1N131 County Farm Rd, Winfield, IL 60190

WINFIELD, IL

OFFERING MEMORANDUM

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Investment Overview

County Farm Office Center offers a rare opportunity to acquire an approximately 13,900-square-foot, high-quality office asset in Winfield, Illinois, combining an established IWG/HQ flexible-workspace operation with conventional leasing, value-add and potential owner-user upside.

Approximately 9,237 square feet across the first and second floors is operated by IWG under its HQ brand. The 110 workstation center opened in January 2025 and continues to demonstrate strong operating momentum.

Q2 2026 revenue increased to $41,031 compared with $32,598 in Q1—approximately 26% quarter-over-quarter growth. The operation generated positive current-period performance in both quarters, totaling approximately $9,898 for the first half of 2026.

The current HQ availability schedule shows limited immediate private-office availability across the first and second floors, with select additional suites scheduled for future availability.

The property also includes approximately 3,325 square feet of finished lower-level vacancy, providing an additional conventional lease-up opportunity.

OFFERING SUMMARY

Sale Price:	**$1,175,00**
Building Size:	**13,900 SF**

Investment Highlights

Rare DuPage County Pride-of-Ownership Asset

A well-built brick and masonry office building featuring professional improvements, substantial infrastructure, surface parking and passenger elevator access to all levels. Properties of this quality and size are increasingly difficult to replicate in established DuPage County locations.

Significant Recent Capital Investment

Seller reports that substantial recent capital improvements have been completed throughout the property, allowing the purchaser to benefit from capital already invested in the building and potentially reducing near-term improvement requirements.

Strong IWG / HQ Operating Momentum

IWG revenue grew from $32,598 in Q1 to $41,031 in Q2 2026. April, May and June revenue totaled $12,999, $14,805 and $13,227, respectively. A subsequent operating snapshot shows July revenue of approximately $12,911, with approximately $12,749 booked for August, $12,567 for September and $12,086 for October, providing continued forward revenue visibility.

Long-Term IWG Relationship + Clean Slate at Closing

The IWG Managed Client Agreement provides for an initial 10-year term from the Opening Date and contemplates transfer to an acceptable successor owner, subject to the agreement. Significant Seller Concession: Seller will satisfy the entire existing IWG/Regus startup deficit at closing, allowing the purchaser to begin ownership without responsibility for the historical startup deficit.

Approximately 3,325 SF of Lease-Up Potential

The finished lower level includes approximately 3,325 square feet of vacant office space. Using the prior $16.00/SF underwriting assumption, stabilization could potentially generate approximately $53,200 of additional annual gross rental income.

Near Northwestern Medicine Central DuPage Hospital

Located less than one mile from Northwestern Medicine Central DuPage Hospital, the property is well positioned for medical, healthcare and professional-office users.

Partial Owner-User Opportunity

The property's flexible configuration may appeal to a purchaser seeking to occupy a portion of the building while retaining income from IWG and other tenants. Subject to the IWG agreement and required approvals, a future owner could also explore consolidating the HQ operation and creating additional space for a conventional tenant or owner-user.

Pro Forma High-Cash-Flow Potential

Through continued IWG stabilization, Seller payoff of the historical startup deficit and lease-up of the available lower-level space, broker underwriting may demonstrate a potential stabilized cap rate approaching approximately 12%. The pro forma represents an illustrative stabilized scenario and is subject to purchase price, future IWG performance, rental assumptions and operating expenses.

Value-Add & Financing Opportunity

The property offers several clear paths to additional income and value:

- Continued IWG/HQ revenue and occupancy growth.
- Seller payoff of the entire historical IWG startup deficit at closing.
- Lease-up of approximately 3,325 SF of finished lower-level space.
- Optimization of the existing lower-level tenancy.
- Potential medical-office leasing due to proximity to Central DuPage Hospital.
- Potential partial owner-user configuration.
- Benefit from substantial recent capital improvements already completed by the Seller.

Financial Momentum

IWG PERFORMANCE 2026	Q1	Q2	FIRST HALF
Revenue	$32,598	$41,031	$73,629
Current- Period Costs	$25,625	$38,106	$63,731
Positive Current - Period Performance	$6,973	$2,925	$9,898

Q2 generated no additional current-period unpaid costs. Historical startup costs remain reflected in the IWG reporting; however, the Seller's commitment to pay the entire startup deficit at closing provides the purchaser with a substantially cleaner financial starting point.

