



1400

Kensington Road

O a k B r o o k , I L

CBRE



AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



1400

Kensington Road

one

EXECUTIVE SUMMARY

two

PROPERTY
DESCRIPTION

three

MARKET
OVERVIEW

four

MARKET
DEMOGRAPHICS

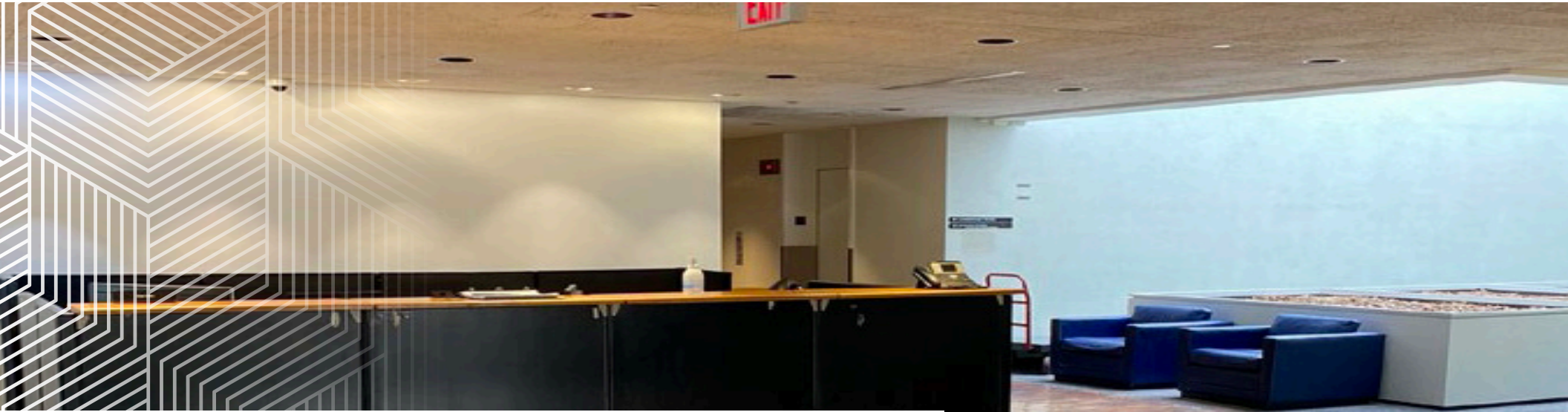
1400

Kensington Road

one

EXECUTIVE
SUMMARY





Property Address	1400 Kensington Road, Oak Brook, IL
Parcel #	06-26-101-007
Square Feet	84,363 Square Feet
Site Area	5.81 +/- Acres
Year Built	1978
Number of Floors	3
Parking	3,98 / 1,000 SF
Zoning	Commercial
Asking Price	\$5,483,595 (\$65 PSF)



	LOWER LEVEL	FIRST LEVEL	SECOND LEVEL	TOTAL
WORK STATIONS	62	117	99	278
SMALL CONFERENCE ROOMS	1	0	1	2
MEDIUM CONFERENCE ROOMS	1	2	4	7
LARGE CONFERENCE ROOMS	1	2	2	5
SMALL OFFICE	13	4	0	27
LARGE OFFICE	3	13	19	35
TRAINING ROOMS	2	0	0	2



PROPERTY HIGHLIGHTS

CONSTRUCTION:

STEEL AND CONCRETE CONSTRUCTION CORE WITH RED BRICK FACADE ON ALL FOUR SIDES OF THE BUILDING.

ROOF:

INVERTED ROOFING SYSTEMS REPLACED IN 2009, UNDER WARRANTY BY TREMCO UNTIL 2029. AN INVERTED ROOFING SYSTEM IS ONE PLY TPA MEMBRANE, FOAM, AND BALLAST ROCK (TOP) SURFACE. THE ROOF INCLUDES A LOOSE LAID "GREEN ROOF" GARDEN, COMPLETE WITH PROFESSIONALLY MAINTAINED PLANTING AND AN IRRIGATION SYSTEM.

