





welcome to **TRI STATE** LINCOLNSHIRE

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ALLEN

THE PROPERTY

Tri State Lincolnshire is a 5-building office campus situated at the four-way interchange of the Tri-State Tollway (I-94) and Half-Day Road (Route 22). The property offers numerous upgraded amenities: conference and training rooms, a newly renovated 135-seat auditorium, new café, and fitness center. The lush grounds include a pond with walking trail, picnic areas, and a gazebo. Tri State Lincolnshire offers Class A amenities in the desirable North Suburban submarkets and close proximity to downtown Chicago and O'Hare International Airport.



5

BUILDINGS

560,315

SQUARE FEET

37

ACRES

4/1,000

PARKING RATIO

NOTABLE TENANTS



WIPFLI

ASC Brands

Quill

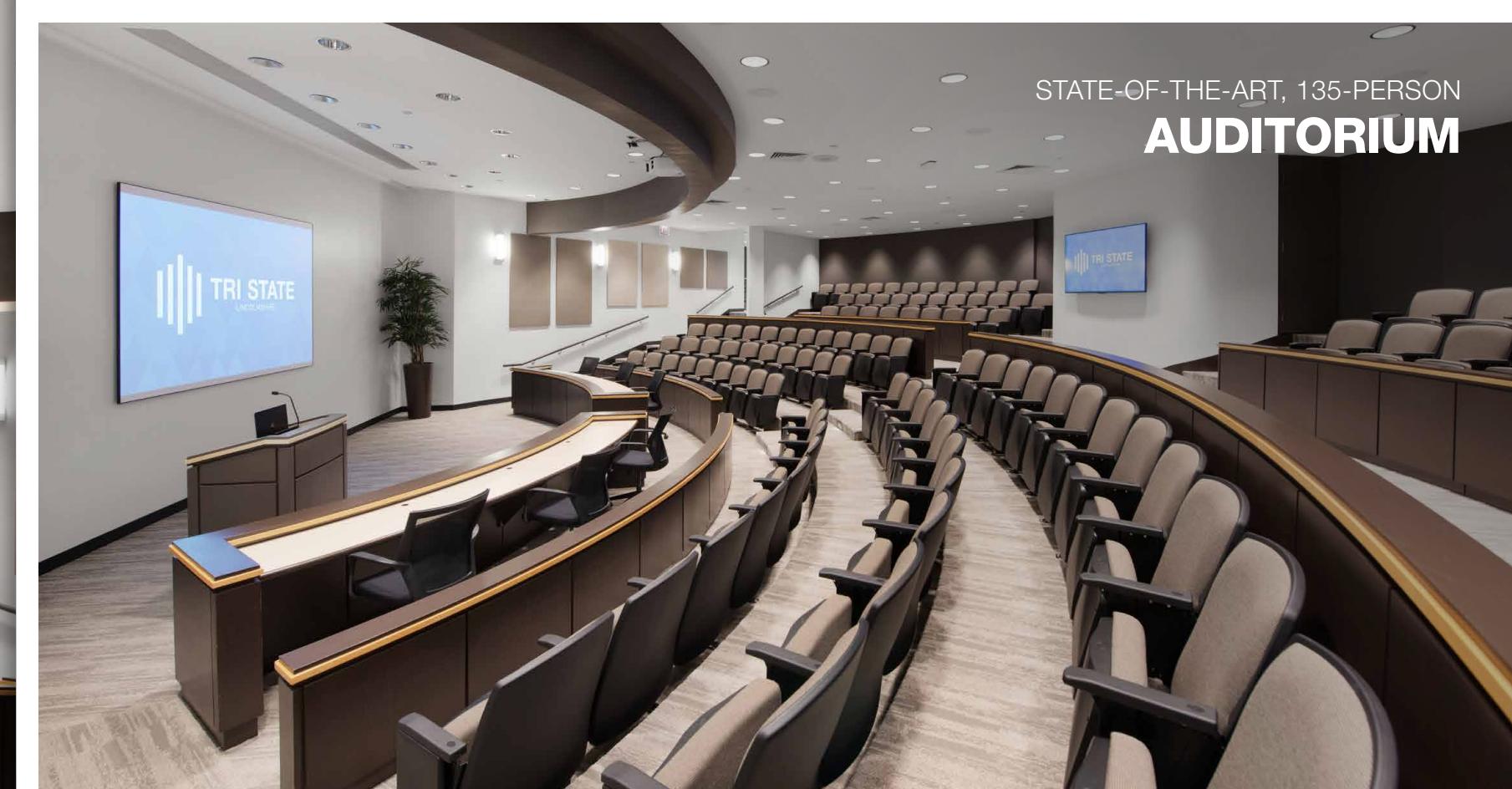
ADDITIONAL FEATURES

- 24/7 key fob access
- Outdoor terraces on selected floors
- Storage space
- Beautifully appointed common areas
- 24/7 Grab 'N' Go
- Touchscreen directories

