

2353-2357 Hassell Road
Hoffman Estates, Illinois



Blackberry
Falls

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Introduction



Built in 2000, this one-story building is located in the Schaumburg area submarket in the northwest suburbs. The Village of Hoffman Estates is served by nearly every regional roadway, including the Northwest Tollway (I-90) as well as state routes 58, 59, 62, and 72. Hoffman Estates is accessible to the entire Chicagoland region and is a great location for many visitors.

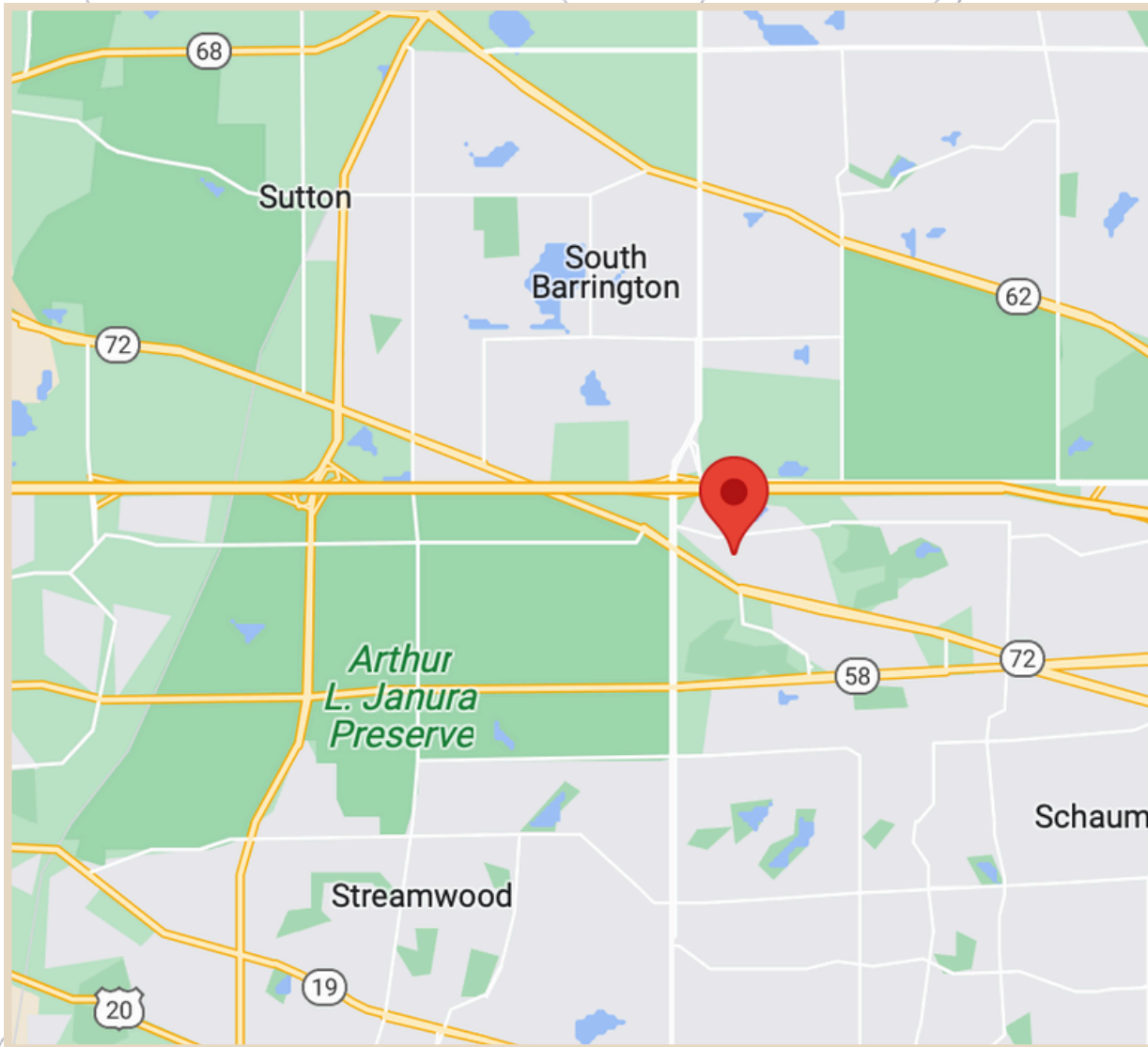
Building Features



- Onsite ownership/management office
- Private covered entries with ample parking
- Private restrooms
- HVAC control
- Park setting with pond and gazebo
- Restaurants accessible across the parking lot: Garibaldi's and Poplar Creek Bowl
- Illuminated monument sign options and building signage
- Located just minutes from the newly built, Seasons, luxury apartment complex with 700 new residents