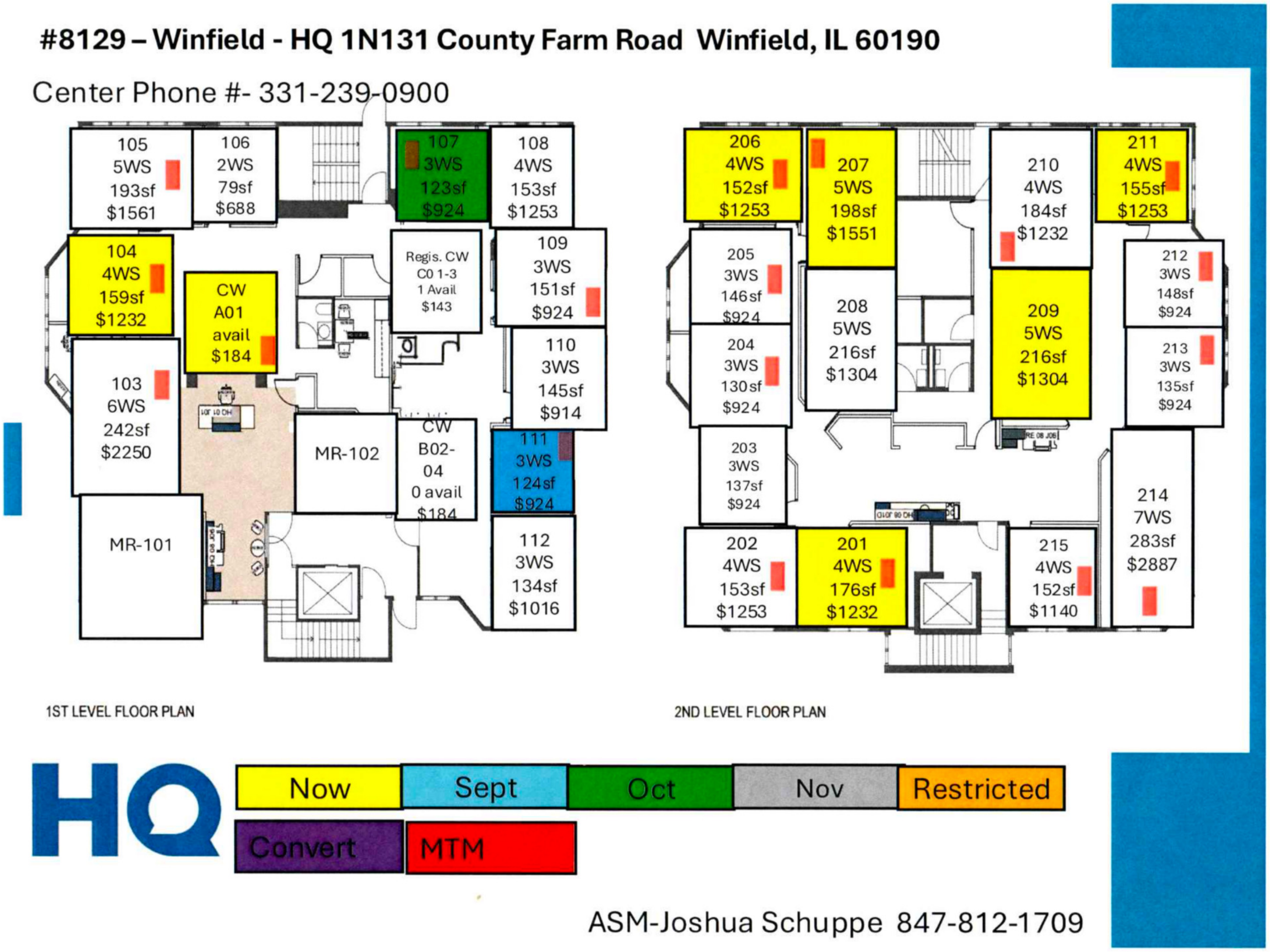
Investment Thesis

County Farm Office Center combines the characteristics of a pride-of-ownership DuPage County asset with meaningful income-growth potential.