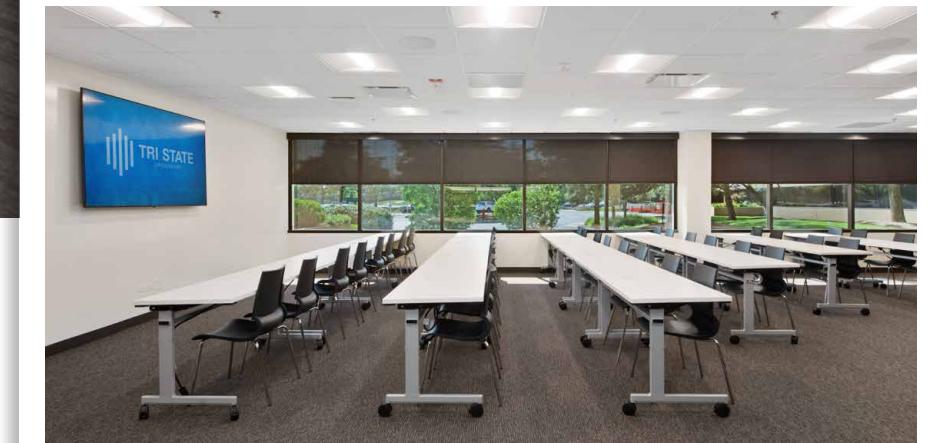


best-in-class
AMENITIES

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Renovations throughout lobbies, common areas, and building amenities highlight modern updates and provide our tenants with daily conveniences.