Location



Located just
off of
Hassell
Road

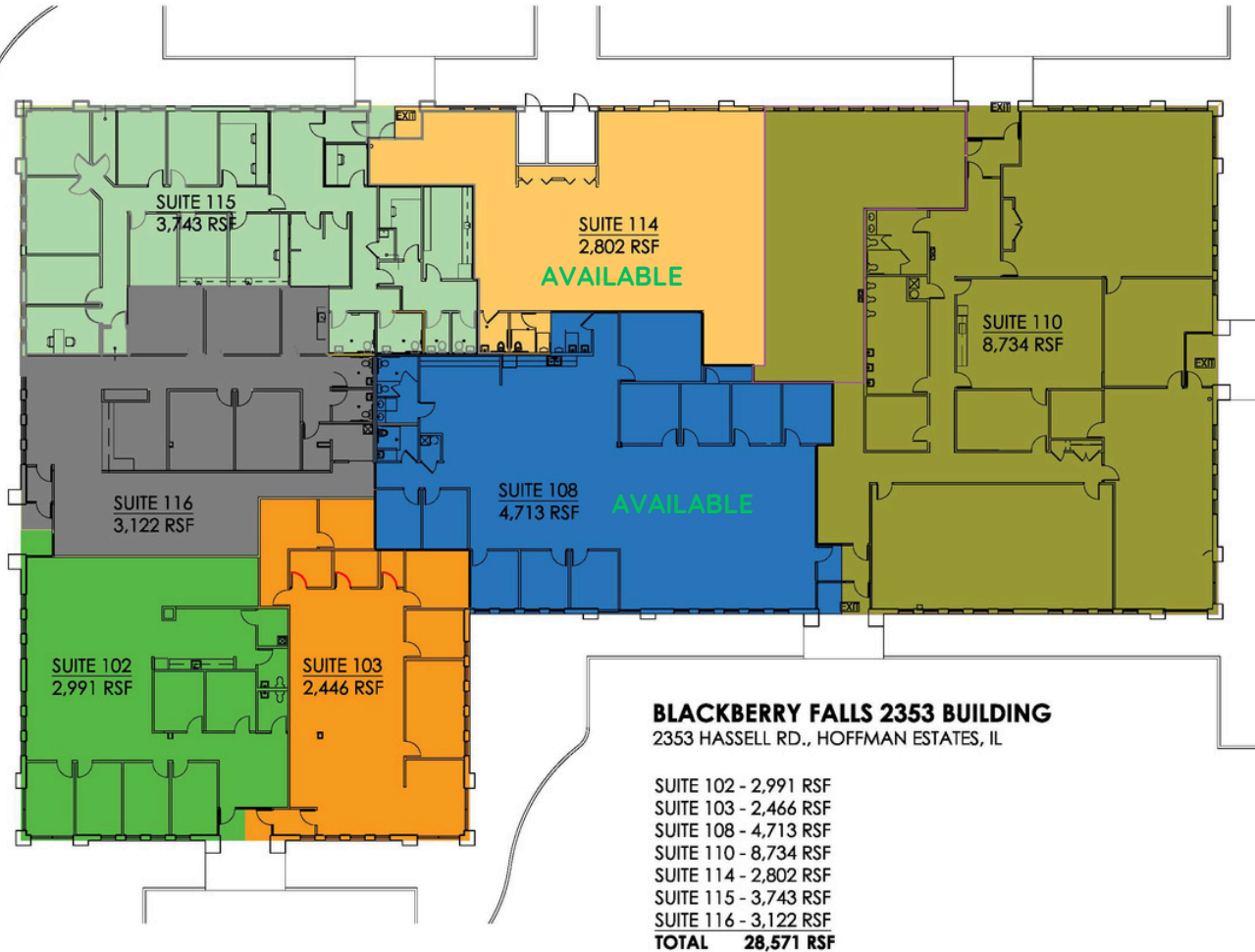
6,000 cars
pass by
daily

Exterior Photos



