



LAKE SIDE

**42,500 RSF headquarters opportunity
with tollway visibility**

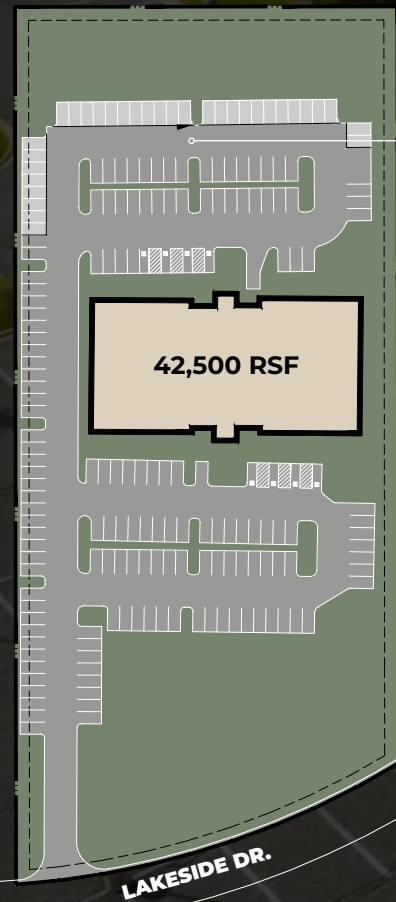
BANNOCKBURN



IDEAL HEADQUARTERS OPPORTUNITY

The building features ample parking and a convenient location off the I-94 tollway for high visibility monument and top of building signage.

