



GHP

O'HARE PLAZA



8725, 8735, 8745 & 8755
West Higgins Road, Chicago, IL



O'HARE PLAZA

OVERVIEW

Prominently situated along Interstate 90, O'Hare Plaza offers an unbeatable combination of high-quality office space, efficiency, desirable amenities and easy access from expressways and public transportation.

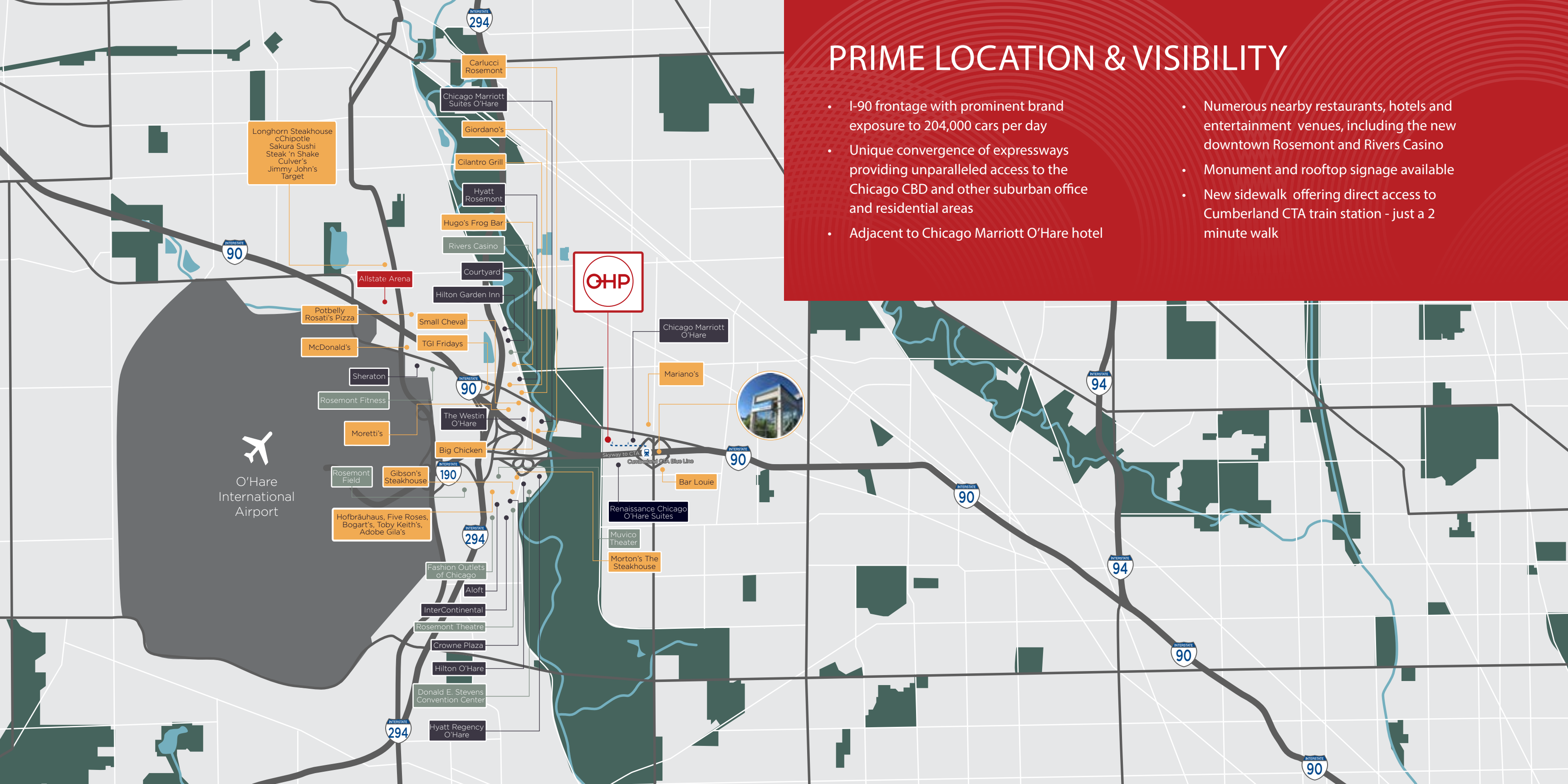
Tenants enjoy numerous nearby restaurants and attractions, as well as convenient access to downtown Chicago, O'Hare International Airport, downtown Rosemont and other suburban business districts.

