

# VERNON OFFICE CAMPUS

*Premium office suites offering exceptional access to major transportation highways,  
complemented by first-class, on-site property management.*

# Vernon Office





# The Campus

Vernon Office



**7840 Graphics Drive**



**7851 185<sup>TH</sup> Street**



**18440 Thompson Court**



**18660 Graphics Drive**



**18670 Graphics Drive**



# Campus Amenities

Vernon Office



The Vernon Campus spans 19 acres, offering a scenic setting enhanced by three picturesque lakes. Amenities include a private beach, outdoor seating areas, grills, patios, private balconies in select units, and a 2.5-mile walking/biking trail. Paired with high-end interior buildouts, these features foster a welcoming, tenant-focused environment that positions this as the premier office property in the local market.



# Tenants

Vernon Office







# Exteriors





# Exterior Build

- **Durable Building Envelope**  
Constructed with concrete forms, offering long-term structural integrity and thermal efficiency.
- **Resilient Roofing System**  
Equipped with EPDM roofing covered in gravel, providing excellent weather resistance, UV protection, and low maintenance.
- **Secure Access Control**  
Outfitted with electronic strike entry systems for all building access.
- **Comprehensive Surveillance**  
Security cameras installed on building exteriors and throughout the property, enhancing safety and operational oversight.





# Interiors

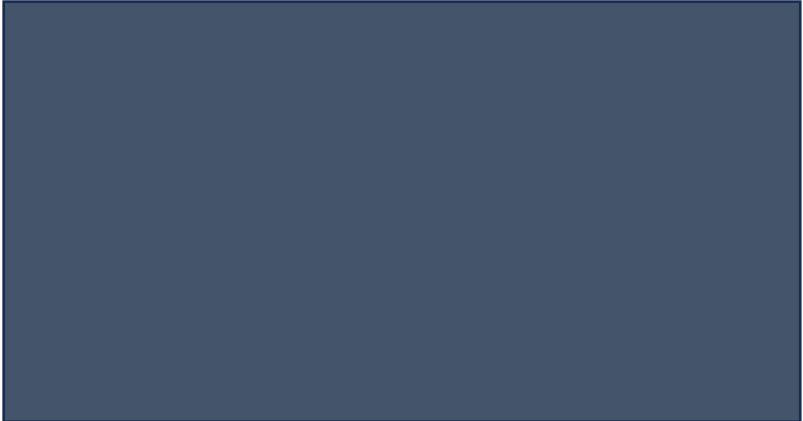
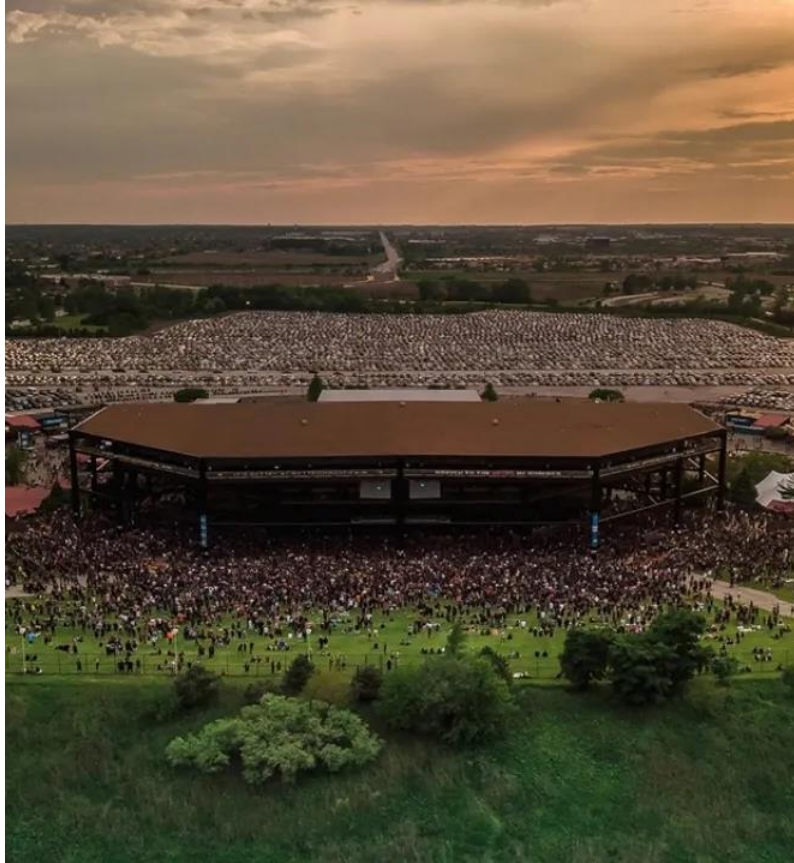




# Interior Build

- **Frame-less glass walls** and glass office fronts
- **Custom millwork** and high-end cabinetry with quartz countertops
- **Premium flooring**, wide-plank hardwood, polished concrete, and luxury carpet tiles
- **Acoustically insulated walls** for sound privacy between offices and conference rooms
- **Designer lighting** including recessed LED, pendant task lights, and accent fixtures
- **Branded and custom reception areas** with stone and wood feature walls
- **Skylights** in suites and common areas







