



1950 HASSELL ROAD

Hoffman Estates, IL



THE OFFERING

Cushman & Wakefield, as exclusive agent and advisor, is pleased to offer for sale the 100% fee simple interest in 1950 Hassell Road, Hoffman Estates, IL (the “Property”), a recently upgraded 3-story, 155,030 rentable square foot office building located in northwest suburban Chicago. This highly functional, corporately owned asset occupies a picturesque site along Interstate 90 approximately 1 mile east of the Barrington Road interchange, providing convenient access to O’Hare International Airport, downtown Chicago and adjacent premier suburban communities.

Currently home to the corporate headquarters of CDK Global, 1950 Hassell Road has been institutionally maintained since construction, offering new ownership a fully-amenitized, highly improved, headquarters-quality facility at a significant discount to new construction. The Property underwent a significant \$15 million renovation in 2014 including base building replacements of HVAC, elevators, and parking expansion. Extensive upgrades were made to provide an exceptional work environment with abundant conference/training rooms, lounge and breakout areas, modern finishes and high-quality workstations. Additionally, 1950 Hassell Road offers a suite of existing amenities including club-quality fitness facilities, full-service dining areas, and covered parking,

The Property is located in Chicago’s Northwest Suburban submarket proximate to Zurich’s North American headquarters and large office campuses for Wells Fargo, Sears Holdings, Paylocity, and Capital One in addition to being surrounded by numerous affluent residential communities. Furthermore, the central northwest location provides convenient access to an abundance of nearby dining, entertainment and shopping destinations, and draws upon a broad, highly educated workforce from a diverse variety of nearby suburbs.



PHYSICAL OVERVIEW

Address	1950 Hassell Road, Hoffman Estates, IL
Site Size	13.4 acres
Net Rentable Area	155,030 rsf
Year Built / Renovated	1970 / 2014
# of Floors	3
Parking Spaces	556 stalls (3.6 per 1,000 SF)
Zoning Designation	Residential Planned District (RPD)
Amenities	Abundant conference/training/breakout rooms, fitness center, full-service cafeteria, covered parking



**Institutionally Maintained,
155,030 rsf Office Headquarters**



**Over \$15 Million in Recent
Capital Improvements**



**Highly Accessibility NW Suburban
Location with Highway Visibility**



**Extensive Nearby Amenities
& Educated Labor Pool**



**13.4-acre Site with Flexible Zoning
Designation (including Multifamily)**

INVESTMENT HIGHLIGHTS

Plug & Play, Headquarters Quality Asset

1950 Hassell Road underwent an extensive, \$15 million (\$100 psf) renovation in 2014 to fully modernize the building systems and create a premier employee workplace. The redesigned interior reflects the collaborative, open office environment that is ideal for today's occupiers, complete with modern furniture, tech-enabled conference facilities, relaxation spaces and break-out rooms. Productive work areas are enhanced with desirable employee amenities spaces. A club-quality fitness center offers an array of cardio, free-weight and group class space complemented by locker room facilities, and the full-service cafeteria and lounge areas offer convenient on-site dining options. Appealing outdoor areas include walking trails and patios complemented by attractive landscaping.

The \$15 renovation (excluding FF&E) included base building upgrades as well, including new HVAC units, an elevator modernization, parking lot expansion and other mechanical upgrades. The building's expansive floor plate lays out extremely well for large users and offers multiple entry points, including an attractive, gated entrance lobby and reception area.

Well-Established Corporate Location

1950 Hassell Road is located approximately 30 miles northwest of downtown Chicago, in the thriving, business-friendly suburb of Hoffman Estates. The location's reputation as an ideal corporate hub was established long ago due to its easy access to Interstate 90 and convenient access to O'Hare International Airport and other nearby suburban population centers. Such attributes have been major drivers in attracting a diverse array of major office users including Sears Holdings, Wells Fargo, Siemens, Zurich Insurance, Verizon and others. The convenient location and accessibility of the submarket is further enhanced by its proximity to a deep, highly educated labor pool complemented by nearby amenities, strong public school systems, leading medical facilities and diverse housing for executives and employees alike.