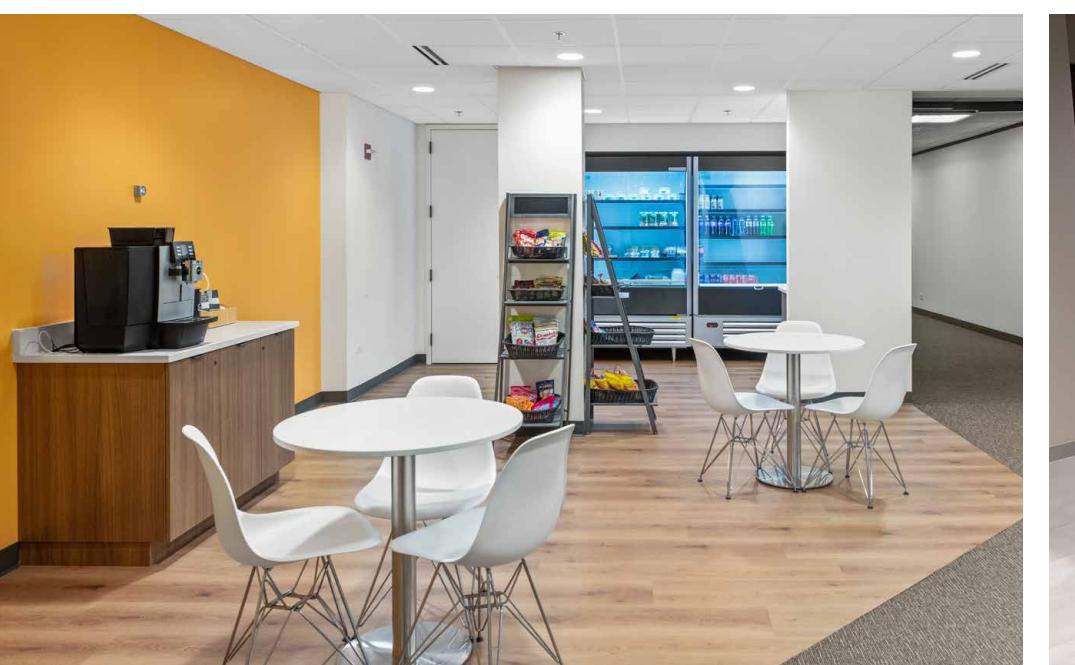
STATE-OF-THE-ART, 135-PERSON
AUDITORIUM

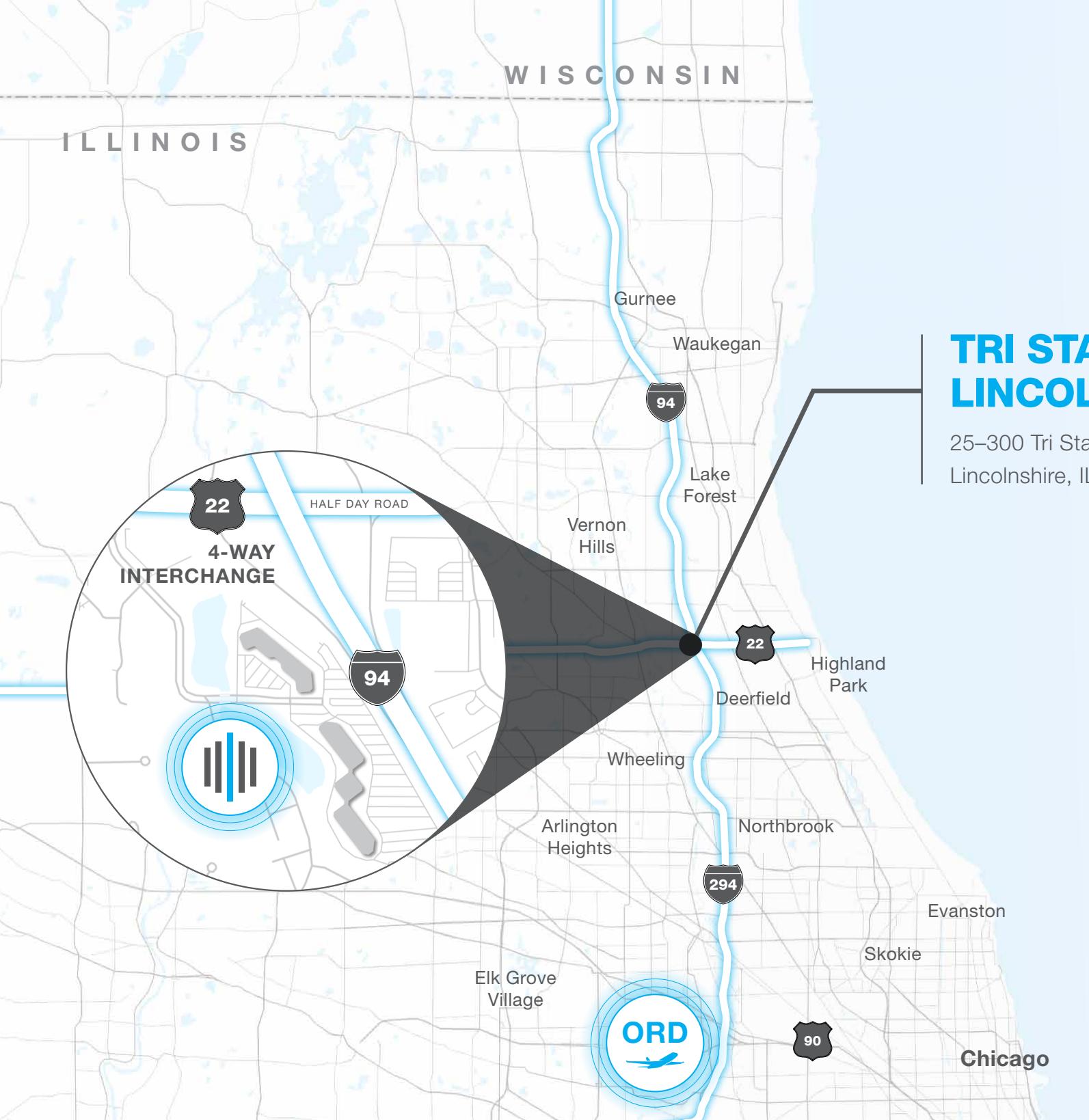
SMALL AND LARGE
CONFERENCE FACILITIES



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24/7 GRAB 'N' GO AND
FULL-SERVICE CAFE
(RENOVATIONS UNDERWAY)