Floor Plan: 2353 Hassell

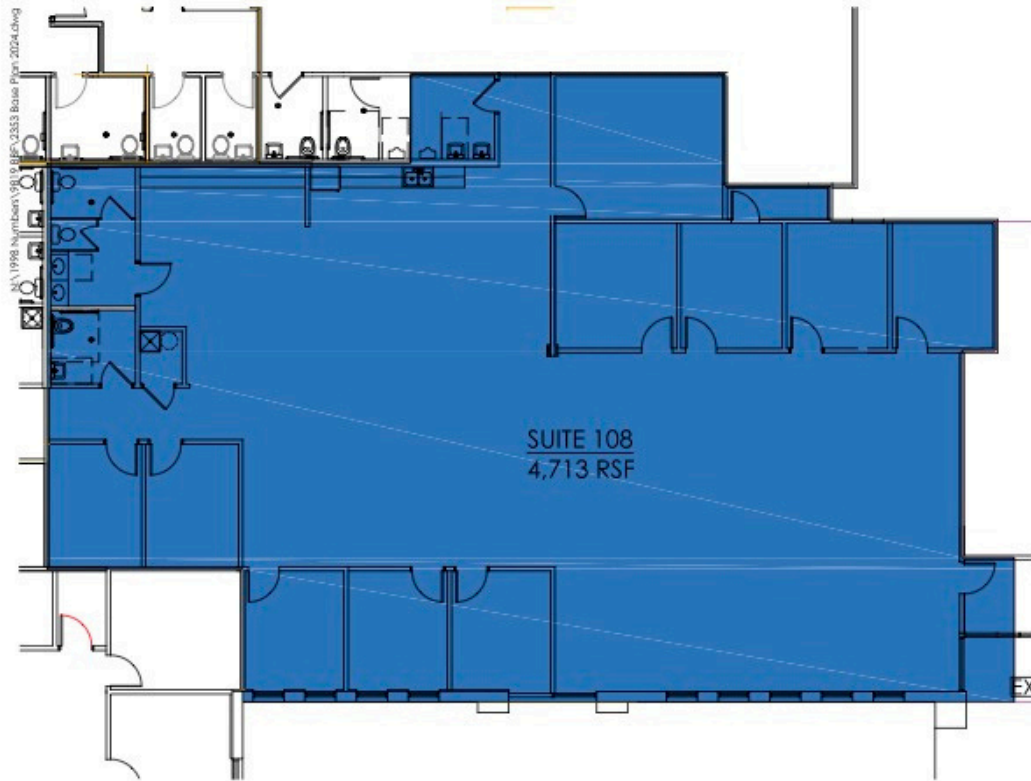
N:\1998 Numbers\9819 BBF_2353 Base Plan 2024.dwg



Available Suites:

- Suite 108: 4,713 RSF
- Suite 114: 2,802 RSF

Suite 108 Floor Plan: 4,713 SF



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SUITE 108 LEASE PLAN

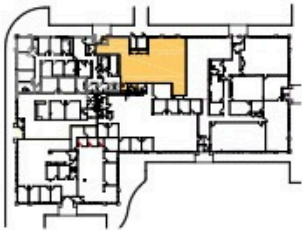
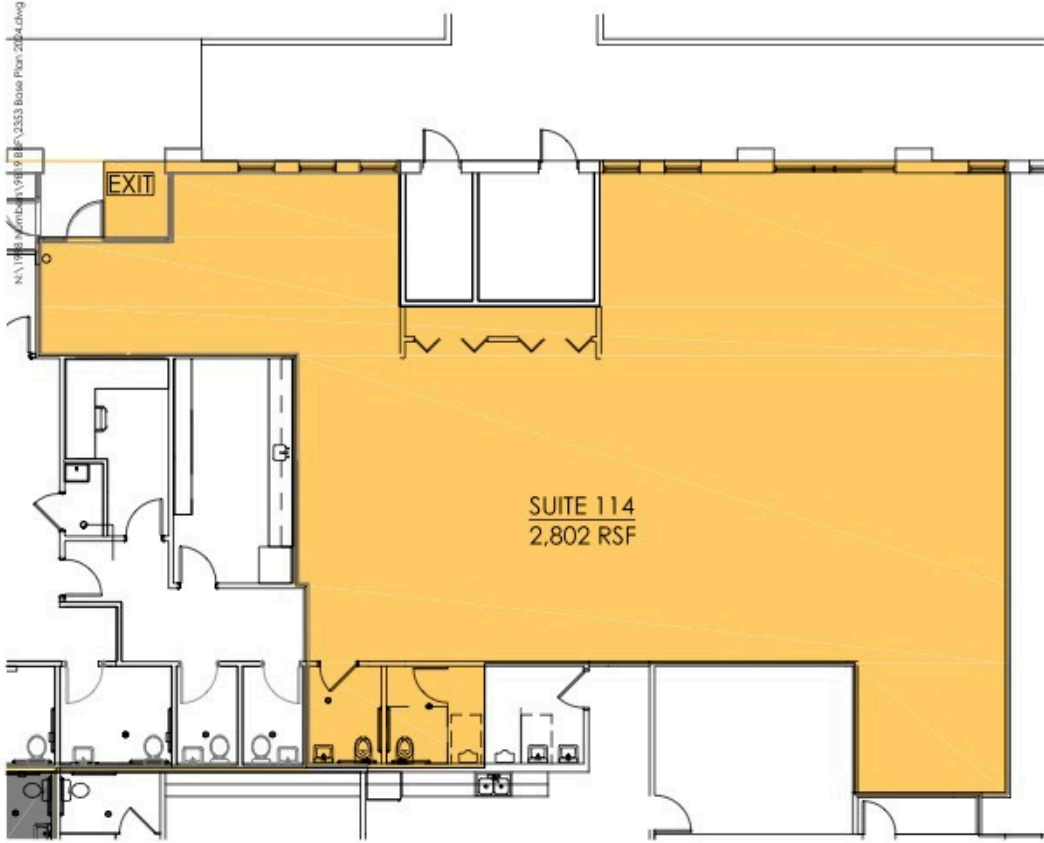
BLACKBERRY FALLS

