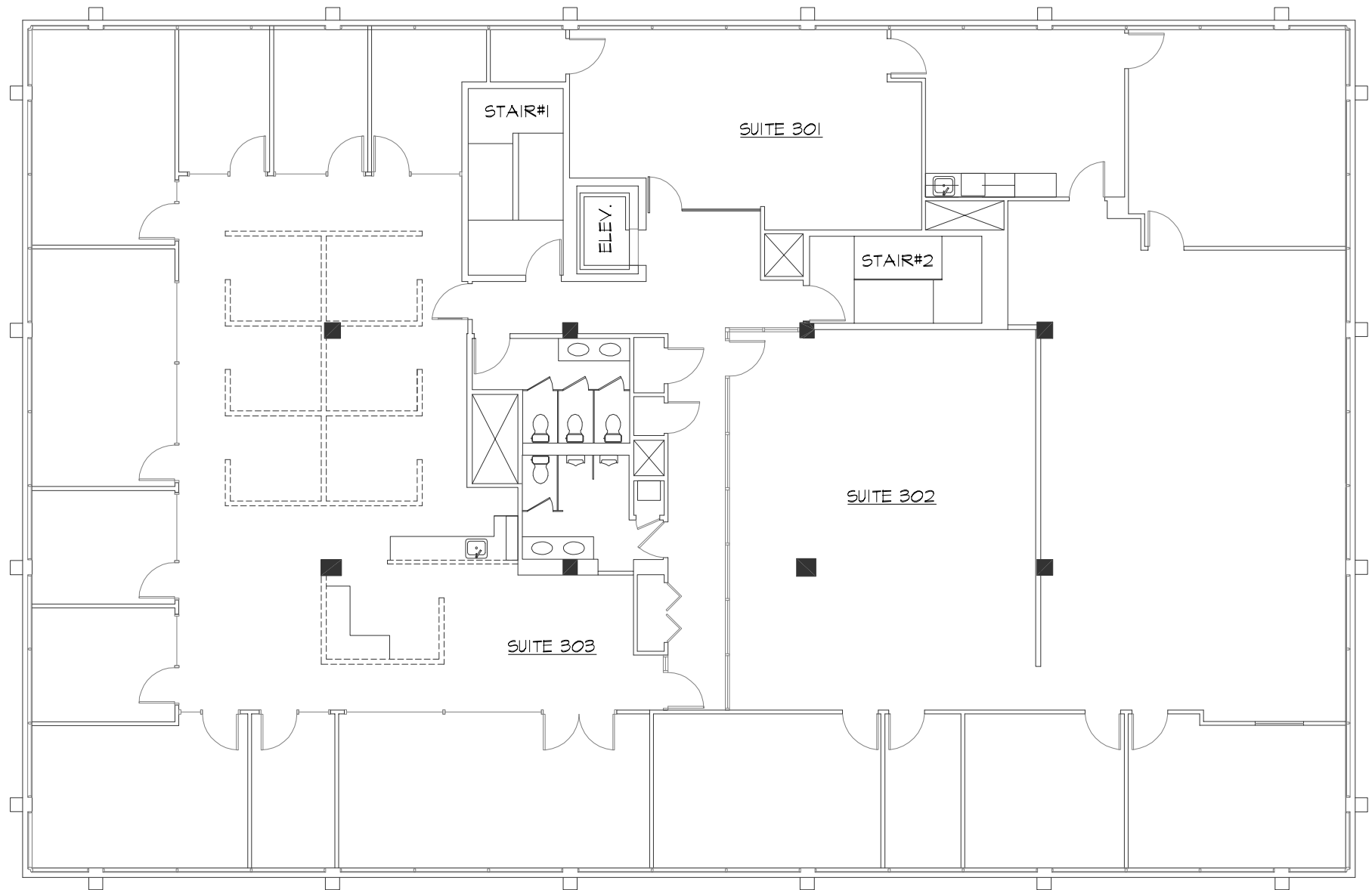
NORTH

SECOND FLOOR AS-BUILT

SCALE: 1/8" = 1'-0"

LOCATION: 2000 W. 10TH AVE. S.W.
PROJECT: PHASE 2, 2000
PROJECT: 2000

FLOOR PLAN - THIRD FLOOR



THIRD FLOOR AS-BUILT

SCALE 1/16"=1'-0"

LOCATION: 1300 GREENBROOK BLVD
HANOVER PARK, IL 60139
PLAN # 3003
PROJECT # 2009



MARKET OVERVIEW



Suburban Chicago totals approximately 106 million square feet of office inventory, segmented into six major submarkets: East-West Tollway, Northwest Suburban, North Suburban, O'Hare, West Cook County, and South Suburban. Hanover Park is positioned within the West Cook County submarket—offering proximity to major expressways, access to Metra rail, and a more cost-effective alternative to higher-priced corridors like O'Hare or the East-West Tollway.