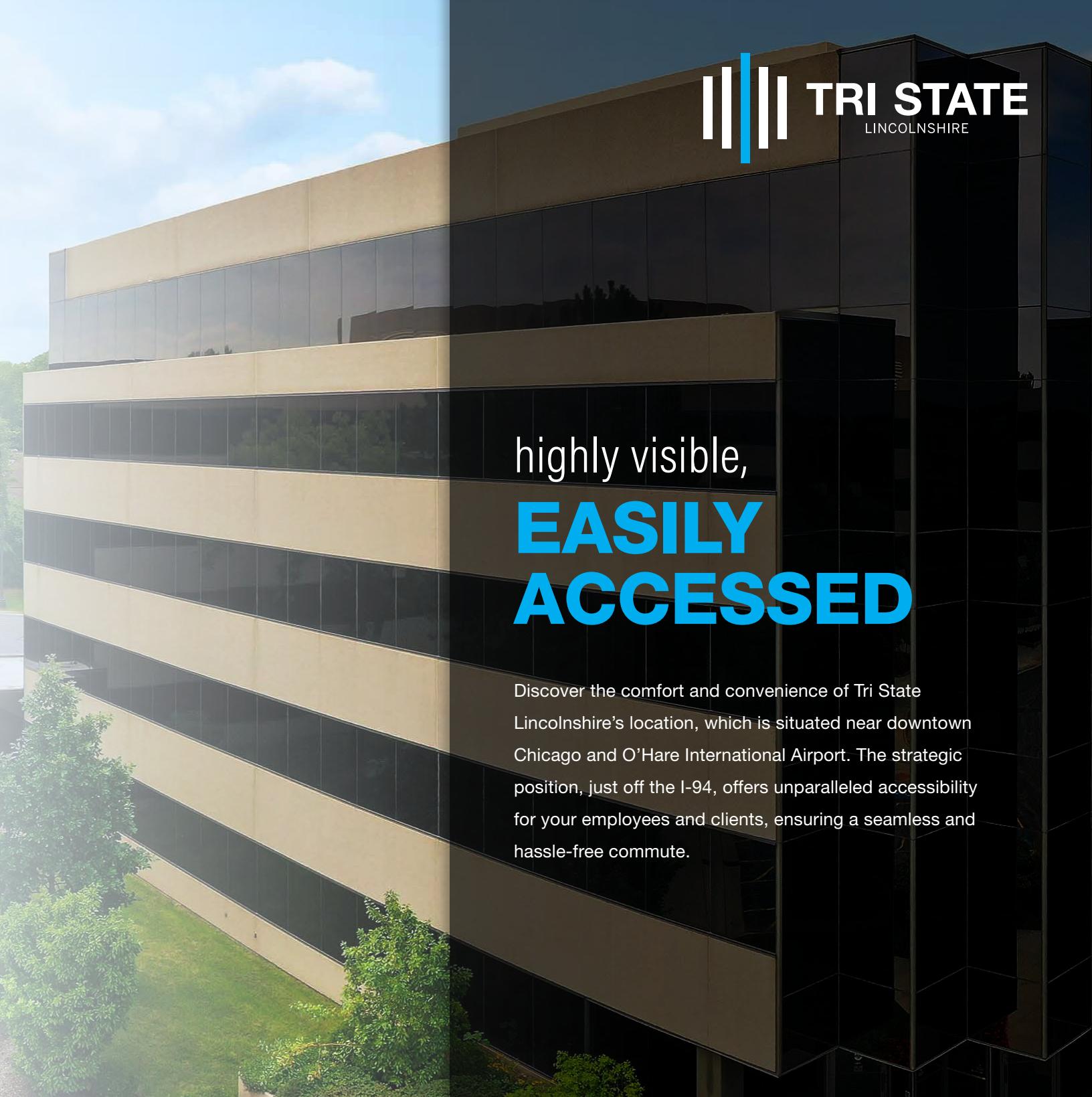


TRI STATE LINCOLNSHIRE

25-300 Tri State International,
Lincolnshire, IL 60069

highly visible,
**EASILY
ACCESSED**

Discover the comfort and convenience of Tri State Lincolnshire's location, which is situated near downtown Chicago and O'Hare International Airport. The strategic position, just off the I-94, offers unparalleled accessibility for your employees and clients, ensuring a seamless and hassle-free commute.