TRI-STATE EXPRESSWAY
Daily Traffic Count: 162,400 vehicles



NEW LOBBY EXPERIENCE



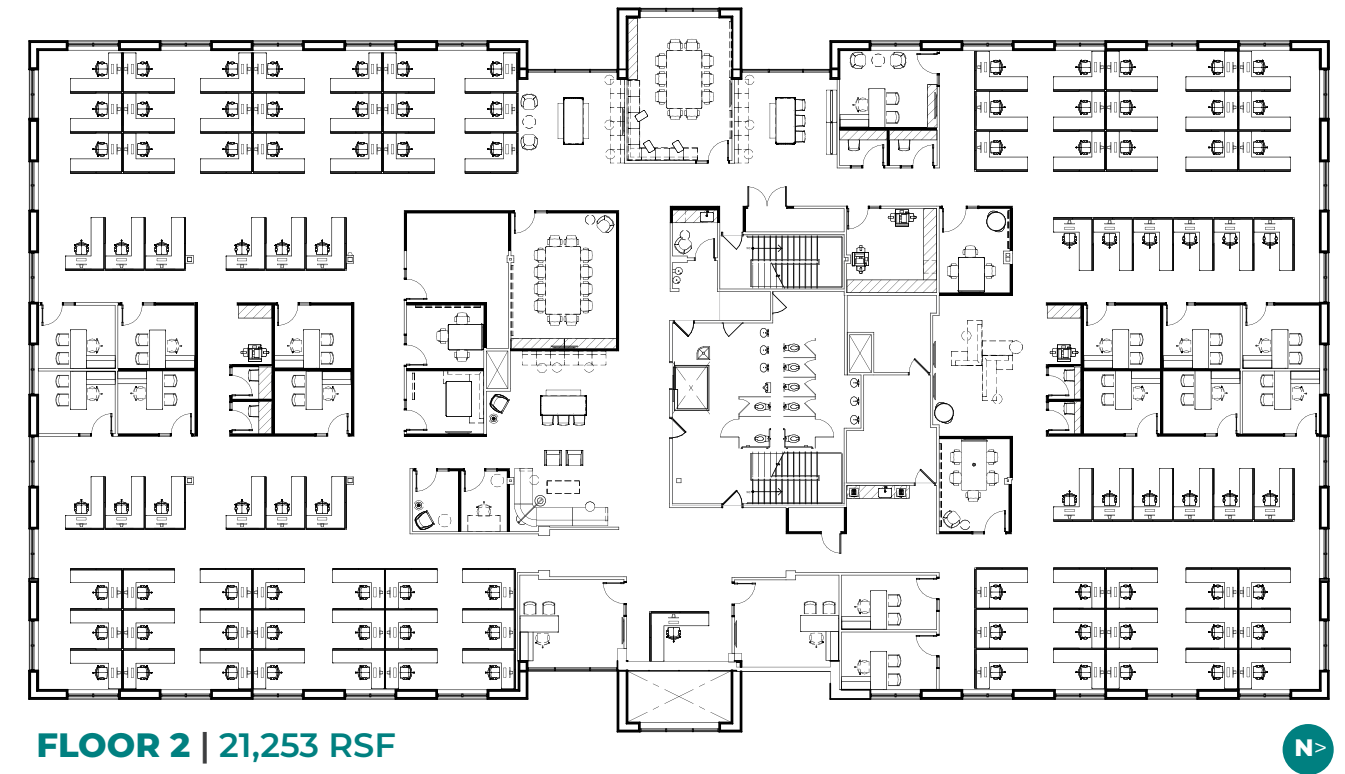
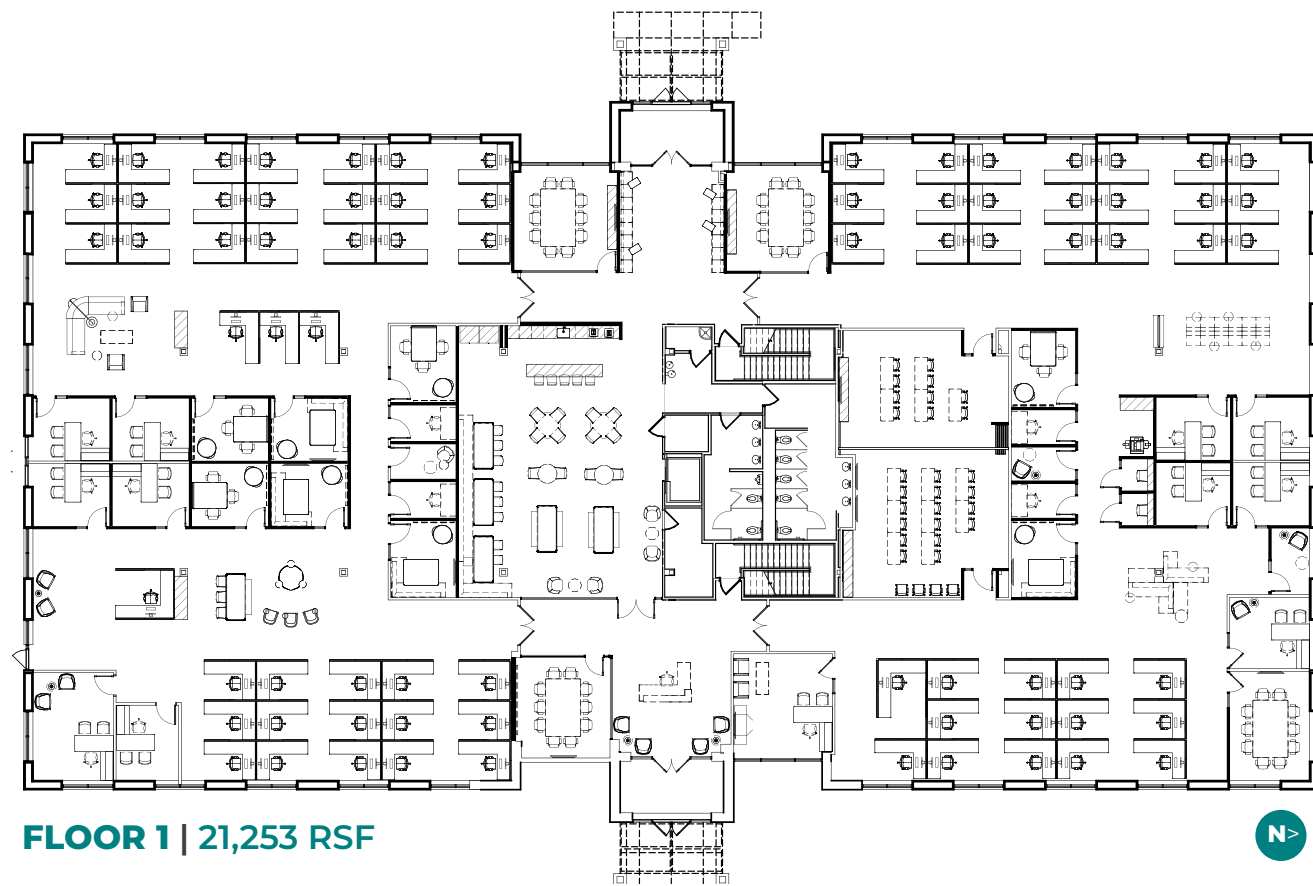
OUTDOOR SEATING AREA