INTERIOR FINISHES:

SINGLE-TENANT FACILITY THAT FEATURES TWO ABOVE-GROUND FLOORS AND LOWER LEVEL SPACE, GENERALLY FINISHED WITH PAINTED AND VINYL COVERED DRYWALL PARTITIONS, ACOUSTIC TILE CEILINGS, AND CARPETED OR VCT FLOORS. ADEQUATE COMMON RESTROOM FACILITIES ARE LOCATED ON EACH FLOOR.

SITE IMPROVEMENTS:

ASPHALT PAVED PARKING LOT AND DRIVES, CONCRETE CURBS AND WALKS. IDENTIFICATION (MONUMENT) SIGNAGE AT CORNER OF KENSINGTON ROAD AND KENSINGTON COURT.

EXISTING CONDITIONS:

SELLER HAS AN EXISTING CONDITIONS REPORT, WHICH THEY ARE WILLING TO SHARE WITH INTERESTED PARTIES.



MECHANICAL SYSTEMS:

STEEL AND CONCRETE CONSTRUCTION CORE WITH RED BRICK FACADE ON ALL FOUR SIDES OF THE BUILDING.

AIR HANDLER

35,000 CFM (CURRENT AIRFLOW)
SUPPLY FAN WESTINGHOUSE 125 HP 480V RPM 1775
EXHAUST FAN 40 HP 480V RPM 17780

2 CHILLERS

2018 INSTALL
2 OPERATING HOURS 3588 CHILLER 1 / 3602 CHILLER 2
YORK MAGNETIC CENTRIFUGAL 175 TON/
3588 OPERATING HOURS

2 CHILLED WATER PUMPS

PEERLESS 25 HP 480V RPM 1760
BELL & GOSSET 20HP 480V RPM 1771
INSTALLED NEW 2018

2 COOLING TOWER CONDENSER PUMPS

PEERLESS 15HP 480V RPM 1750
WEINMAN 15 HP 480V RPM 1775

2 COOLING TOWERS:

BALTIMORE AIR COIL MODEL VTO-141-N / 175 TON
TWO FAN MOTORS 25 HP 1800 RPM 480V

FIRE PUMP:

CHALMERS 34 .5 HP 480V 1760 RPM /GPM 750

HOT WATER ELECTRIC HEATER:

AO SMITH 480V / 119 GALLON / 24000 WATT

DATA CENTER SPLIT SYSTEM/HEAT PUMP AC:

TWO SAMSUNG MODEL # AQN36VFUAGM
6 TON 33,000 BTU/H

ELECTRIC BASEBOARD PERIMETER:

HEATING: 277V

2 SUMP BASIN PUMPS:

WEIL 20 HP 480V / 870 RPM /1000 GPM
WEIL 20 HP 480V /1150 RPM /1300 GPM

2 VERTICAL SEWAGE EJECTOR PUMPS:

WEIL MODEL # 2223 / 5 HP / 480V

3 EXTERIOR CONCRETE RETENTION TANK PUMPS:

WEIL 3 HP /480V 1140 RPM

2 EXTERIOR SOUTH PATIO PUMPS:

WEIL MODEL # 2528 5 HP / 480V
WEIL 3 HP / 480V / RPM 1750

GENERATOR:

CATERPILLAR 175 KW /MODEL D175-2 / AIR COOLED RADIATOR/ 400-GALLON DIESEL TANK CAPACITY



LOWER LEVEL SPACE PLAN



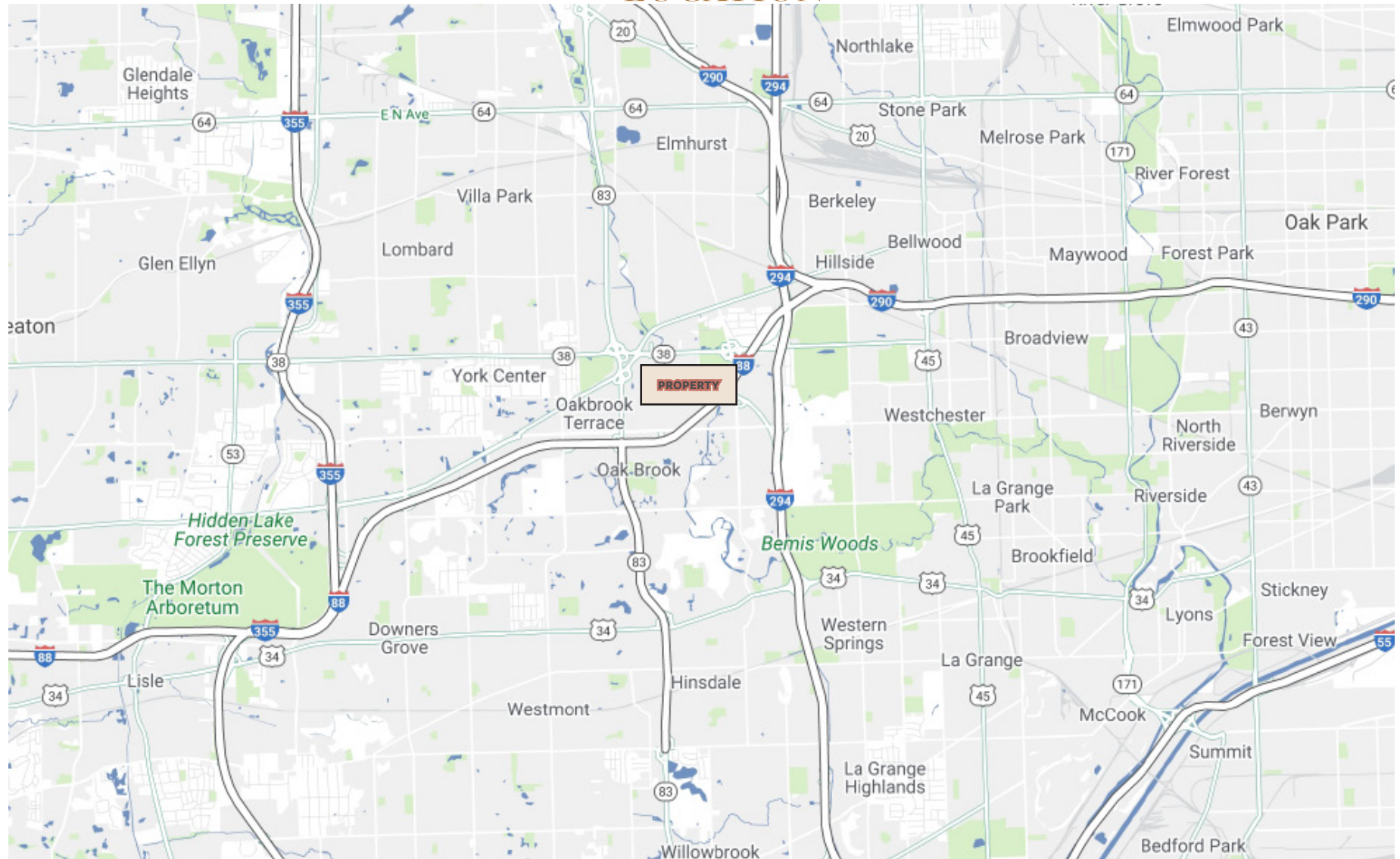
FIRST FLOOR SPACE PLAN



SECOND FLOOR SPACE PLAN



PROPERTY OVERVIEW LOCATION



PROPERTY OVERVIEW AREAL



MARKET OVERVIEW

EAST-WEST CORRIDOR OFFICE SUBMARKET

THE SITE IS STRATEGICALLY LOCATED IN THE EASTERN PORTION OF THE EAST-WEST CORRIDOR SUBMARKET WITHIN THE SUBURBAN CHICAGO METROPOLITAN AREA. THE EAST-WEST CORRIDOR SUBMARKET IS SITUATED ALONG I-88, ROUGHLY 20 MILES WEST OF CHICAGO. BECAUSE OF THE EXPANSIVE AREA THE EAST-WEST CORRIDOR ENCOMPASSES, IT IS OFTEN DIVIDED INTO TWO SUBMARKETS: EASTERN EAST-WEST, WHICH INCLUDES OAK BROOK, OAKBROOK TERRACE, DOWNERS GROVE AND LOMBARD, AND WESTERN EAST-WEST, WHICH INCLUDES LISLE, WARRENVILLE AND NAPERVILLE.