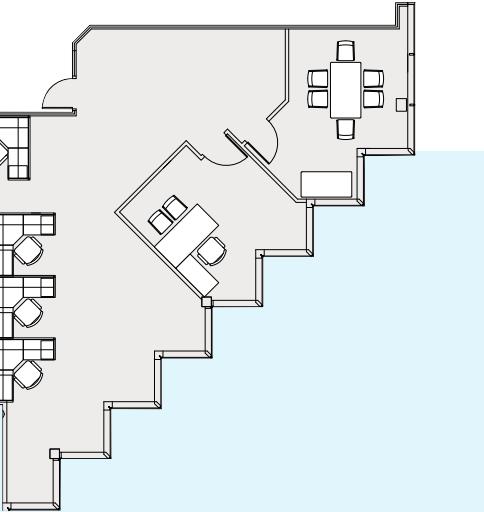




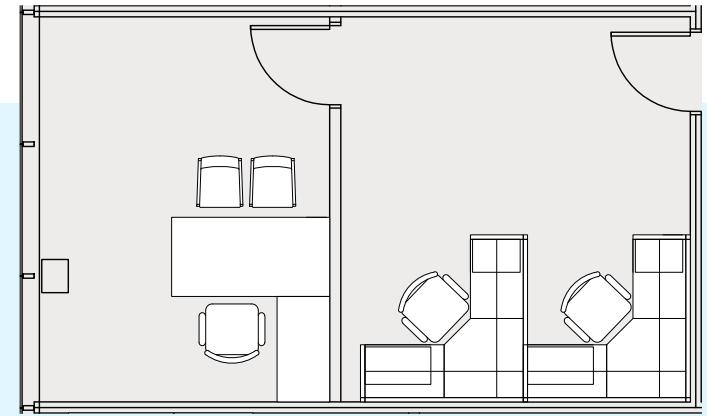
new, fully furnished, and wired
SPEC SUITES

Tri State Lincolnshire offers a diverse array of office spaces to meet the needs of your business. Whether you're a startup seeking a compact, innovative space to ignite your growth, or a well-established corporation in need of space to encourage collaboration, we have the perfect solution for you. Tri State Lincolnshire can accommodate your present while you focus on building your future.

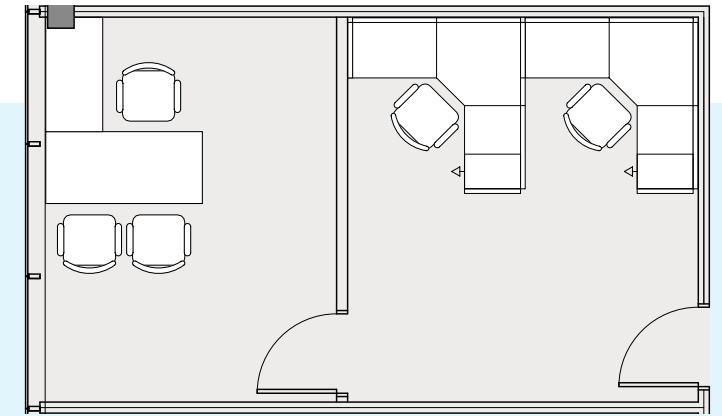
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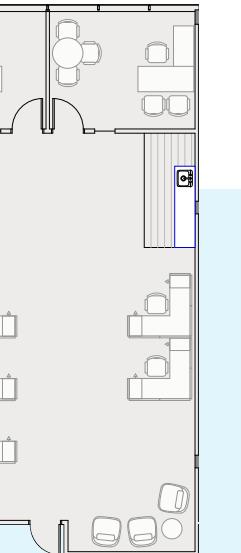
SUITE 138 // 100 TRI STATE
1,459 RSF