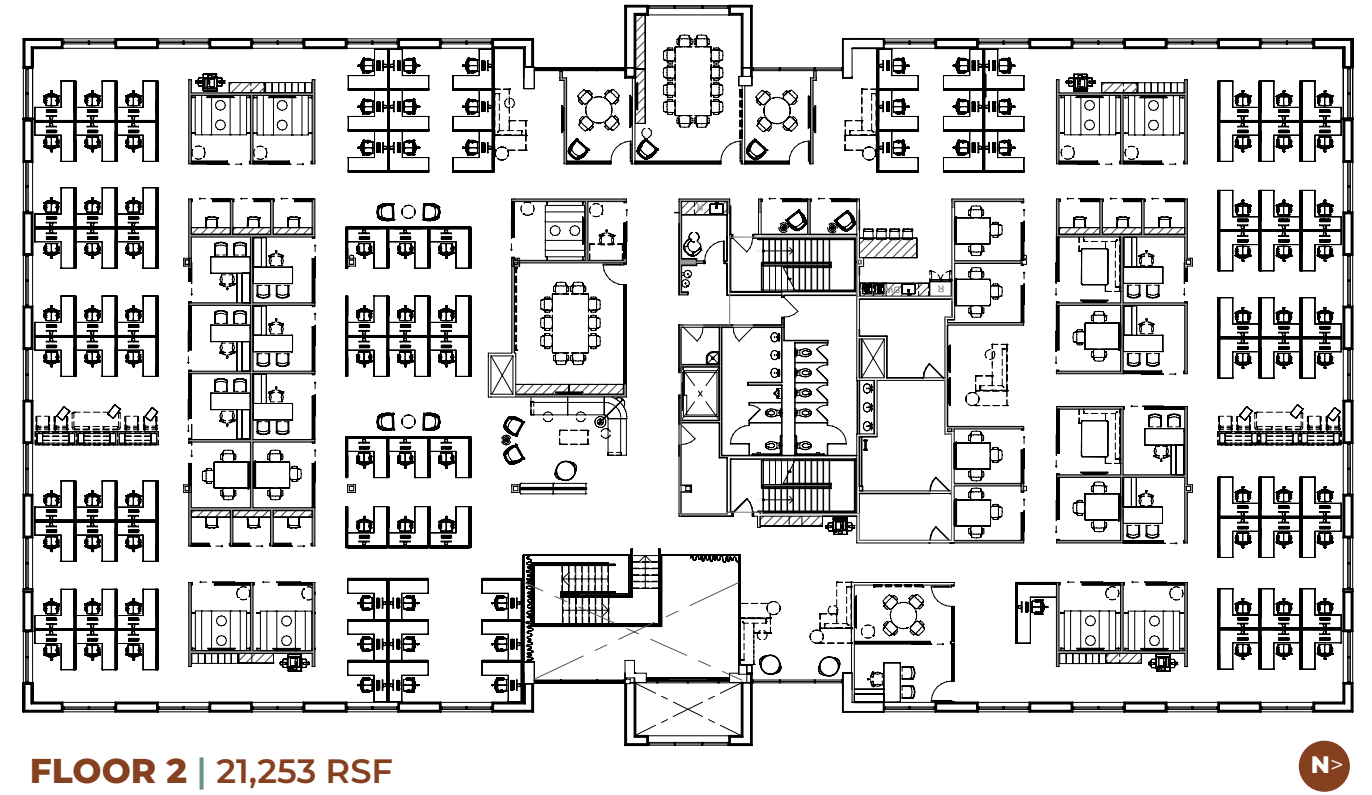
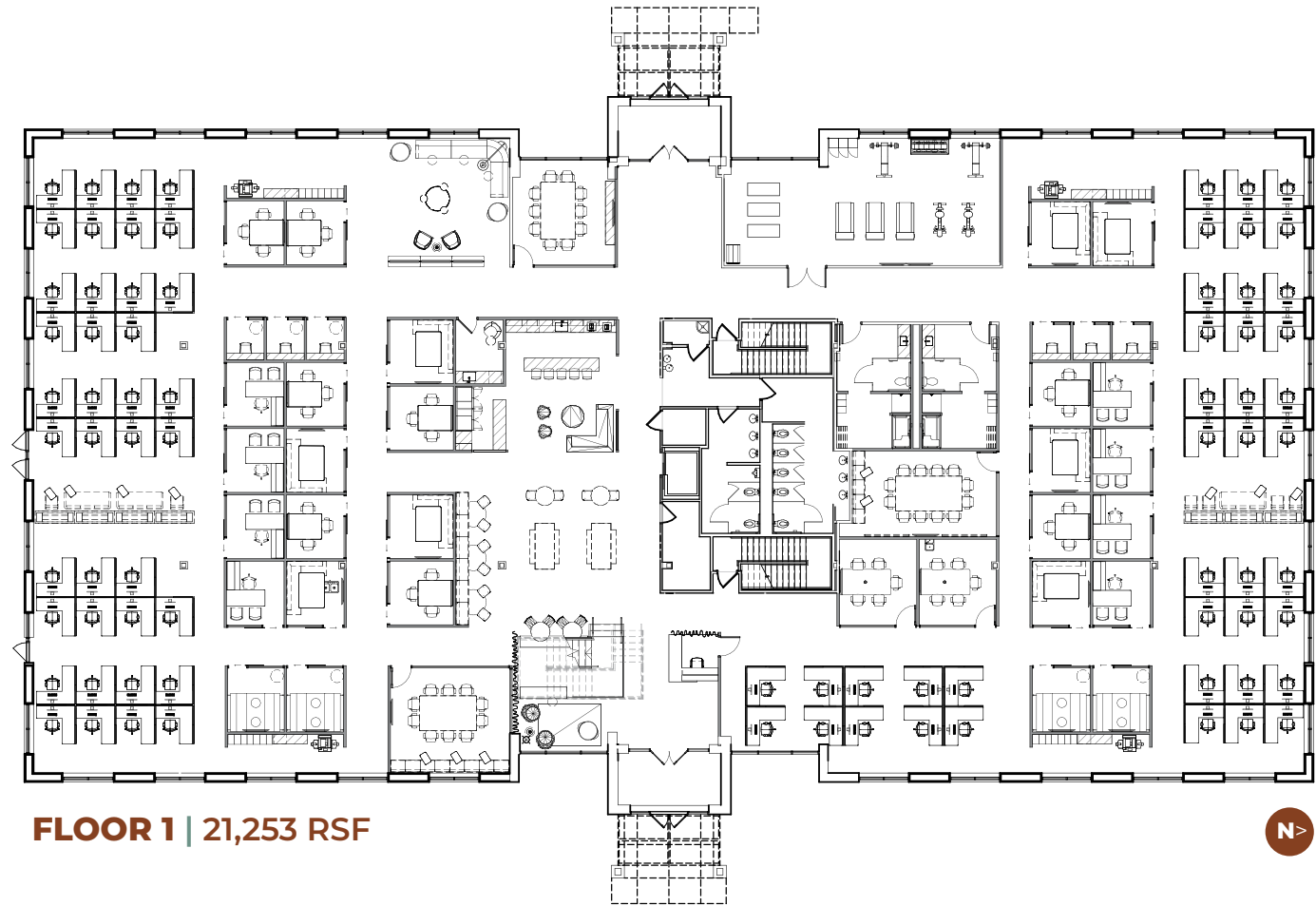
CONCEPTUAL PLANS

