

A grayscale architectural rendering of a modern office courtyard. The scene shows a paved walkway leading through a courtyard with modern buildings on either side. There are trees, a large white umbrella, and people walking in the background. An airplane is visible in the sky.

THIS IS ONE STORY YOU'LL NEVER FORGET

ALL THE CULTURE AND PERKS OF A MODERN OFFICE CAMPUS
WITH A 20-40% REDUCTION IN OCCUPANCY COSTS

8601-8623 West Bryn Mawr Avenue
& 8600-8622 West Catalpa Avenue

CHICAGO, ILLINOIS

WWW.CONCOURSECHICAGO.COM

PREPARE FOR TAKEOFF.



6:02AM

Arrive at
Cumberland
CTA Station



**6:02-
6:14AM**

700 steps to
your NEW office
at Concourse
Chicago
#stepup



6:15AM

Hit the
Concourse
Chicago gym
#gymlife



7:00AM

Time to
freshen up



7:45AM

Coffee Bar:
Because life
depends on it!

PREMIUM AMENITIES

Fitness Center

- » On-site
- » High-end Equipment
- » Showers

Tenant Lounge

- » Coffee Bar
- » Indoor Game Area
- » Lounge/Cafe Seating

Conference Facilities

- » Open Huddle
- » Conference #1
Round Table
- » Conference #2
Power Table

Common Courtyards

- » Benches
- » Picnic Area
- » Pathways

12 SINGLE-STORY BUILDINGS

CONSISTING OF APPROXIMATELY **13,700^{SF}** EACH

D I V I S I B L E



350
STEPS

TO DINING OPTIONS

700
STEPS

TO BLUE LINE CTA

250
STEPS

TO FOREST PRESERVE
TRAILS

OFFICE SOLUTIONS AVAILABLE



8:00AM

Make a difference



11:30AM

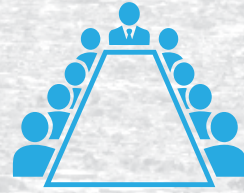
Five-minute Blue Line ride to meet a client at O'Hare

#teamwork



1:00PM

Lunch break in the courtyard: Sometimes all you need is a little fresh air!



3:00PM

Power Table: Client meeting that leaves an impression

#likeaboss



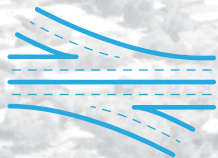
5:00-5:12PM

Stroll on over to the Cumberland CTA Station



20-40% LOWER

Occupancy Costs



EASY ACCESS

to the Loop, suburbs & O'Hare via 90, 190 & 294



ON-SITE

Management & Security

CHICAGO'S PREMIER SINGLE-STORY
LIVE-WORK-PLAY OFFICE OPPORTUNITY
FEATURING THOUGHTFUL DESIGN,
ABUNDANT AMENITIES AND AN INSPIRATIONAL
ENVIRONMENT

NEW TENANTS,
PREPARE FOR
LANDING

CONCOURSE
CHICAGO



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OWNED AND MANAGED BY



LEASED BY



WITHIN WALKING DISTANCE
- A MAP OF NEARBY AMENITIES -

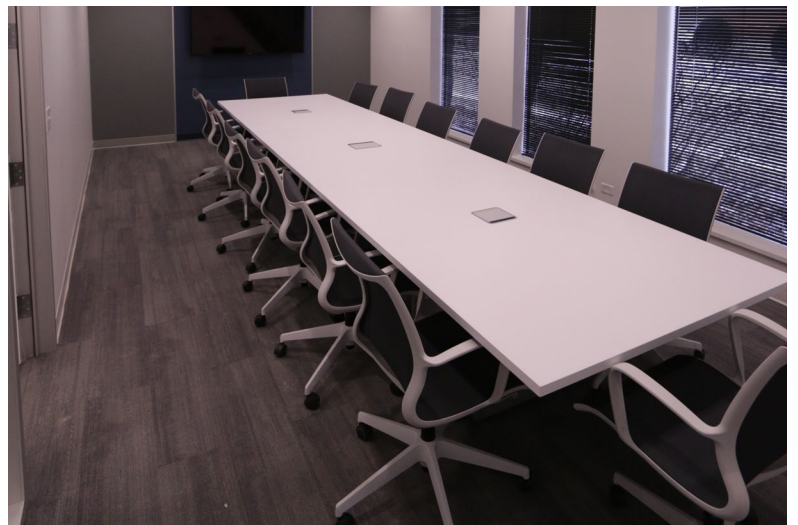


IT'S TIME FOR A
NEW CLASS OF
OFFICE

PREMIUM AMENITIES

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CHICAGO, ILLINOIS



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LEASED BY





IT'S TIME FOR A NEW CLASS OF OFFICE

A REVOLUTIONARY APPROACH TO SINGLE-STORY OFFICE
THOUGHTFUL DESIGN WITH ABUNDANT AMENITIES
A FIRST CLASS EXPERIENCE

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BERGER ASSET MANAGEMENT

LEASED BY

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