# Tinley Park

Vernon Office

- Located in Will County, the Vernon Campus offers substantially lower property taxes compared to neighboring Cook County
- Tinley Park's Will County jurisdiction received an 18% property tax reduction in 2025.
- Over 4 million people reside within a 25-mile radius supporting demand
- Tinley Park Village provides attractive grants and economic development incentives for tenants.
- 30 minutes from Chicago offering access to city's economic activities
- Excellent connectivity through major highways; I-80, I-57, I-294 & I-355 and a direct beneficiary of the highway expansion project
- Less than 30 miles from O'hare and Midway airports





# Tinley Park Developments

Vernon Office

Significant new developments are underway across Tinley Park, signaling strong investor confidence and a positive trajectory for continued economic growth. These projects represent meaningful capital investment and point to sustained momentum in the market.

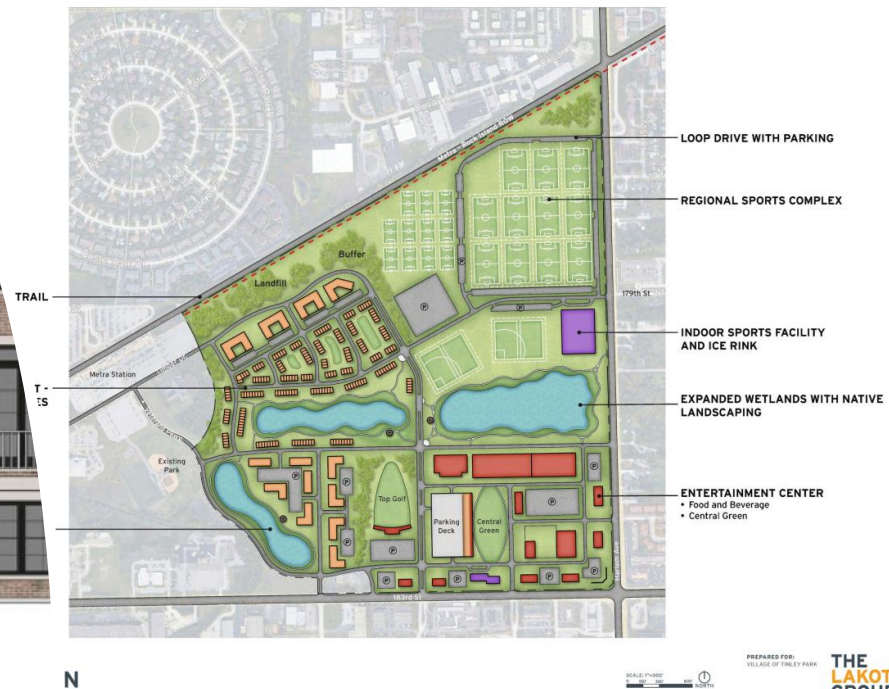
- **Harmony Park** – multi-use complex with shops, restaurants, roof tops, music venue and park in downtown TP (underway)
- **Old Mental Health Property** – 280 acre property (less than a ½ mile from Vernon) in planning for an Entertainment district including a Top Golf, condos, outdoor skating rink, regional sports complex and condos
- **Harlem Business Park** – 1.2 million square feet of floor space across 3 industrial buildings
- **West Point** – 60 townhomes and 63 apartments
- **The Boulevard** – 165 residential units with 30,000 SF of retail space. Phase 1 completed in 2021



ION ~ 4 UNIT



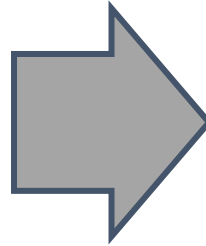
Y SQUARE





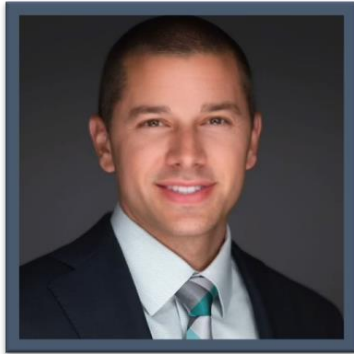
# Property Management and Turnkey Buildouts

Our office buildings are supported by dedicated, first-class on-site property management, ensuring a seamless and professional experience for tenants. With a proactive, hands-on approach, the management team oversees daily operations, building maintenance, and tenant needs with responsiveness and care. This on-site presence allows for immediate attention to service requests, meticulous upkeep of common areas, and consistent communication—creating a well-maintained, efficient, and welcoming work environment.



In addition, our in-house construction team provides the ability to deliver high-quality, turnkey office buildouts tailored to each tenant's needs. By managing the construction process internally, we maintain greater control over scope, costs, and timelines, ensuring projects are delivered on time and to a high standard of quality. This integrated approach streamlines the move-in process and allows tenants to focus on their business while we handle the execution.





Joe Napoli

[joe@shinaps.com](mailto:joe@shinaps.com)

(708) 275-8604



Marylynn Fleck

[mfleck@vernoncc.com](mailto:mfleck@vernoncc.com)

(708) 945-1249

*Inquire today to schedule a tour of our available office suites.*