THE EAST-WEST CORRIDOR SUBMARKET BOASTS A HIGH CONCENTRATION OF MAJOR CORPORATIONS AND FORTUNE 500 COMPANIES. COLLECTIVELY, BOTH SUBMARKETS ATTRACT A HIGH CONCENTRATION OF CORPORATE HEADQUARTERS, FINE DINING ESTABLISHMENTS, HOTELS, AND HIGH-END SHOPPING. MAJOR CORPORATE HEADQUARTERS IN THE EAST-WEST CORRIDOR INCLUDE NAVISTAR, AMITA, ADVOCATE HEALTH CARE, EXELON AND ACE HARDWARE.

THE EASTERN END OF THE EAST-WEST CORRIDOR OFFICE SUBMARKET IS ARGUABLY THE PREMIER MARKET IN SUBURBAN CHICAGO.

CLASS A VACANCY WITHIN THIS SUBMARKET STANDS AT \$25.00 - \$30.46 PSF WITH 17 BLOCKS OF SPACE OVER 100,000 SF IN ALL SPACE CLASSES. MANY OF THESE BLOCKS ARE IN BUILDINGS THAT HAVE DEBT/CAPITAL ISSUES THAT MAKE THE MARKET TIGHTER THAN IT APPEARS FOR LARGER TENANTS. THE TIGHTENING MARKET CONDITIONS HAVE PUT UPWARD PRESSURE ON CLASS A RENTS. THE TOP END OF MARKET IS CURRENTLY \$28.00 - \$32.00 PSF NET AND IS LIKELY TO CONTINUE TO RISE FOR USERS THAT REQUIRE AN EASTERN DUPAGE COUNTY LOCATION DUE TO EMPLOYEE OR CUSTOMER DEMOGRAPHICS.

SUBMARKET	RBA (SF)	DIRECT VACANCY (SF)	DIRECT VALUE RATE (%)	SUBLEASE VACANCY RATE (%)	2023 NET ABSORPTION (SF)
E - W TOLLWAY	451	9,557,141	23.7%	1.3%	(556,143)
CLASS A	57	3,252,303	23.2%	1.2%	142,058
CLASS B	215	5,002,098	26.7%	1.6%	(647,054)
CLASS C	179	1,302,740	17.3%	0.6%	(51,147)
NORTH SUBURBAN	270	6,037,540	26.3%	1.0%	(103,208)
CLASS A	54	2,612,191	26.5%	1.6%	(15)
CLASS B	121	2,666,957	30.0%	0.7%	(43,893)
CLASS C	95	758,392	17.9%	0.2%	(59,300)
NW SUBURBS	216	8,272,195	32.2%	1.5%	(504,193)
CLASS A	38	4,009,004	33.8%	2.8%	(255,151)
CLASS B	82	2,540,337	32.3%	0.4%	(217,241)
CLASS C	96	1,722,854	28.8%	0.3%	(31,801)