SUITE 250 // 100 TRI STATE
501 RSF



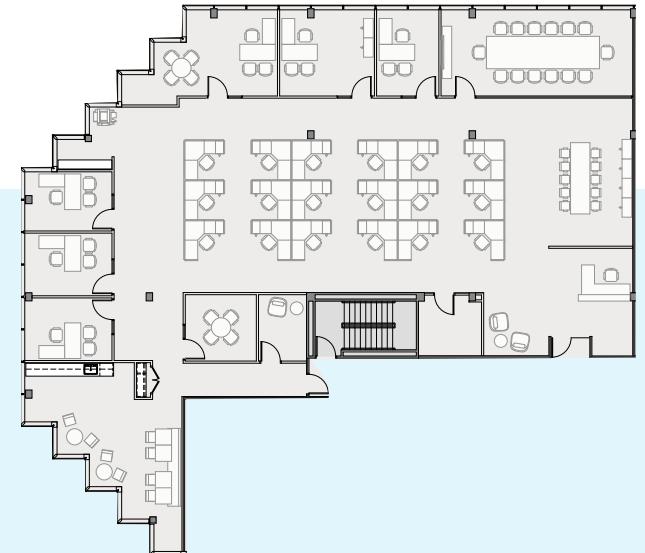
SUITE 255 // 100 TRI STATE
501 RSF



SUITE 270 // 100 TRI STATE
1,666 RSF



SUITE 350 // 100 TRI STATE
16,618 RSF

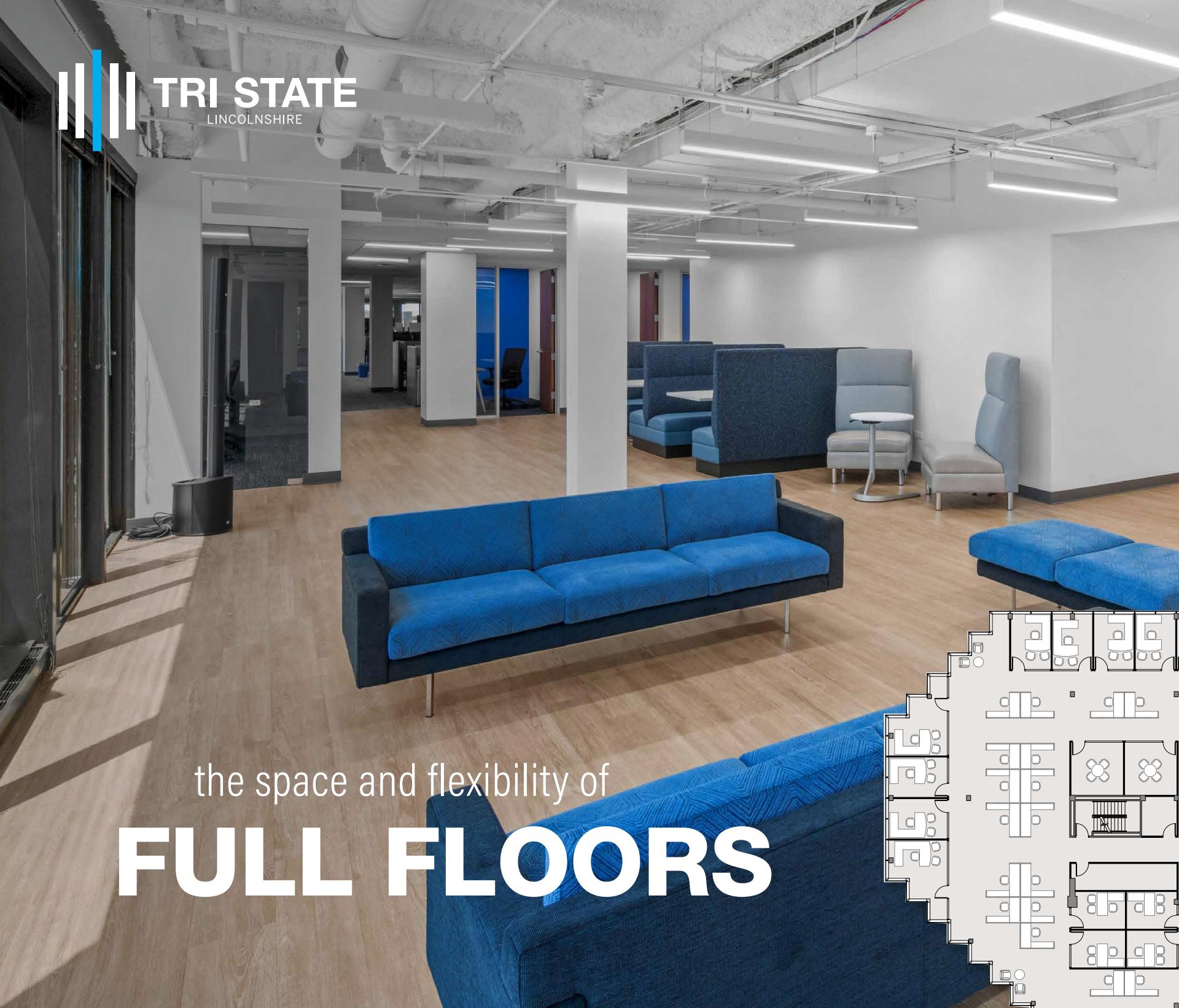


SUITE 320 // 300 TRI STATE
6,127 RSF



the space and flexibility of
FULL FLOORS

BA BRADFORD
ALLEN



300 TRI STATE // 39,472 RSF // 2ND-FLOOR CONCEPTUAL SUITE // DIVISIBLE FLOOR



your dedicated
**LEASING
TEAM**



JOEL BERGER

Senior Managing Director

 (630) 225-2600

 jberger@bradfordallen.com

Joel brings over two decades of experience in successfully representing office tenants and landlords in suburban Chicago. A leading expert in commercial office leasing, Joel has been instrumental in completing over 2,000,000 square feet of transactions throughout his career. Recently, Joel has closed some significant lease transactions with high-profile organizations such as the Graham Health Care, Professional Wealth Advisors, The Northern Illinois Crime Lab, University of Chicago Medicine, Bel Fuse, and AMITA Health. Outside of the office, Joel has been a passionate and active board member for Make a Wish Illinois since 2011 and a wish-granting volunteer since 2005.