2353 HASSELL RD
HOFFMAN ESTATES, IL

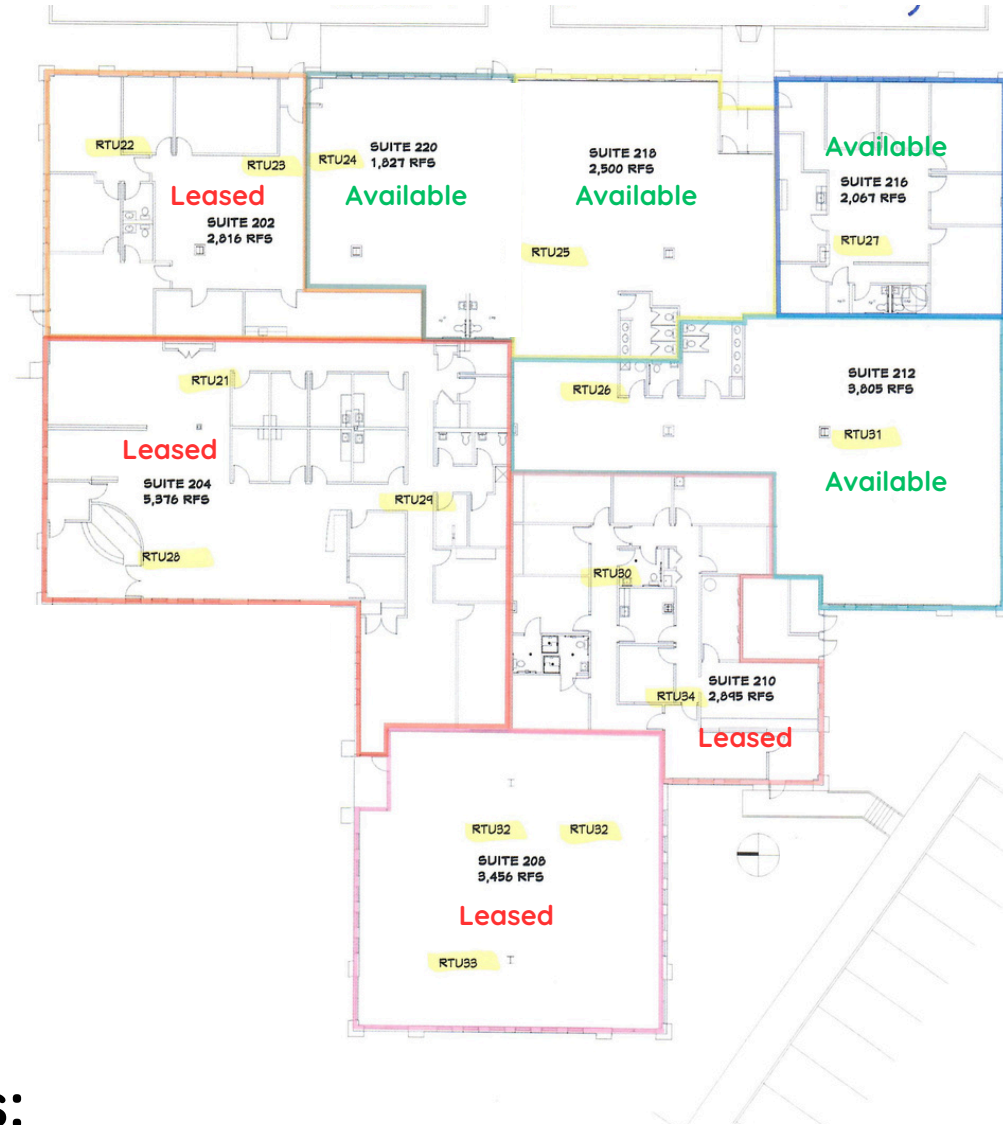
4,713 RSF

DATE	07.23.2024
REV#	
PROJ#	9819.000.000
SHEET	LP-03.1