Flexible Redevelopment Opportunity

1950 Hassell Road benefits from a uniquely broad zoning designation, coupled with a historically business-friendly local government. The Property is zoned Residential Planned Development, which despite its name, offers an unusually large variety of permitted and special uses, ranging from office, multifamily, retail, hospitality and numerous other possibilities. Surrounded primarily by residential use, the 13.4-acre site could accommodate up to 233 multifamily units although other development options are available.

Furthermore, the Village of Hoffman Estates is well-known for its thoughtful and creative approach to attracting corporate investment as well as new development. The local government has expressed a willingness to work with new ownership to source investment incentives and expedited initial development reviews.

ZONING OVERVIEW

Site Size (acres)	13.4 acres
Zoning Designation	Residential Planned Development (RPD)
Permitted Uses	Multifamily, office, retail, hospitality, medical office
Density (Residential Use)	Min. 2,500 sf land area per unit
Height Restrictions	None



AREA AMENITIES



1550 Hassell Road

**HOFFMAN
ESTATES**

SCHAUMBURG

STREAMWOOD

**HANOVER
PARK**

BARTLETT

*Paul Douglas
Forest Preserve*

*Highland
Woods
Golf Course*

*Shoe Factory
Road Prairie
Nature Preserve*

*Arthur L.
Janura Forest
Preserve*

*Bridges of
Poplar Creek
Country Club*

*Spring
Valley
Nature
Center*

Hotels

- 1 Hilton Garden Inn Hoffman Estates
- 2 Hyatt Place
- 3 Hampton Inn & Suites
- 4 Chicago Marriott Northwest
- 5 Radisson Hotel Schaumburg
- 6 Holiday Inn Express
- 7 Wingate by Wyndham
- 8 Homewood Suites
- 9 Sonesta Suites
- 10 DoubleTree
- 11 Home2 Suites by Hilton
- 12 Courtyard by Marriott
- 13 Hampton Inn & Suites
- 14 Hilton Garden Inn
- 15 Fairfield Inn & Suites
- 16 Hawthorn Suites
- 17 Chicago Marriott Schaumburg
- 18 Hyatt Regency Schaumburg
- 19 Hyatt Place Chicago/Schaumburg
- 20 Residence Inn
- 21 SpringHill Suites
- 22 Renaissance Schaumburg
- 23 Wyndham Garden Schaumburg
- 24 Embassy Suites Schaumburg

Restaurants

- 1 Claim Jumper
- 2 Cooper's Hawk Winery
- 3 The Saddle Room
- 4 Ruth's Chris Steakhouse
- 5 Chili's Grill & Bar
- 6 Cantaritto's Taqueria & Bar
- 7 Moretti's Ristorante & Pizzeria
- 8 Garibaldi's Italian Eatery
- 9 Lucky Monk
- 10 Gino's East
- 11 Los Fernandez Restaurant
- 12 Crazy Crab Seafood
- 13 Koreana
- 14 Godavari Chicago
- 15 Kitakata Ramen
- 16 Walker Brothers Pancake House
- 17 Fox & Hound
- 18 Yu's Mandarin Restaurant
- 19 Outback Steakhouse
- 20 Bahama Breeze
- 21 Walker Brothers Pancake House
- 22 Lou Malnati's Pizzeria
- 23 Lalo's Mexican Restaurant
- 24 Chandler's
- 25 Portillo's Hot Dogs
- 26 Red Lobster
- 27 Wildfire
- 28 Chicago Prime Italian
- 29 Weber Grill
- 30 On the Border Mexican
- 31 Granite City Food & Brewery
- 32 Hooters
- 33 TGI Fridays
- 34 Olive Garden
- 35 Stonewood Ale House
- 36 Season's 52
- 37 Shaw's Crab House
- 38 Big Bowl
- 39 Maggiano's Little Italy
- 40 Woodfield Mall
 - The Cheesecake Factory
 - Texas de Brazil
 - P.F. Chang's
 - Uncle Julio's Mexican
 - Rainforest Cafe

Entertainment

- 1 Sears Centre Arena
- 2 Main Event Entertainment
- 3 Pinstripes
- 4 AMC South Barrington
- 5 Medieval Times Dinner & Tournament
- 6 PAC-MAN Entertainment
- 7 Legoland Discovery Center
- 8 GameWorks
- 9 AMC Streets of Woodfield

