



Offering Summary

Auction Date:	12/15/2025 - 12/17/2025
Starting Bid:	\$1,750,000
Building Sizes:	Conway I - 105,000 SF Conway II - 120,354 SF
Occupancy:	Approx. 43%
Lot Size:	17.85 Acres
Year Built / Renovated:	Conway I - 1994/2016 Conway II - 1998/2015
Market:	Chicago MSA (Northern Suburbs)
Zoning:	OR-2
Traffic Count:	~23,000 VPD

Property Overview

Conway Park features two (2) Class A Office buildings located at 100 & 150 N Field Drive in north suburban Lake Forest, Illinois (Chicago MSA). The buildings total 225,354 square feet and are approx. 43% leased. At the existing occupancy rate, the Property provides a unique opportunity to add-value via lease-up to an already cash flowing Property. The Property is extremely well located, directly east of Interstate 94 (I-94), providing convenient access to O'Hare International Airport, downtown Chicago, and the neighboring suburbs.

Property Highlights

- Class A Office Property in the affluent north suburbs with prominent tollway identity, directly off Interstate 94 (I-94)
- The Property is 43% occupied and provides a unique opportunity to add value to a Class A property with positive cash flow already in-place
- Three (3) of the five (5) largest Tenants in the building have lease term in 2030 and beyond
- All tenants are on NNN leases
- Located in the heart of Lake Forest's office community featuring multiple office buildings, which include corporations such as AbbVie, Pfizer, Grainger, The Chicago Bears, Concordia University and others
- Several smaller footprints available, providing an easier path to lease-up and stabilization

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Andrew Picchiatti
Vice President

847.602.2005
apicchiatti@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Slovis
Associate Broker

847.989.6020
aslovis@frontlinerepartners.com