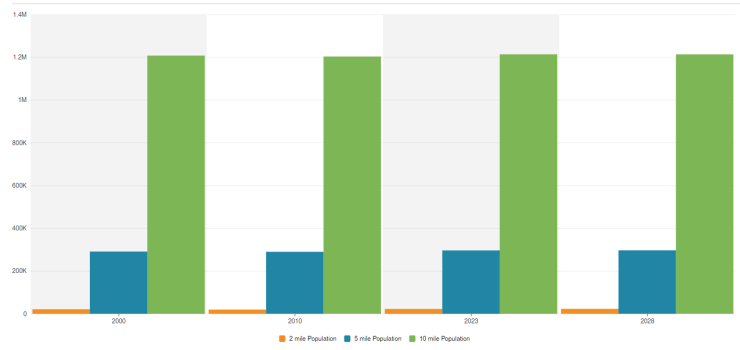
OAK BROOK, ILLINOIS

INCORPORATED IN 1958, THE VILLAGE OF OAK BROOK IS LOCATED IN EASTERN DU PAGE COUNTY IN AN AREA COMMONLY REFERRED TO AS THE OAK BROOK OFFICE MARKET. THE OAK BROOK AREA IS RECOGNIZED NATIONWIDE AS HOME TO NUMEROUS FORTUNE 500 CORPORATE HEADQUARTERS, AS WELL AS REGIONAL AND DISTRICT HEADQUARTERS FOR CORPORATIONS BASED OUT-OF-STATE. THE AREA'S DYNAMIC MIX OF RETAIL VENUES, RESIDENTIAL COMMUNITIES, AND RECREATIONAL FACILITIES HAS EXHIBITED STRONG CONTINUED GROWTH SINCE THE 1960S. THE OAK BROOK AREA AND SURROUNDING DU PAGE COUNTY ARE ALSO KNOWN FOR EXCEPTIONAL PUBLIC SCHOOL SYSTEMS, AN ABUNDANCE OF COMMUNITY SERVICES, AND AN OVERALL EXCELLENT QUALITY OF LIFE.

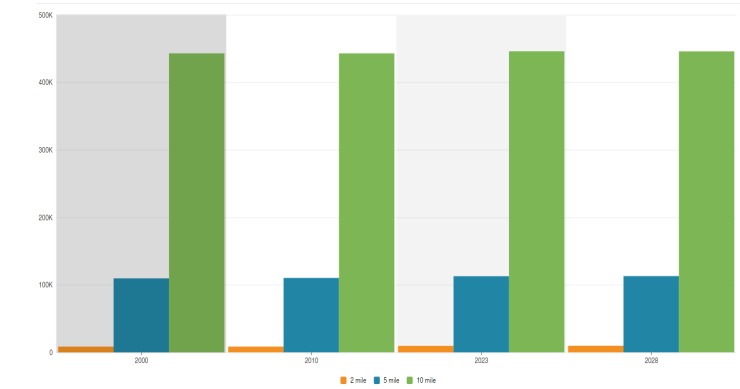
INCORPORATED IN 1958, THE VILLAGE OF OAK BROOK IS LOCATED IN EASTERN DU PAGE COUNTY IN AN AREA COMMONLY REFERRED TO AS THE OAK BROOK OFFICE MARKET. THE OAK BROOK AREA IS RECOGNIZED NATIONWIDE AS HOME TO NUMEROUS FORTUNE 500 CORPORATE HEADQUARTERS, AS WELL AS REGIONAL AND DISTRICT HEADQUARTERS FOR CORPORATIONS BASED OUT-OF-STATE. THE AREA'S DYNAMIC MIX OF RETAIL VENUES, RESIDENTIAL COMMUNITIES, AND RECREATIONAL FACILITIES HAS EXHIBITED STRONG CONTINUED GROWTH SINCE THE 1960S. THE OAK BROOK AREA AND SURROUNDING DU PAGE COUNTY ARE ALSO KNOWN FOR EXCEPTIONAL PUBLIC SCHOOL SYSTEMS, AN ABUNDANCE OF COMMUNITY SERVICES, AND AN OVERALL EXCELLENT QUALITY OF LIFE.

MARKET DEMOGRAPHICS

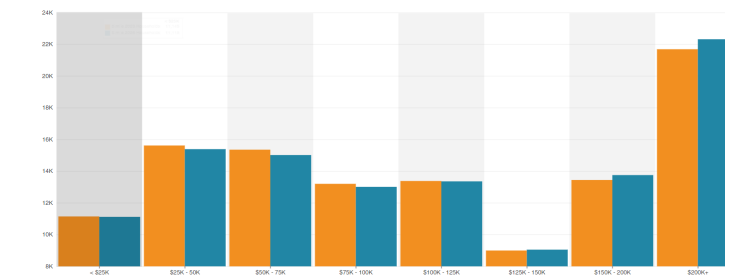
POPULATION



HOUSEHOLDS



HOUSEHOLDS INCOME





1400 Kensington Street

CONTACT US

GARY M. FAZZIO
Vice Chairman
+1 630 573 7090
gary.fazzio@cbre.com

TOM HOLLINDEN
Senior Director, Transaction Management
+1 630 573 7805
tom.hollinden@cbre.com

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

