

1400 RENAISSANCE

PARK RIDGE, ILLINOIS

47,830 RSF OFFICE
3.49 ACRES



PARK RIDGE, IL
OFFICE/DEVELOPMENT
OPPORTUNITY

CBRE

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EXECUTIVE SUMMARY

1400 RENAISSANCE

CBRE, as the exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in 1400 Renaissance Drive (the "Property"), a well-located suburban office asset encompassing 47,830 rentable square feet (RSF). Strategically situated in the highly sought-after Park Ridge neighborhood, the Property enjoys excellent access to I294 which provides users with direct access to O'Hare International Airport which is less than 10 minutes from the Property. Additionally, 1400 Renaissance is roughly 35 minutes from Downtown Chicago.

The Property sits in a desirable transit-oriented location with major nearby demand drivers such as Main East Highschool and Lutheran General Hospital which are a 3- and 5-minute drive away, respectively. Furthermore, the Property is located near the intersection of N Northwest Highway and I284 and is within a dense residential area of Park Ridge. Park Ridge is home to nearly 40,000 residents and is known for its strong school system and local jobs.



INVESTMENT HIGHLIGHTS



PRIME CORNER VISIBILITY & STRATEGIC LOCATION

- 1400 N Renaissance Drive offers outstanding visibility and accessibility in Park Ridge, Illinois. Located just off N Northwest Highway, the Property provides direct access to the Edens Expressway (I-294), placing O'Hare International Airport within a 10-minute drive and downtown Chicago within just a 30-minute drive. In addition to the Property's excellent access to I-294, The Property also provides access to commuter rail services, with the Union Pacific Northwest (UP-NW) Metra Line just a 3-minute drive from the Property.



PREMIER SUBURBAN LOCATION

- Unmatched access to a skilled workforce and executive talent, reinforcing its attractiveness to potential tenants. The Property offers a coveted northern suburb location that sits within the O'Hare Office Submarket. The site is conveniently located within walking distance of Main East High School, which has roughly 2,000 students and is well known for its strong education and high graduation rate. The Property is also within walking distance of Lutheran General Hospital, a nationally recognized hospital known for its general medicine and surgical facilities. Additionally, the Property is near multiple shopping centers that include retailers such as: Jewel Osco, Home Depot, Hallmark, Portillo's, Panera, and many more.



COVERED LAND PLAY

- 1400 Renaissance presents an investor with a highly desirable redevelopment opportunity due to the Property's prime location within a thriving commercial and residential hub as well as its excellent accessibility to O'Hare. Furthermore, the desirability of Park Ridge and its strong demographics underpin the excellent opportunity that the land site offers investors.



SITE AERIAL

Primarily occupied by its namesake airport, the O'Hare neighborhood includes a busy suburban zone with airport hotels, restaurants & shopping.



