



# Tallgrass

CORPORATE CENTER

1000 Remington Boulevard | Bolingbrook, IL



# the place to be

With a variety of on-site amenities to promote the perfect work-life balance and a premier location in a natural prairie setting, Tallgrass Corporate Center is the place you want your business to be. The campus setting includes a full-service fitness center, conference center, cafeteria and tranquil outdoor nature areas—all at an easily accessible location.







# infrastructure

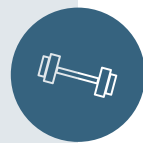
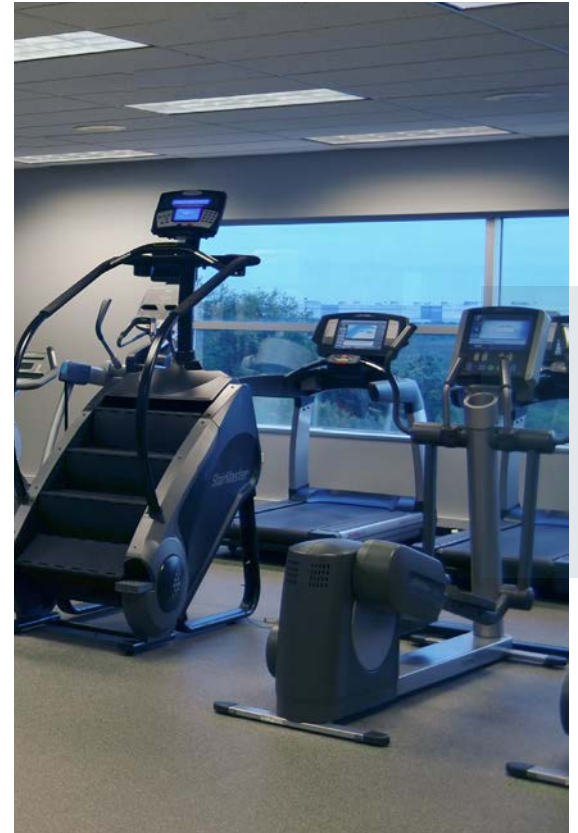
- Fiber: 3 AT&T & 1 Comcast for full redundancy
- Power: 3 power feeds, from two separate substations
- HVAC: 42 Rooftop units, total: 400 zones in the building for ultimate tenant flexibility and comfort
- Generator: 2 generator backup systems on-site. 550 kw & 1250 kw = total capacity 1800 kw





# building features

- Energy Star Rated
- Full height exterior window wall and skylights
- Robust infrastructure and data capabilities
- Private entrance and access through renovated main lobby and loading docks
- Full service cafeteria
- Fully equipped fitness center
- Updated corridors and lobbies



# fitness center

The Tallgrass Fitness Center provides the newest in Life Fitness equipment. From cardio machines equipped with personal TVs to circuit training equipment and a dedicated free weights room, there are workout options catering to users at every fitness level. Fully-equipped locker rooms include shower facilities and complimentary towel service.



# conference center

A full-service auditorium and multiple conference rooms offer tenants a full range of meeting possibilities. With seating for up to 225 people and state-of-the-art audio/visual equipment, the auditorium is ideally situated to hold company-wide meetings, functions and celebrations. The additional conference rooms can accommodate smaller gatherings up to 20 people.





# cafeteria

Open daily from 7:00-2:00, the on-site Tallgrass Café is an ideal place to meet and eat. Offering daily breakfast and lunch options to satisfy every palate, the Café offers both healthy and nutritional options and comfort food. Daily offerings include deli-style sandwiches and paninis, a build-your-own salad bar and soup station, traditional and flat bread pizzas and calzones, world flavors, and traditional grill.







# outdoor areas

Tallgrass Corporate Center is located within the lush 729-acre Remington Lakes Business Park. Just steps outside of the building is a paved walking path encircling a five-acre lake. An outdoor picnic area, overlooking the lake, gives tenants an opportunity to enjoy the park-like surroundings.



# NEW! tenant lounge

The Tallgrass Corporate Center's new tenant lounge is designed to provide occupants with all the comforts of home, just steps away from their office. A diverse array of seating options, including couches, booths and dining tables are available to all tenants. With soft lighting, a variety of entertainment options and complimentary Wi-Fi access, this space is perfect for a quiet lunch, a work breakaway or a team happy hour.