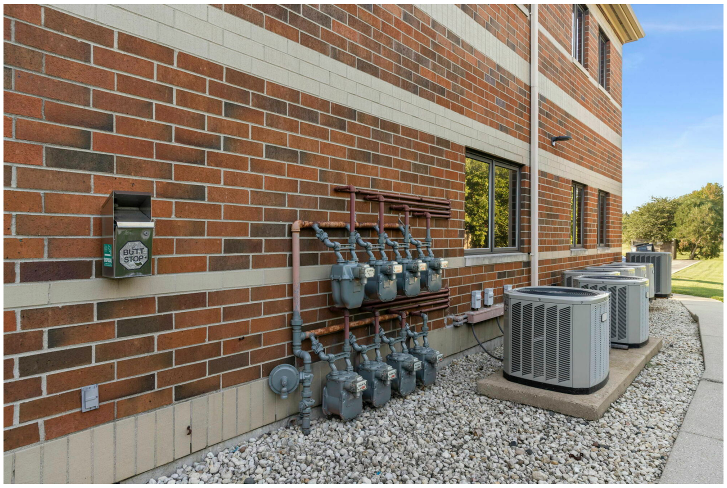
An incoming purchaser benefits from a quality brick building, elevator access, recent capital investment, an established global workspace operator, improving revenue, additional finished lease-up space, proximity to Central DuPage Hospital and potential partial owner-user flexibility.

With multiple paths to income growth and the potential for an approximately 12% stabilized pro forma cap rate, the property presents a compelling opportunity for an investor seeking high cash-flow potential or a medical/professional owner-user seeking a long-term, difficult-to-replicate DuPage County asset.