Retail

- 1 Duluth Trading Company
- 2 Cabela's
- 3 Target
- 4 Poplar Prairie Stone Crossing
- 5 The Arboretum of South Barrington
 - Arhaus
 - Chicco's
 - J.Jill
 - L.L. Bean
 - Soma
 - Talbots
 - Toms-Price
 - Victoria's Secret
- 6 Barrington Square Mall
- 7 Home Depot
- 8 PetSmart
- 9 Kohl's
- 10 Prairie Towne Center
- 11 Target
- 12 Jewel-Osco
- 13 Westview Center
- 14 Tony's Fresh Market
- 15 Menards
- 16 Land Rover Hoffman Estates
- 17 Mercedes-Benz Hoffman Estates
- 18 Schaumburg Toyota
- 19 Woodfield Nissan
- 20 Golf Point Plaza Shopping Center
- 21 Jewel-Osco
- 22 Napleton's Schaumburg Mazda
- 23 Napleton's Schaumburg Buick
- 24 Schaumburg Corners
- 25 Woodfield Plaza
- 26 Golfwood Square
- 27 Schaumburg Mitsubishi
- 28 Patrick BMW
- 29 Schaumburg Honda
- 30 Bob Rohrman Ford
- 31 Bed Bath & Beyond
- 32 Best Buy
- 33 Woodfield Commons
- 34 Woodfield Village Greens
- 35 Woodfield Mall
- 36 IKEA
- 37 Dick's Sporting Goods
- 38 Streets of Woodfield