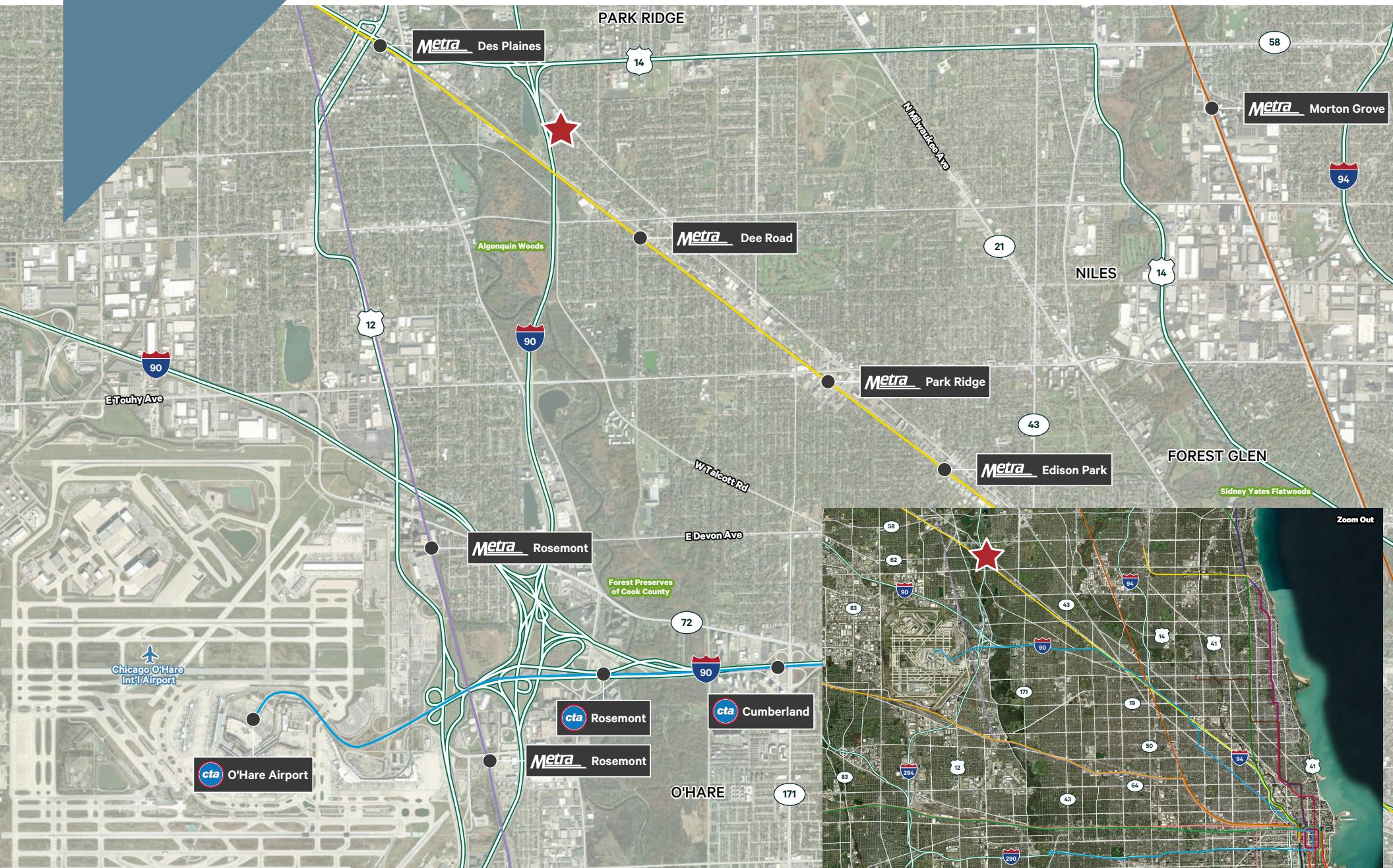
PROPERTY OVERVIEW

Address:	1400 Renaissance Drive
City, State:	Park Ridge, IL
Property Index Number (PIN):	09-22-110-007-0000
Year Built/Renovated:	1970 / 1984
Stories:	4
Rentable Area:	47,830 SF
Typical Floor Plate:	12,800 SF
Site Area:	3.49 Acres
Occupancy:	38.6%
Parking:	75 surface parking spaces 17 indoor parking spaces
Zoning:	O-Office

EXCELLENT SUBURBAN LOCATION NEARBY RETAIL, ENTERTAINMENT & AMENITIES



TRANSPORTATION MAP



Exceptional Suburban Location

1400 Renaissance Drive is located in the affluent, family-oriented neighborhood of Park Ridge. Located just northwest of Chicago, Park Ridge is known for its tree-lined streets, highly-rated school districts, and a suburban feel with convenient access to Chicago.



AREA DEMOGRAPHICS

DEMO COMPREHENSIVE	1 MILE	2 MILES	3 MILES
POPULATION			
2024 Population	13,317	73,747	139,950
Chicago Metro Area	9,196,378		
HOUSEHOLD INCOME			
Median Household Income	\$104,079	\$90,825	\$97,189
Chicago Metro Area	\$92,735		
HOUSING VALUE			
Median Home Price	\$394,226	\$346,983	\$372,706
Chicago Metro Area	\$341,101		

A Great Place to Live

#1 Best Big City the 6th Consecutive Year

Source: *Conde Nast Traveler*, 2022

The city has something for everyone: eight professional sports teams, 62 museums, 74 music festivals, 26 miles of lakefront, 40 film festivals and 40+ James Beard Awards for dining.

Residents share the experience in more than 130 languages.¹ Because live/work/play starts with good health, the city is home to 95 world-class hospitals, including Northwestern Memorial Hospital, Rush University Medical Center and UChicago Medicine.²

Source: (1) American Community Survey, (2) World Business Chicago

8 PROFESSIONAL SPORTS TEAMS

114 MUSIC AND FILM FESTIVALS

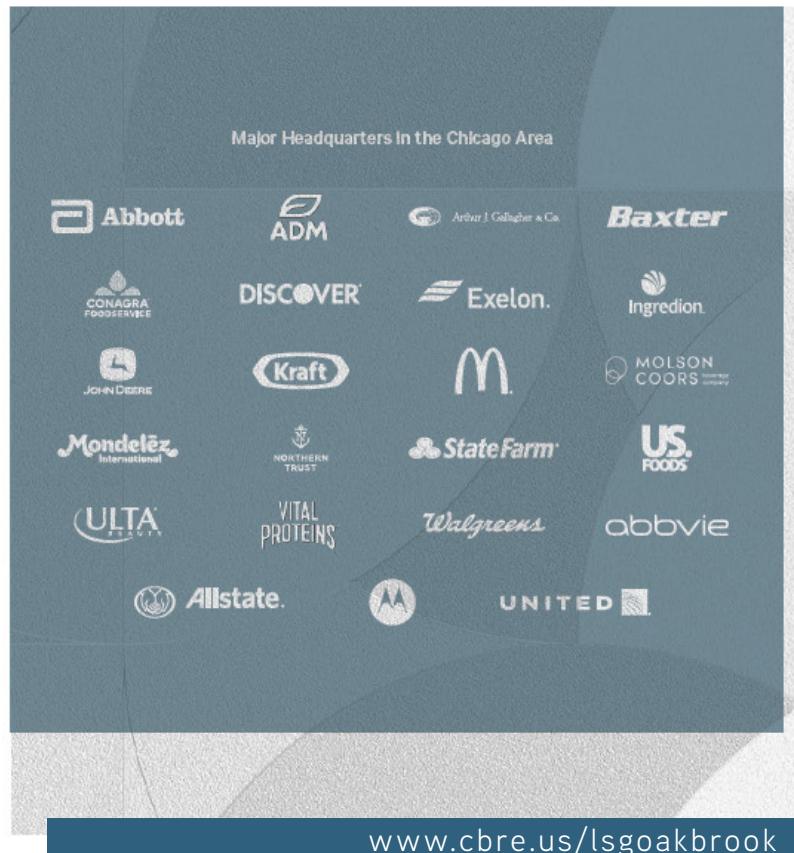
62 MUSEUMS

40+ JAMES BEARD DINING AWARDS

Corporate Hub

The Chicago MSA is home to the headquarters of over 400 major corporations, including 36 Fortune 500 headquarters.

The Chicago Metropolitan area recorded the greatest number of new or expanded corporate facilities in the United States in the past decade.



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