With efficient 32,500-square-foot floorplates, O'Hare Plaza presents an attractive opportunity for the discerning tenant.



PRIME LOCATION & VISIBILITY

- I-90 frontage with prominent brand exposure to 204,000 cars per day
- Unique convergence of expressways providing unparalleled access to the Chicago CBD and other suburban office and residential areas
- Adjacent to Chicago Marriott O'Hare hotel
- Numerous nearby restaurants, hotels and entertainment venues, including the new downtown Rosemont and Rivers Casino
- Monument and rooftop signage available
- New sidewalk offering direct access to Cumberland CTA train station - just a 2 minute walk



AMENITIES

[Watch amenity video](#)

- New tenant lounge with food service, bar, meeting rooms and spacious outdoor patio
- New café and coffee lounge with seating areas and “grab & go” food service
- Grade-level executive heated parking garage
- Newly renovated, modern lobbies
- New outdoor courtyard with abundant green space
- Conference center with seating for 50 people
- Fitness center
- Sundry shop
- Salon
- 24/7 security and on-site management, leasing and ownership



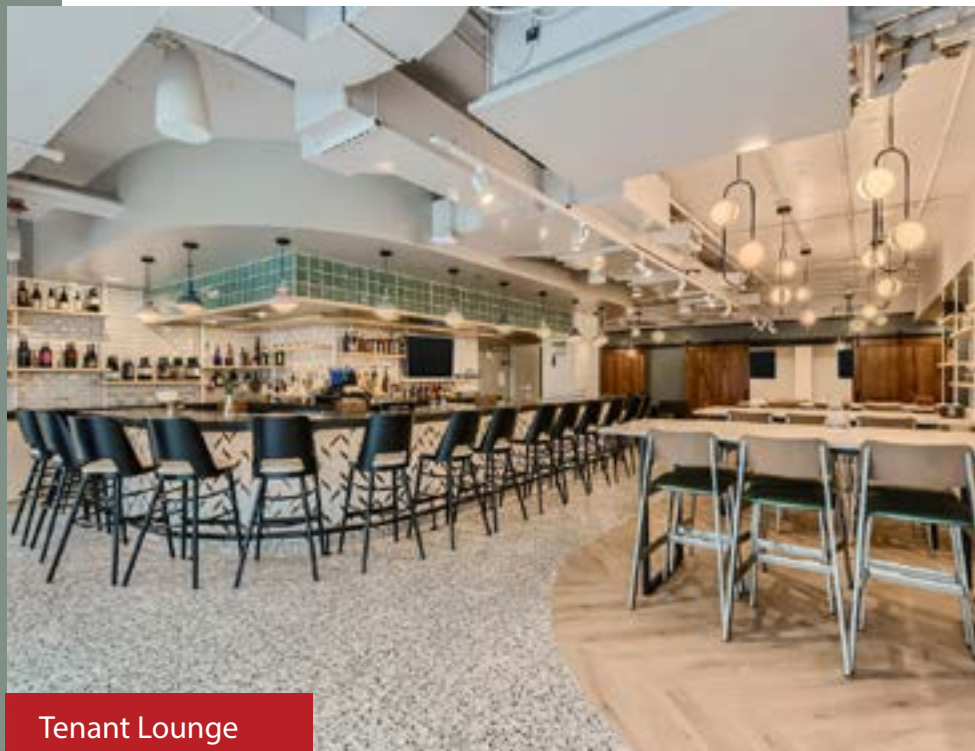
Tenant Lounge



Café



Outdoor Courtyard



Tenant Lounge



Conference Center



Fitness Center

EFFICIENCY

O'Hare Plaza I & II recently achieved a LEED-Gold O+M designation by the U.S. Green Building Council, in addition to EnergyStar ratings. The certification recognizes leadership and excellence in exceeding a variety of environmental and operational benchmarks. Highlights include:

Water consumption 20%–25% below LEED baseline

Energy usage 33%–38% less than similar buildings

Green cleaning 96%–100% sustainable products

Stormwater control 27% rainfall mitigated

Alternative transportation 33% reduction in single-occupant vehicle commuting



INFRASTRUCTURE

Property Description 707,302 total rentable square feet spread over four interconnected buildings

8725 West Higgins 11-story, 278,675 total SF 26,000-SF floorplate

8735 West Higgins 4-story, 84,384 SF 25,000-SF floorplate

8745 West Higgins 4-story, 111,299 SF 32,500-SF floorplate

8755 West Higgins 11-story, 232,944 SF 22,500-SF floorplate

Construction Steel and reinforced concrete structure

HVAC System Multi-zone with Chilled Water-Supplied HVAC

Electrical Dual ComEd power feeds

Fiber Multiple providers including AT&T, Comcast, Business Only Broadband and XO Communications

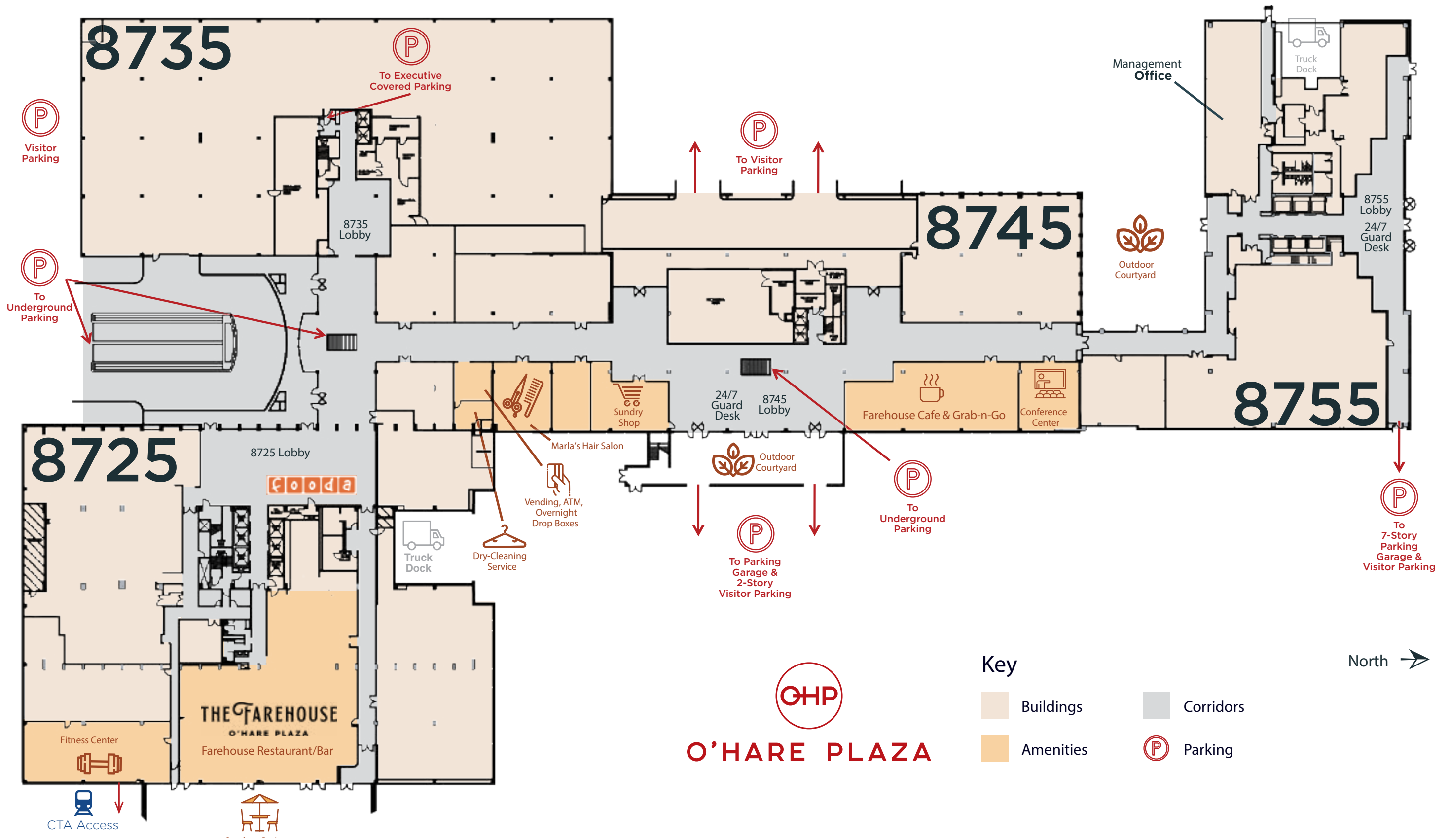
Elevators Recently completed renovation

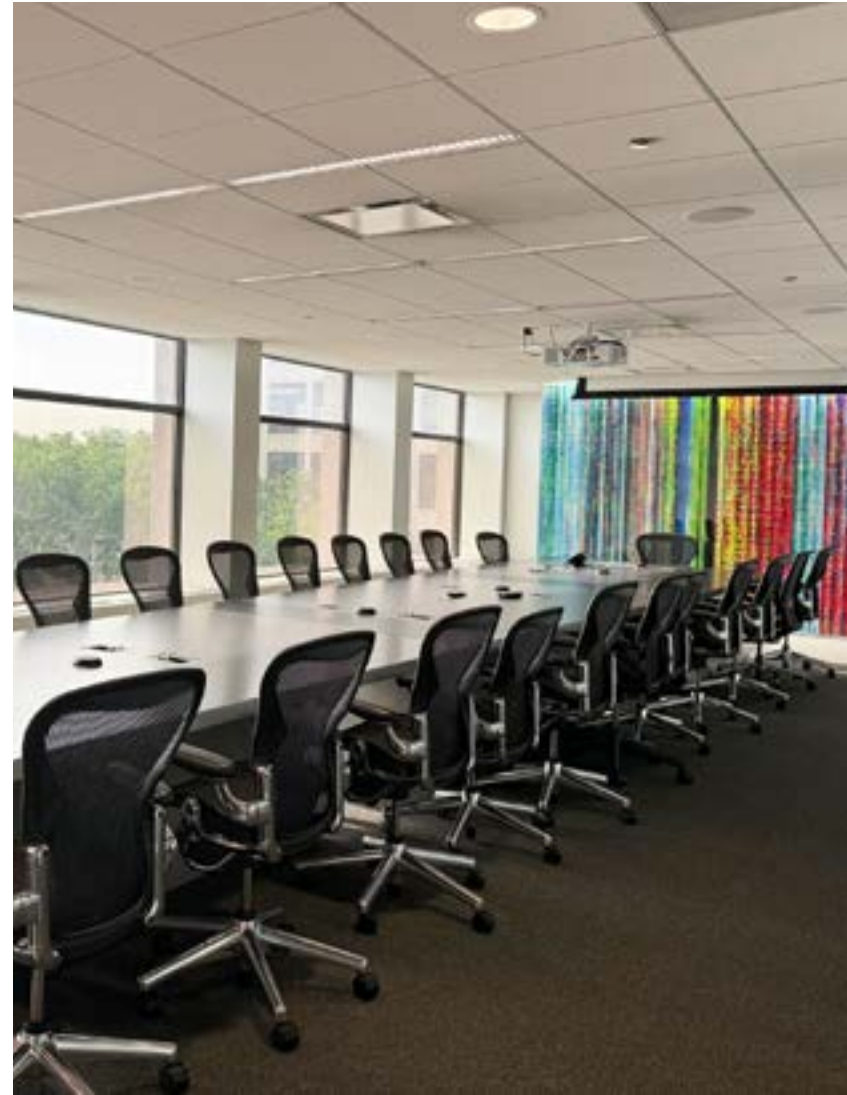
Ceilings 9' finished ceiling

Dock Facilities Accommodates 48' semi trailer

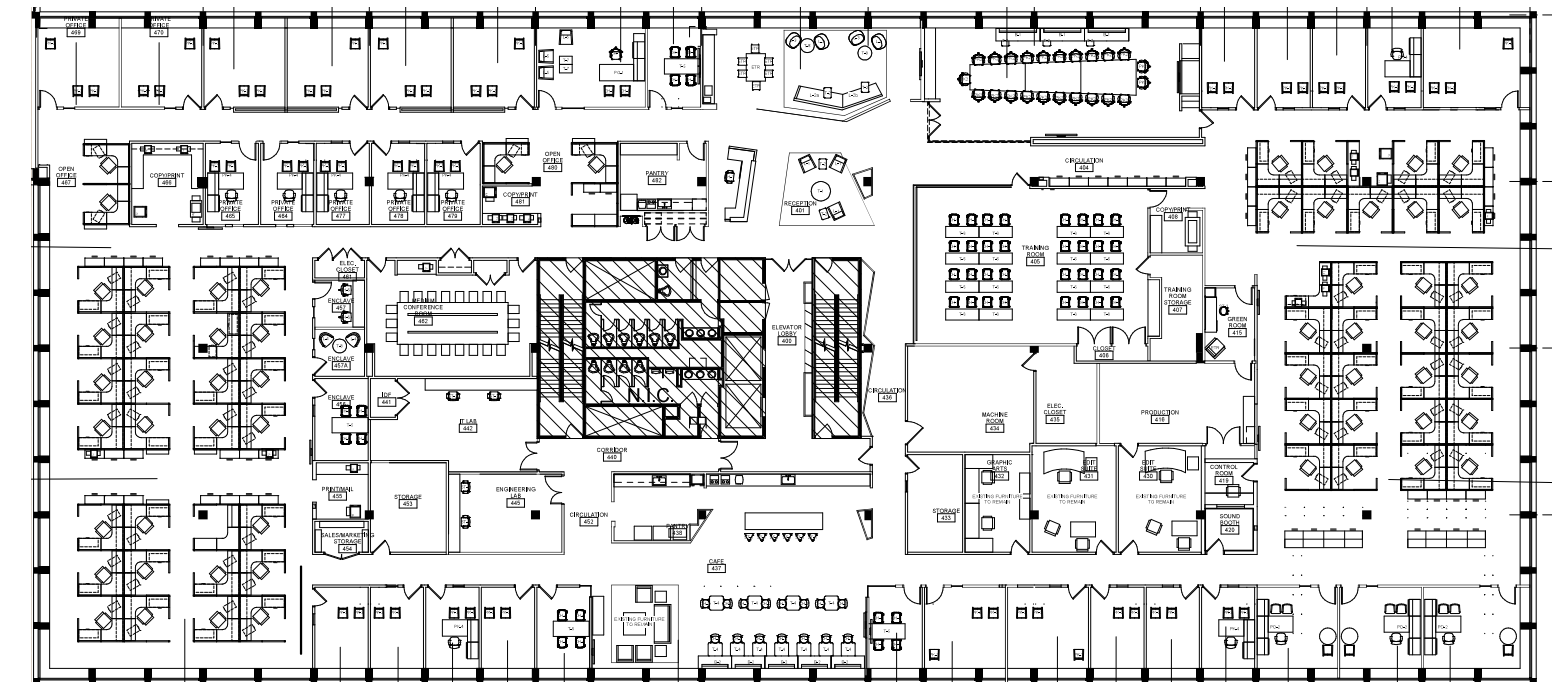
Parking Grade-level executive heated parking and abundant deck and surface parking for tenants and visitors

MAP





FULLY FURNISHED 4TH FLOOR 32,503 RSF | 8745 BUILDING



MODERN, ATTRACTIVE FULL FLOOR WITH PARTIAL OPEN CEILINGS

- Plug & play space
- 34 private offices
- 60 workstations
- Large conference room with seating for 24
- Training room with seating for 32
- Large, open break area
- Rooftop signage available

EXPERIENCED OWNERSHIP

Fulcrum Asset Advisors, LLC is a privately held real estate investment and operating company that specializes in making and managing investments in office and industrial properties.

Fulcrum's management team has over 100 years of experience in commercial property investing. The company brings this experience to bear in managing core and value-added office and industrial property investments on behalf of its investors.

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ON-SITE LEASING & MANAGEMENT

JLL provides on-site leasing and management services. A global company headquartered in Chicago, JLL is committed to a professional, responsive leasing process and a management program designed to enhance the tenant experience.

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