NORM MURDOCH

Managing Director

 (630) 239-4082

 nmurdoch@bradfordallen.com

Norm brings over 17 years of expertise in landlord representation within the commercial real estate industry. Since joining Bradford Allen in 2018, Norm has been pivotal in driving strategic leasing initiatives for institutional landlords across Chicago's suburban submarkets. Based in the Oak Brook office as part of the Agency Services team, Norm has successfully represented over 2.5 million square feet of office space throughout his career. His client portfolio includes notable organizations such as Sperry Equity, Sovereign Partners, Barings Advisers, Franklin Street Properties, Piedmont Office Realty Trust, Northwestern Mutual Real Estate Investments, Columbia Property Trust, and KBS Realty.



STACY DITKA

Associate

 (847) 201-6047

 sditka@bradfordallen.com

Stacy joined Bradford Allen in 2022, bringing her passion for tenant relations to the firm's suburban brokerage team. Concentrating on the North Suburban market, Stacy excels at nurturing relationships and ensuring that every tenant's experience within Bradford Allen's buildings is positive and seamless. Drawing on her background as a tenant representative, she is dedicated to understanding tenants' needs and providing personalized support throughout the leasing process and beyond. Stacy's proactive approach includes extensive market research, broker and tenant outreach, and a commitment to building lasting partnerships that enhance tenant satisfaction.



our professional
**ON-SITE
MANAGEMENT**



DIANA HAMILTON

Senior Property Manager

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 dhamilton@bradfordallen.com



CHERYL HAASIS

Assistant Property Manager

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 chaasis@bradfordallen.com



RACHEL SAUSER

Property Administrator

 (847) 948-1105

 rsauser@bradfordallen.com

Diana joined Bradford Allen in 2024 as a senior property manager at Tri State Lincolnshire. With over 10 years of experience, she manages financial reporting, budgeting, capital planning, tenant relations, and project management. Before Bradford Allen, Diana spent eight years with Cushman & Wakefield at Riverway in Rosemont. She began her career with Cassidy Turley as a property administrator and later as a national facility manager.

As an industry professional with over 12 years of experience, Cheryl supports a portfolio of Class A suburban office assets. She oversees the administrative functions, as well as monthly financial reporting, budgeting, contract administration, capital and tenant improvement project administration, and tenant relations. Cheryl joined Bradford Allen upon the firm's 2017 purchase of Tri State Lincolnshire.

Rachel joined in 2023 as a property administrator. She handles administrative tasks, oversees monthly billing, and acts as a liaison between tenants and vendors. Previously, Rachel gained experience as an office manager at Coherent Economics and as a property assistant at Digital Realty in Chicago. She holds a bachelor's degree in history of art and architecture, with a minor in graphic design, from DePaul University.