Suite 114 Floor Plan: 2,802 SF



Floor Plan: 2357 Hassell - 10,199 Contiguous SF Available

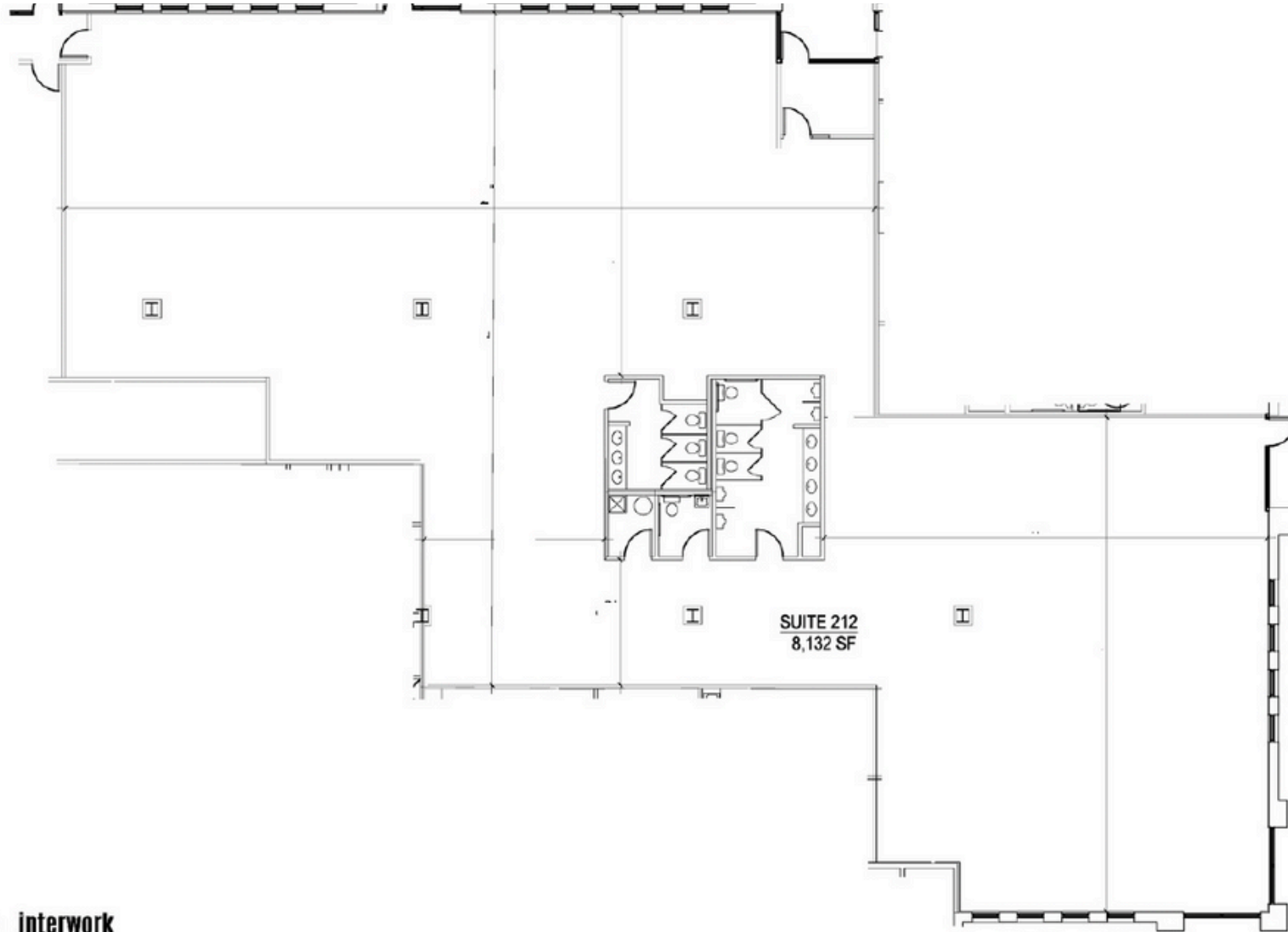


Available Suites:

Suite 212: 3,805 - 10,199 SF

Suite 216: 2,067 - 10,199 SF

Floor Plan: 2357 Suite 212 - 3,805 -10,199 SF



SUITE 212
8,132 SF



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SUITE 212

BLACK BERRY FALLS

2357 HASSELL RD

MORGAN ESTATE, BUNYON

8,132 SF

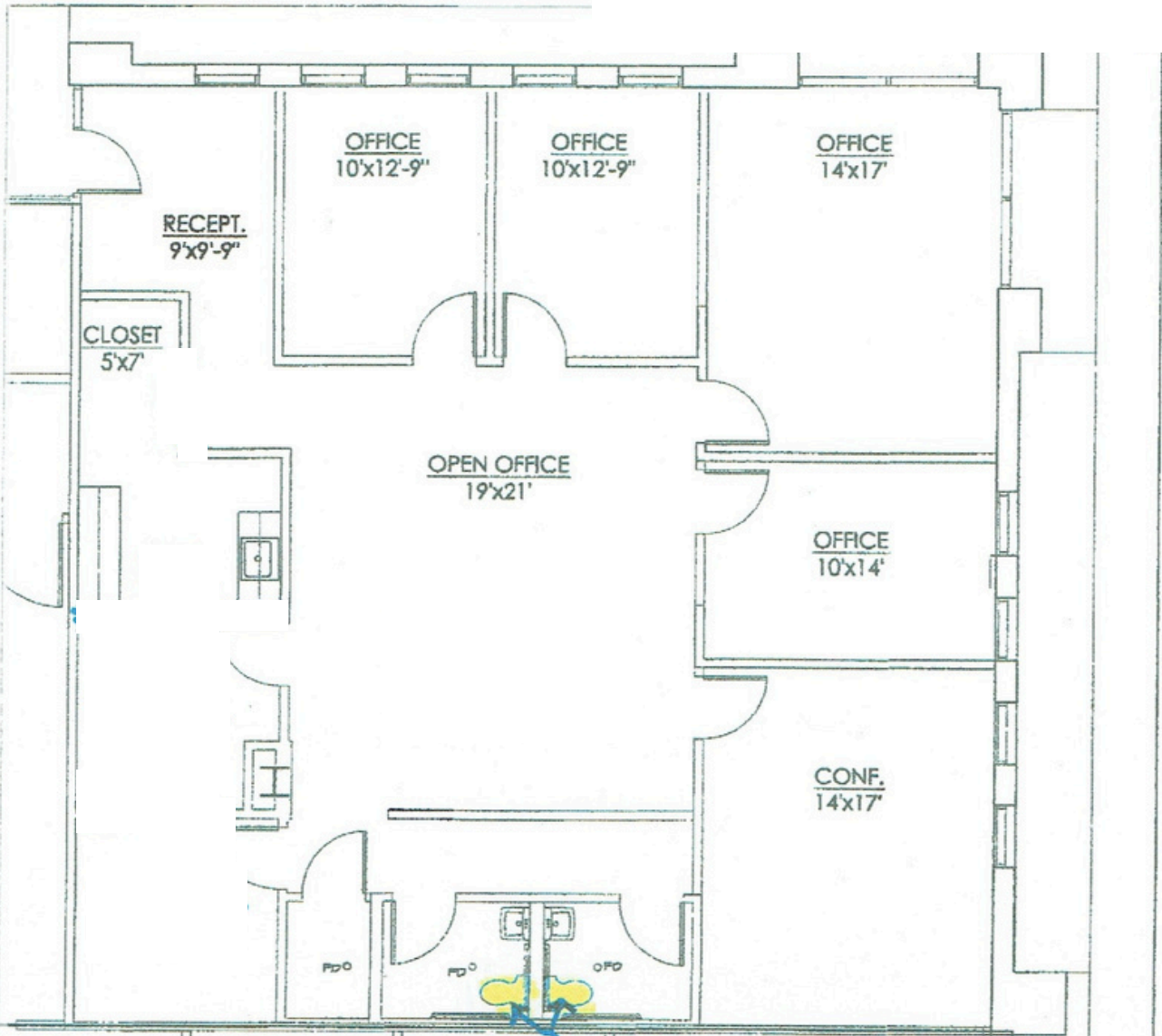
DATE 8.9.2021

REV# 00.00.2011

PROJ# 9819.000.000

EMER. SV. 060901.1

Floor Plan: 2357 Suite 216: 2,067 - 10,199 SF



Illuminated Monument Sign

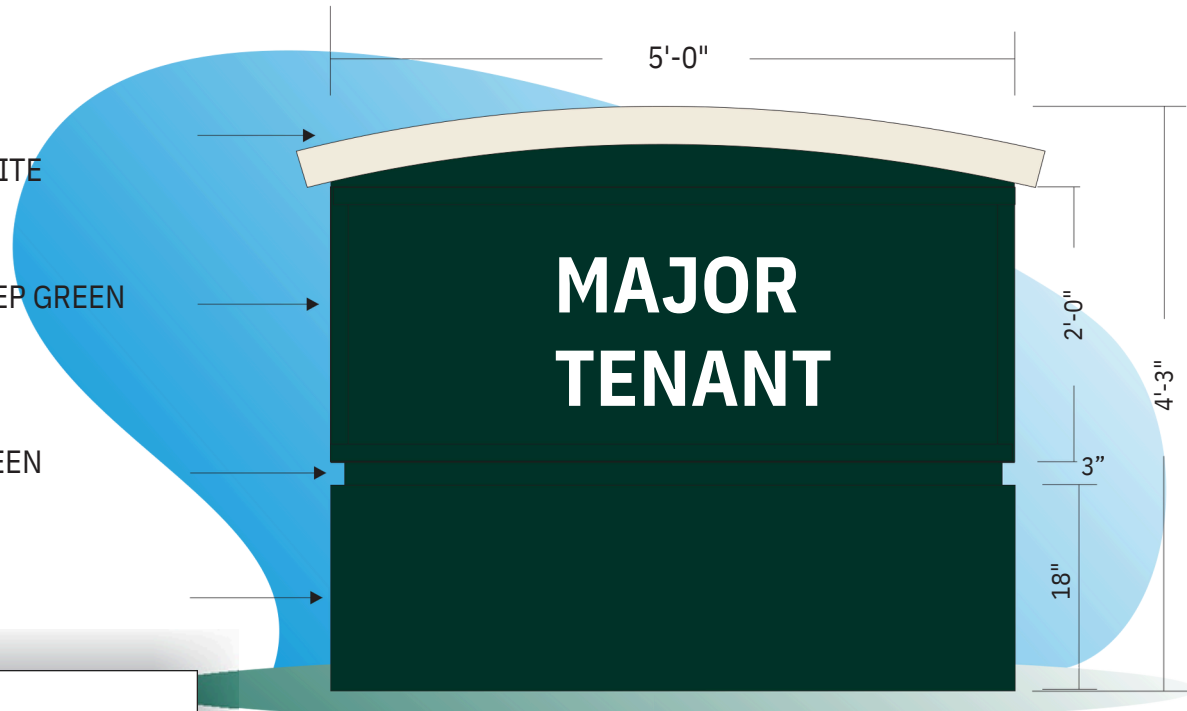
SIGN TYPE BF4

ROOF CAP PAINTED MP 25829 BONE WHITE

CABINET & FACE PAINTED MP 24510 DEEP GREEN

3" REVEAL PAINTED MP 24510 DEEP GREEN

PYLON PAINTED MP 24510 DEEP GREEN



SINGLE FACE INTERNALLY ILLUMINATED DISPLAY

- ROUTED ALUMINUM FACES
- FACES & CABINET PAINTED MP24510 DEEP GREEN - ROOF CAP PAINTED MP 25833 BONE WHITE
- REVEAL PAINTED MP 24510 DEEP GREEN

MUST MEET ALL CRITERIA FOR TENANT SIGNS:

- TENANT MUST OCCUPY 30% OF SQ. FOOTAGE OF THE BUILDING
- ONE (1) MONUMENT SIGN PER ELEVATION - NO OTHER SIGN MAY EXIST - MAXIMUM OF THREE (3) MONUMENT SIGNS PER BUILDING

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