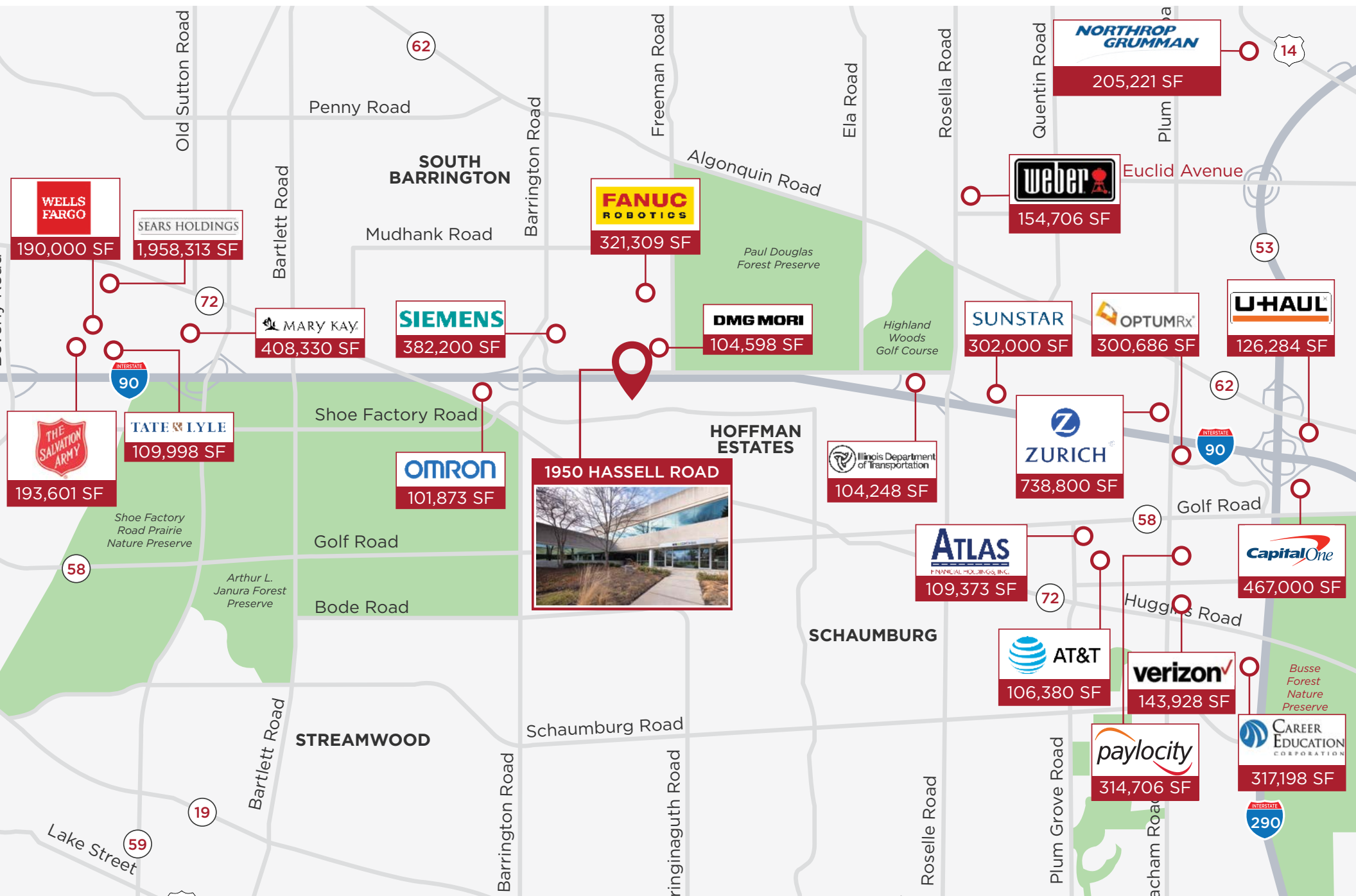
Outstanding Local Amenities

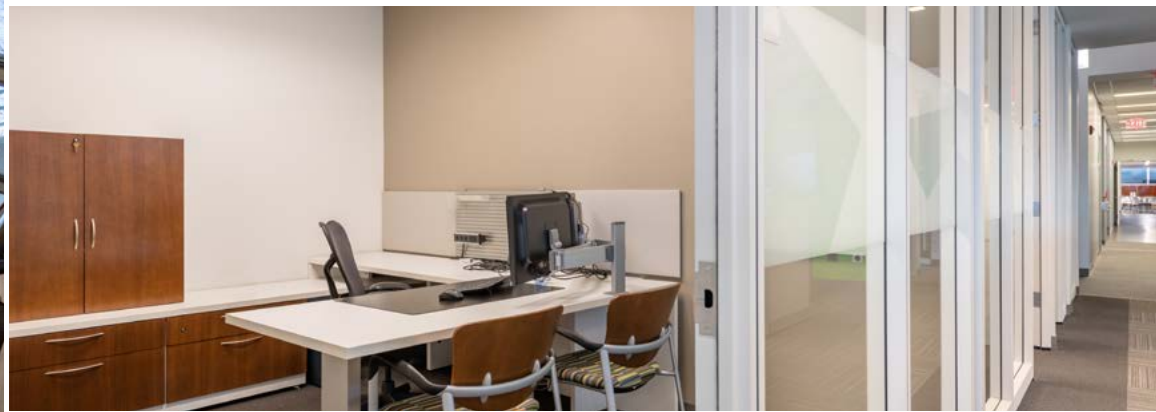
Capitalizing on its prime placement in Chicago's northwest suburban submarket, the Property boasts an excellent location proximate to major modes of transportation, upscale residential communities, a variety of shopping centers and dining establishments, and exciting entertainment venues. The Property overlooks multiple holes of Hilldale Golf Club and is a short drive from the Bridges of Poplar Creek Country Club and Highland Woods Golf Course. Additional nearby outdoor recreational opportunities are abundant. Roughly 5,000 acres—or one-third of the village's area—is dedicated forest preserve providing hiking trails, picnic areas, fishing and other outdoor pursuits.

Shopping and entertainment venues near 1950 Hassell Road are both plentiful and diverse. The Property is afforded a short drive to The Arboretum of South Barrington, an exclusive shopping center boasting numerous fashion retailers and dining options. Additional area amenities include abundant hotels and dining establishments, ranging from quick service to white tablecloth, the 11,000-seat Sears Centre Arena, and the AMC South Barrington 24 movie theater. Finally, the Property is located just 4 miles from the super-regional, 2.2 million square foot Woodfield Mall. Woodfield Mall is one of the largest malls in the United States and a major magnet for additional retail centers and corporate office occupiers alike.



NEARBY CORPORATE NEIGHBORS







PRIMARY CONTACT

Jerrod Wigal
+1 312 351 0291
jerrod.wigal@cushwake.com

ADDITIONAL CONTACTS

Adam McCostlin
+1 312 424 8034
adam.mccostlin@cushwake.com

Chris Wood
+1 312 424 8064
chris.wood@cushwake.com