Ongoing infrastructure investments, including the Elgin-O'Hare Western Access (EOWA) and enhancements to IL-390, are accelerating growth throughout the region. These improvements are unlocking long-term value for well-located suburban office properties, especially those that can serve a broad and growing labor pool without sacrificing accessibility or convenience.

1300 GREENBROOK BLVD.

The property enjoys direct access to major regional highways, positioned less than a mile from the Elgin-O'Hare Western Access (I-390) and close to the I-290 and I-355 interchanges. This strategic location provides excellent connectivity throughout DuPage and Cook Counties, with quick access east to O'Hare International Airport and west to Elgin. The surrounding Hanover Park community is part of the strong West Cook and DuPage County submarket, offering a deep labor pool, suburban residential stability, and proximity to key employment centers.

Nearby retail and service amenities add further value for tenants and employees, including restaurants, fitness centers, and lodging options along the I-390 corridor. The property is also within minutes of the Schaumburg and Elk Grove Village office and industrial markets, as well as Woodfield Mall, one of the nation's largest shopping destinations.

The continued appeal of 1300 Greenbrook is supported by its accessible location, professional setting, and adaptable floor plans, which allow tenants flexibility in configuring space to meet their operational needs. Its presence within a suburban market supported by ongoing infrastructure investment, including the completion of the Elgin-O'Hare Western Access project, ensures long-term connectivity and tenant demand.



ELGIN-O'HARE WESTERN ACCESS ("EOWA")

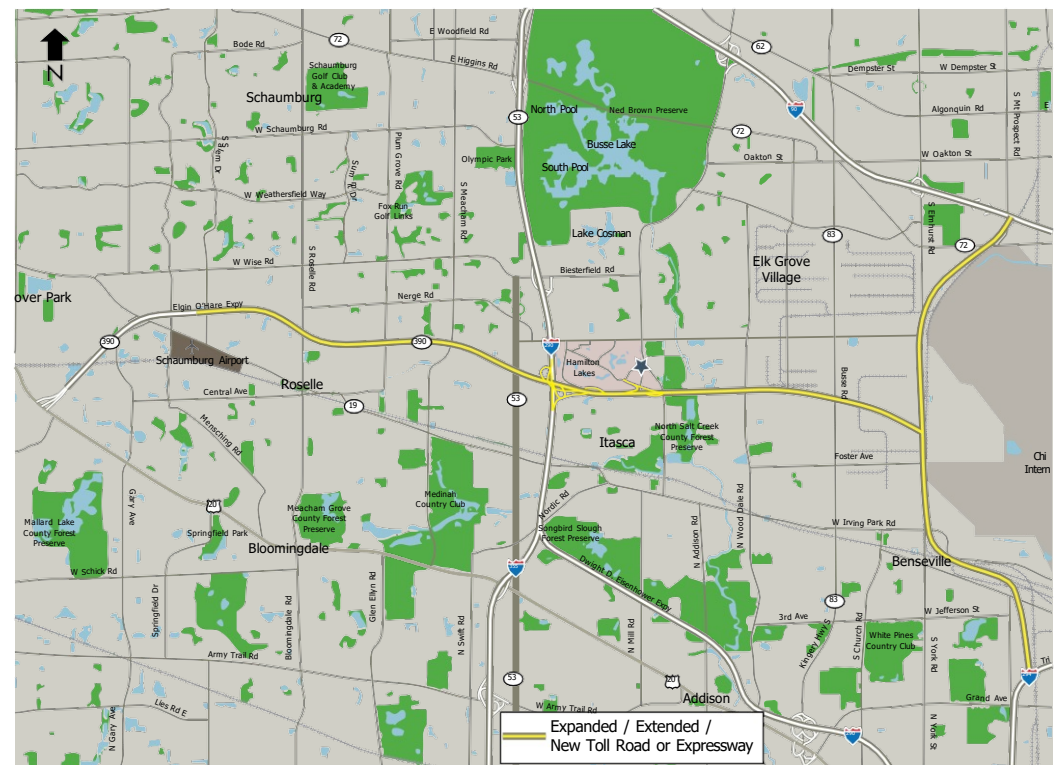
The Elgin-O'Hare Western Access (EOWA) project is a transformative infrastructure initiative led by the Illinois Tollway. With a budget exceeding \$3.4 billion, the project is designed to modernize regional transportation, ease congestion, and improve access to O'Hare International Airport. It represents one of the most significant infrastructure investments in the state's history and plays a critical role in shaping the future of suburban Chicago's mobility and logistics network.