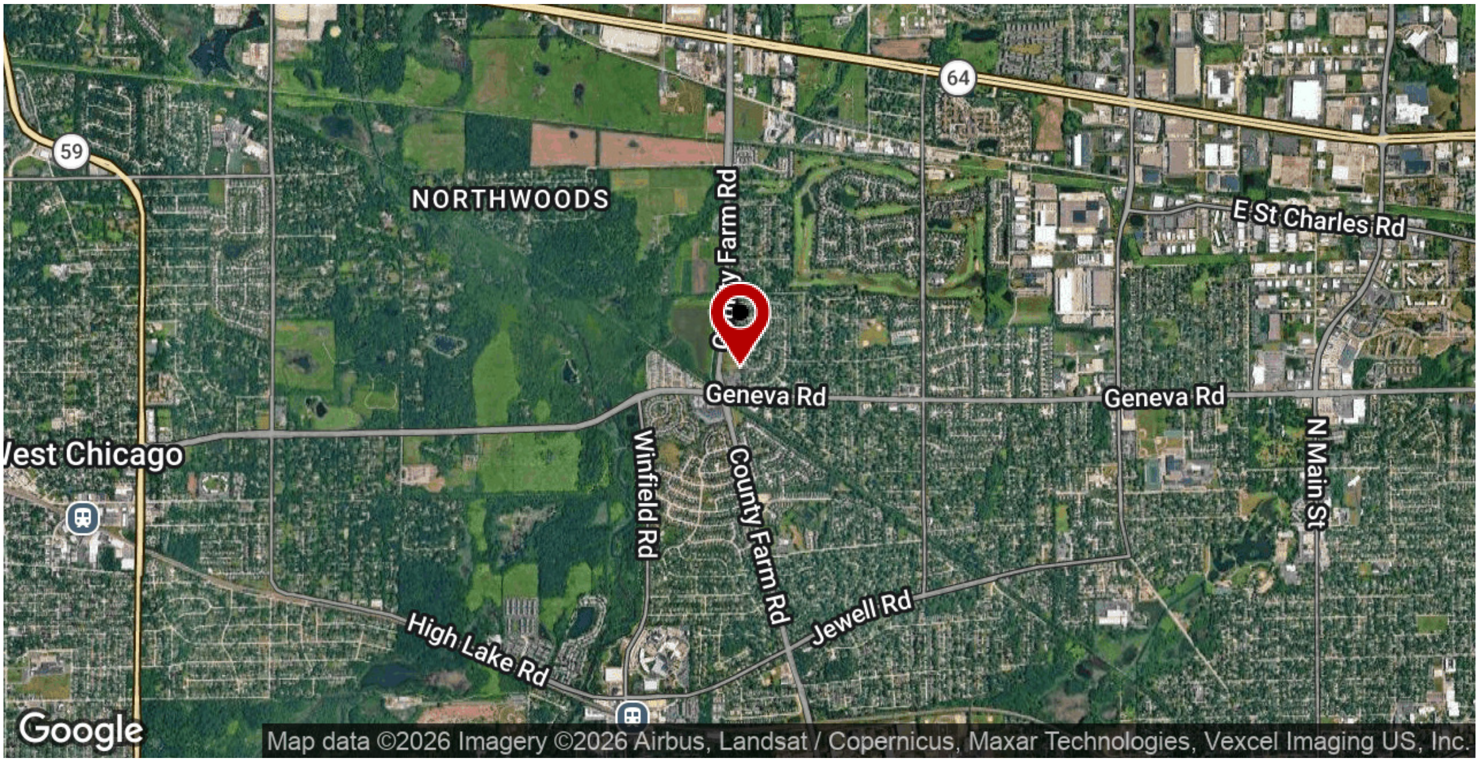
Occupancy & Vacancy Schedule

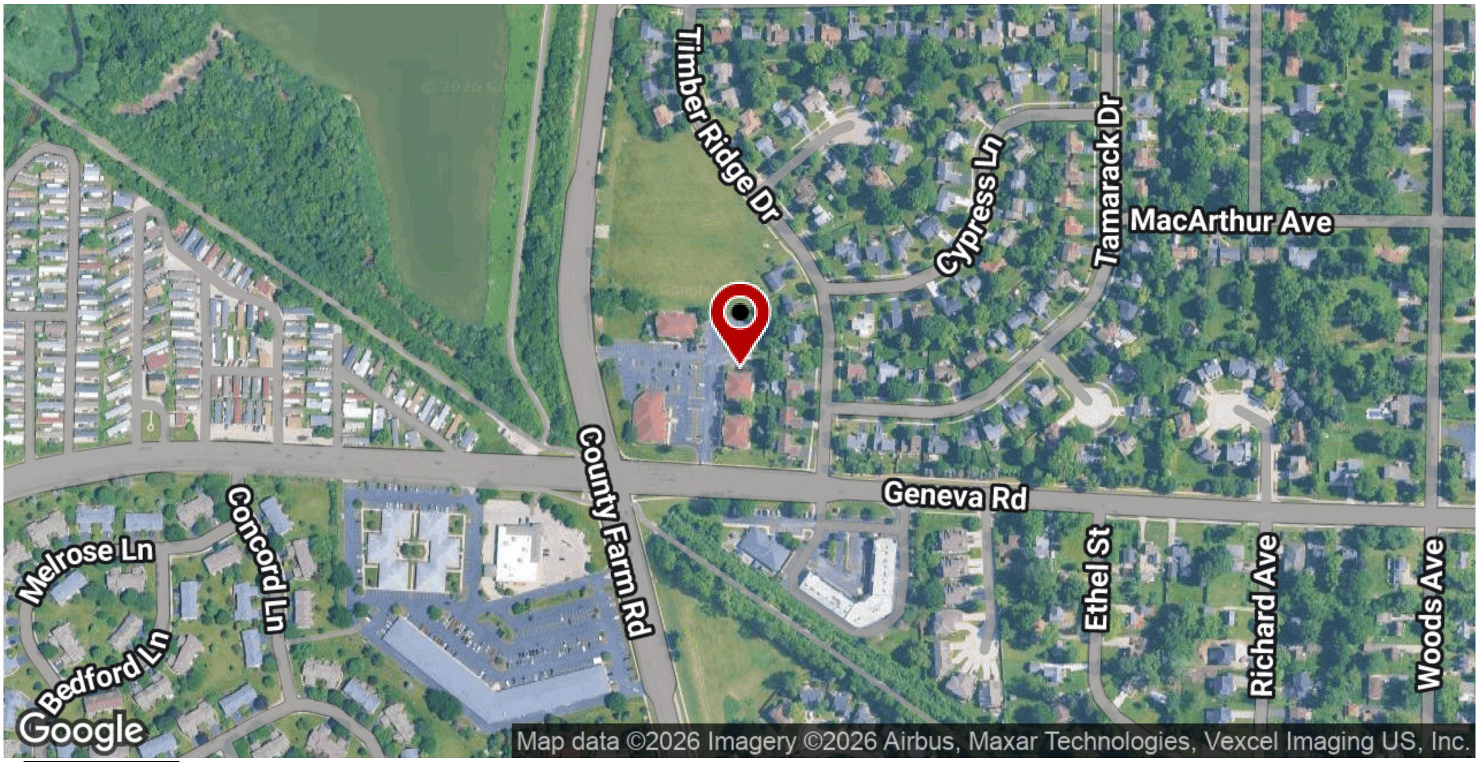


Photos



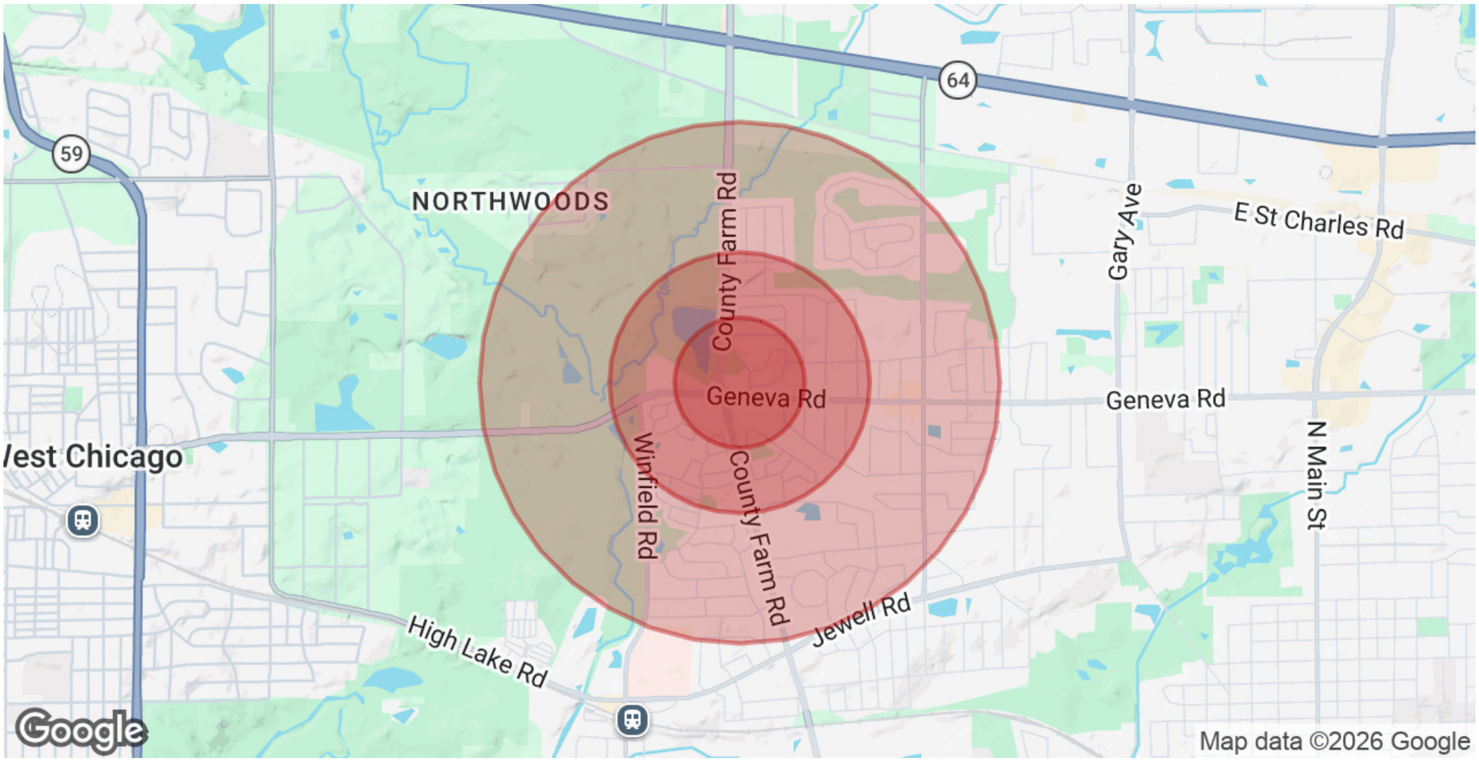
Location Map





Retailer Map

Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	594	2,011	7,275
Average Age	44.0	44.3	44.9
Average Age (Male)	44.0	44.6	44.2
Average Age (Female)	43.6	43.8	44.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	197	693	2,644
# of Persons per HH	3.0	2.9	2.8
Average HH Income	$190,033	$191,747	$180,208
Average House Value	$384,855	$406,058	$420,944

2023 American Community Survey (ACS)