**NEW!**

# game room / yoga studio

Tallgrass Corporate Center's new recreation space doubles as a game room where tenants can come to play a game of ping pong, and a yoga studio designed for occupants to chill and find their center. Tallgrass Corporate Center's recreation space will keep tenants moving and energized.

NEW!

# hospitality bar

Relax, unwind, and gather at Tallgrass Corporate Center's new hospitality bar. Sit down at one of the lounge chairs under the skylight or find a seat at one of the high-top tables and enjoy drinks and conversations with friends and colleagues. Cheers!

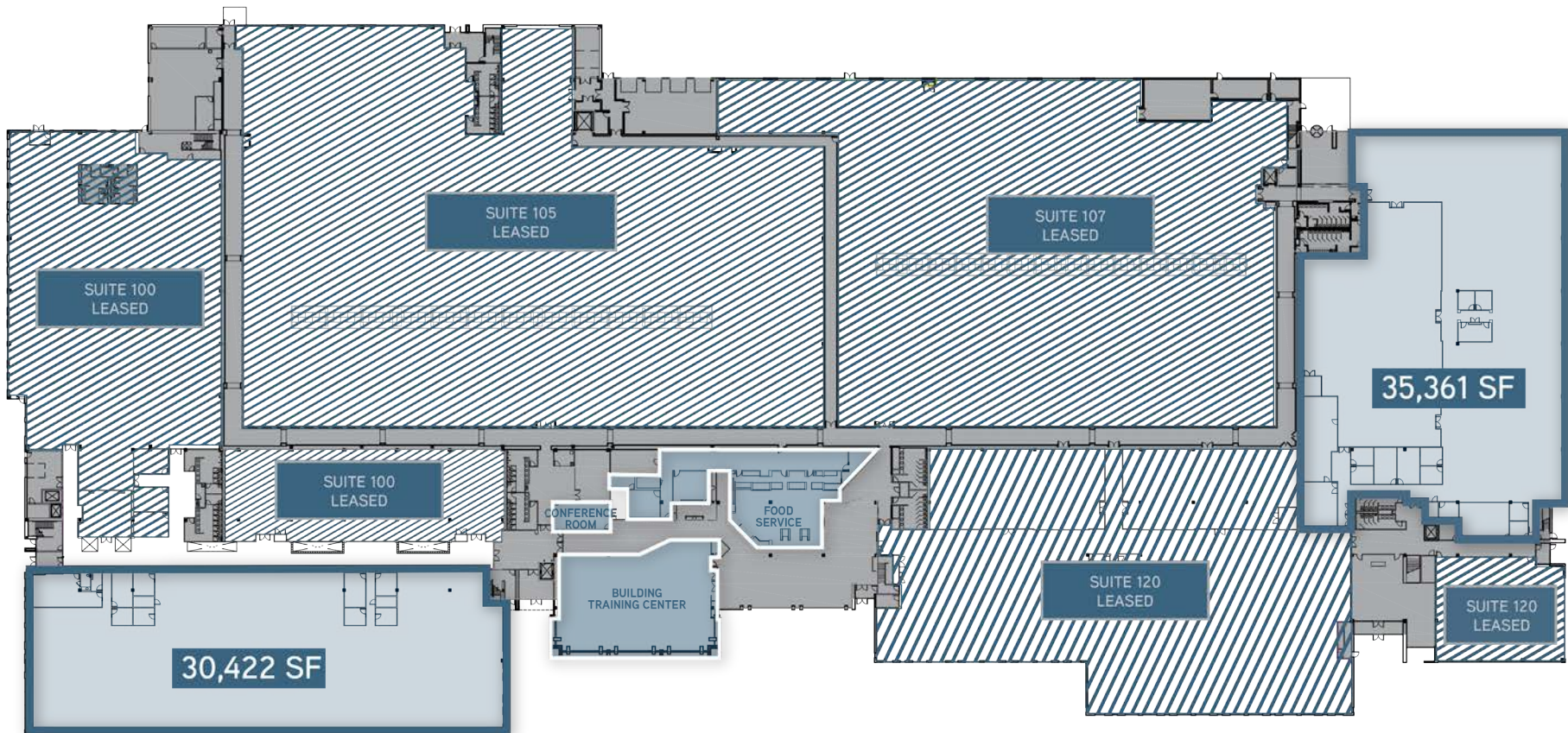




# 1st floor suites

SUITE 110 | 35,361 SF

SUITE 115 | 30,422 SF

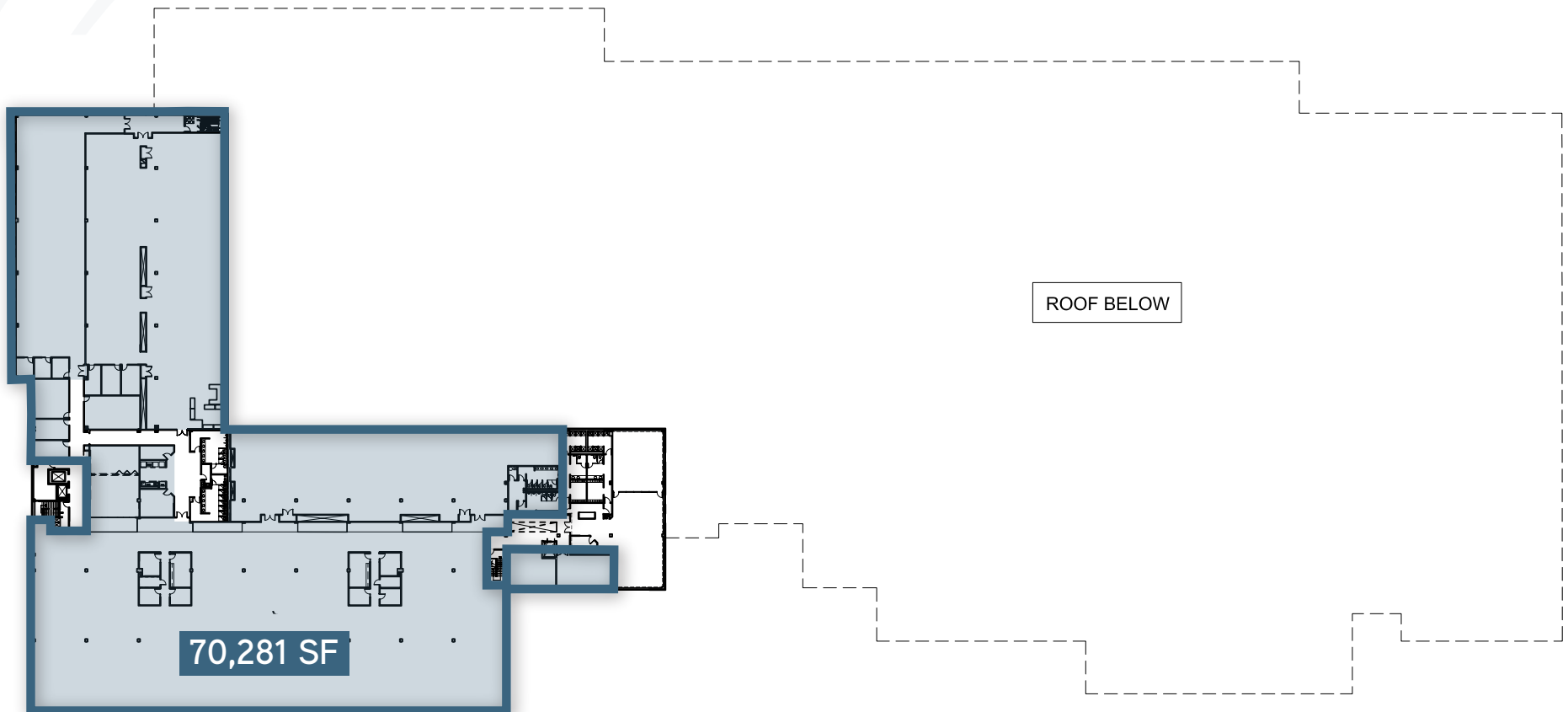




# 3rd floor suite

70,281 SF SUITE — *Divisible to 15,000 SF*

- Furniture available—includes HON cube stations, file cabinets, conference room tables and chairs
- Significant power distribution of 6+ watts PSF
- Available: January 1, 2021





# location

Located just 26 miles southwest of Chicago in Will County – one of the fastest growing counties in both the state and country – Tallgrass Corporate Center is an excellent choice for companies with local, regional or national operations. Tallgrass Corporate Center offers easy access to I-55, I-355 and Route 53 and is just 30 minutes from both O'Hare International Airport and Chicago Midway Airport.





# area map





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