The initiative includes the conversion of IL-390, formerly the Elgin-O'Hare Expressway, into a full electronic tollway. It also features a new north-south tollway corridor that will connect Interstate 90 to Interstate 294, bypassing the western edge of O'Hare Airport. Key interchanges along the route are being upgraded, and a western access point into O'Hare is planned, further supporting commercial development in the area.

STRATEGIC POSITIONING

1300 Greenbrook Blvd is ideally positioned just south of the IL-390 corridor. Its location near the Lake Street and Greenbrook Boulevard interchange offers immediate and efficient access to this vital expressway. From the property, it's only a short drive to I-355, with I-290 and I-294 also easily reachable within minutes. The commute to O'Hare International Airport is approximately 20 minutes, making this an attractive location for businesses with regional or national travel needs.

This level of connectivity places the property at the center of the western suburban transportation network, providing efficient routes to Schaumburg, Roselle, Elk Grove Village, Wood Dale, and other key business hubs. The visibility and ease of access from IL-390 further position the building as a premier location for office users who prioritize convenience and reach.



VILLAGE OF HANOVER PARK - WHY IT WORKS FOR INVESTORS & TENANTS

1. Strategic Location & Accessibility

Nestled at the corner of Lake Street and Greenbrook Boulevard, just off the Elgin-O'Hare (IL-390) Expressway, the building offers standout visibility and quick highway access. It's also less than 10 minutes from I-355. Proximity to the Hanover Park Metra station brings additional commuting ease.

2. Strong Business Climate & Economic Diversity

Hanover Park supports over 600 businesses and a significant Class A industrial base (roughly 5 million sq ft). The local tax incentives (TIFs) and AA bond rating make it attractive for investment.

Key employment sectors include wholesale trade, manufacturing, and support services — all with higher-than-average industry concentrations.

3. Solid Demographics & Workforce

With a population of around 36–37 k in 2023, the village has a youthful median age (~34–35) and rising household incomes (up to ~\$92 k). The community's demographic mix brings cultural diversity and workforce versatility.

4. Transportation Options

Beyond the expressways, the village is served by Metra's Milwaukee District West Line, offering 42 trains on weekdays and strong parking infrastructure.

Its place in the Golden Corridor—adjacent to other major suburban business hubs—gives businesses strategic transportation and network advantages.



5. Community Amenities & Quality of Life

Hanover Park offers parks, a respected library system—including a landmark-quality Sonya Crawshaw branch—and community events that make it a solid place for employees looking for balance and family-friendly surroundings.

Strong local schools, across multiple high school districts, add appeal for employers banking on stable, family-oriented communities



CONFIDENTIALITY AGREEMENT

OFFERING MEMORANDUM DISCLAIMER:

This Confidential Offering Memorandum ("Memorandum") is being delivered subject to the terms of the Confidentiality Agreement (the "Confidentiality Agreement") signed by you and constitutes part of the Confidential Information (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible investment at 1300 Greenbrook Blvd, Hanover Park, IL 60133 (the "Project"), and is not to be used for any other purpose or made available to any other party without the prior written consent of the ownership group ("Managing Member"), or its exclusive broker, JBS Commercial Real Estate. This Memorandum was prepared by JBS Commercial Real Estate based primarily on information supplied by Managing Member. It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project. The financial projections contained herein (or in any other Confidential Information) are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents. While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither JBS Commercial Real Estate nor Managing Member guarantees its accuracy or completeness. Because of the foregoing and since the investment in the Project is being offered on an "As Is, Where Is" basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser's investigation, must make its independent investigations, projections and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing period proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts. Neither JBS Commercial Real Estate nor Managing Member guarantees the accuracy or completeness of the information contained in this Memorandum or any other Confidential Information provided by JBS Commercial Real Estate and Managing Member. Managing Member expressly reserves the right, at its sole discretion, to reject any offer to invest in the Project or to terminate any negotiations with any party at any time with or without written notice. Managing Member shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered and approved by Managing Member and any conditions to Managing Member's obligations thereunder have been satisfied or waived. Managing Member has retained JBS Commercial Real Estate as its exclusive broker and will be responsible for any commission due to JBS Commercial Real Estate in connection with a transaction relating to the Project pursuant to a separate agreement. JBS Commercial Real Estate is not authorized to make any representation or agreement on behalf of Managing Member. Each prospective investor will be responsible for any claims for commissions by any other broker in connection with an investment in the Project if such claims arise from acts of such prospective investor or its broker. This Memorandum is the property of Managing Member and all parties approved by Managing Member and may be used only by parties approved by Managing Member. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.



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