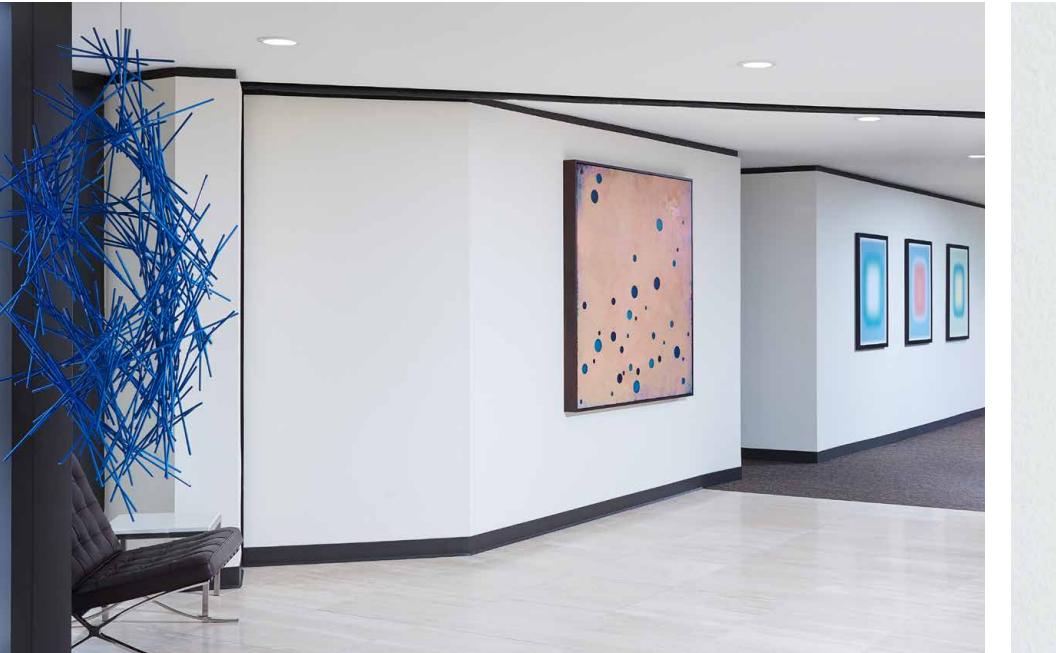
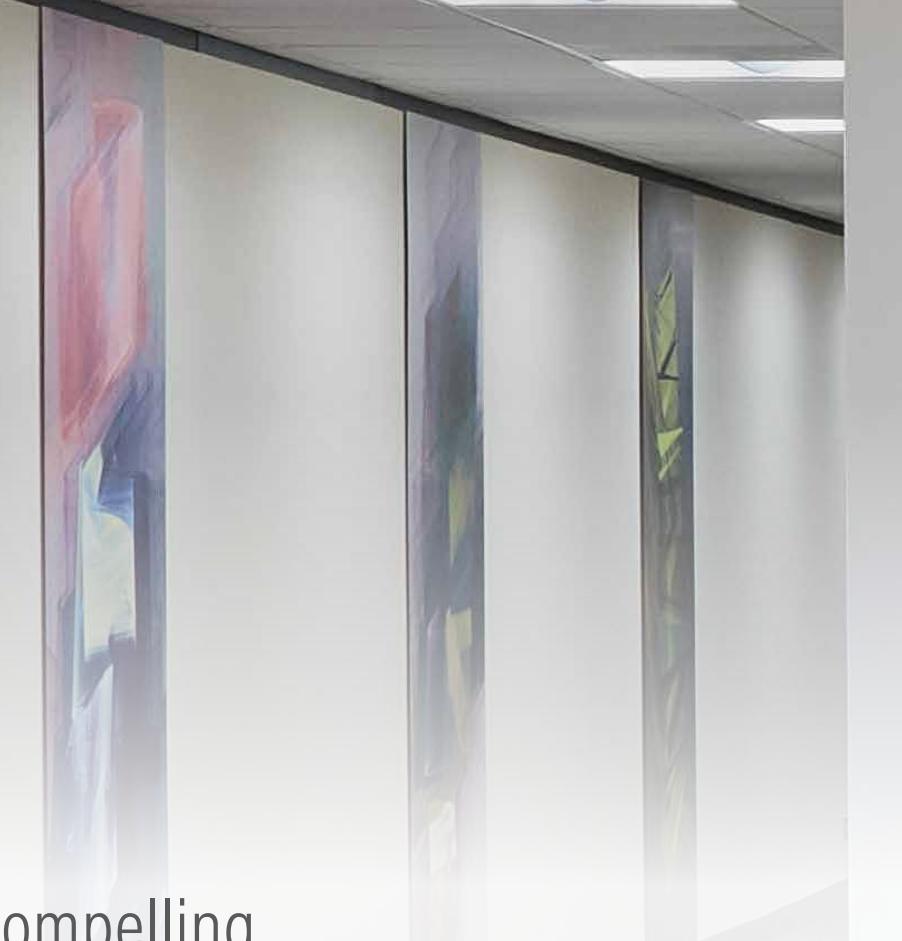


curated and compelling

ART INSTALLATION

Our corporate campus features an art program from Chicago Art Source and Gallery 1871, aimed at bringing light and calm into your workplace. The selections include unique, artwork, such as sculptures, 3D wall art, and paintings, creating an engaging, aesthetic atmosphere. This thoughtful curation not only beautifies the space but also promotes a sense of well-being among employees and visitors, making Tri State Lincolnshire a place of inspiration and tranquility.

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well-capitalized and reliable

OWNERSHIP

As local owners, Bradford Allen believes in the importance of continuously investing in our properties to ensure tenants are given the necessary resources to succeed.

Our hands-on approach promises close collaboration and a truly best-in-class leasing experience, featuring free space planning services, a transparent deal process, building-assisted construction process with fast, reasonable negotiations.

Providing **exceptional tenant service**

is the foundation of our brand.

LOCAL PROPERTIES OWNED AND MANAGED BY BRADFORD ALLEN:







TRI STATE
LINCOLNSHIRE

For more information, or to arrange
a tour, please contact:

JOEL BERGER

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NORM MURDOCH

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STACY DITKA

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leased, owned + managed by

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