CONCEPTUAL DESIGN BY WARE MALCOMB

SPACE PLANS



SPACE PLANS



18 MILES TO O'HARE
INTERNATIONAL AIRPORT

30 MILES TO
DOWNTOWN CHICAGO



IN GOOD COMPANY

HOTELS

1 Homewood Suites

SHOPPING

1 Mariano's

2 Walgreens

FITNESS

1 Midtown Athletic Club

2 Anytime Fitness

3 College Park Athletic Club

RESTAURANTS

1 The Leaf Café

2 Michael's On Main

3 Trax Lakeside Café

4 McDonald's

5 Newport Coffee House

6 Yianni's Opa

7 Eggspresso

8 Dogout

9 Rosati's Pizza

10 Jersey Mike's



OWNERSHIP

Laguna Canyon Group ("LCG") is a privately held, Southern California based commercial real estate investor with development and credit specialties. For its development business, LCG pursues ground-up and construction-intensive value-add opportunities, leveraging capabilities in site selection, design, entitlement, and construction management. LCG sees its tenants as partners and is committed to their success. LCG's current portfolio includes investments in Illinois, Alabama, Arizona, California, Idaho, New York, North Carolina, and Washington.

ONGOING DEVELOPMENT PROJECTS:

- 25,000 square foot warehouse in Chandler, AZ for a Singaporean-owned plastic injection molding business
- 11,000 square foot mixed-use retail and medical office building in Whittier, CA with Starbucks
- 80,000 square foot self-storage facility in Rialto, CA with a publicly traded REIT as the operator
- 139 space, age-restricted manufactured home community in Spokane, WA
- Standalone drive-through in Escondido, CA for Dutch Bros (NYSE: BROS)
- Standalone car wash site in Upland, CA for Quick Quack



CONCEPTUAL IMAGE



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