

425 475
W
Woodfield
CORPORATE CENTER

A PLACE TO *Thrive*

425/475 North Martingale Rd., Schaumburg, IL 60173

THE WOODFIELD CORPORATE CENTER EXPERIENCE

425/475 Woodfield Corporate Center is the Class A office destination where tenants *thrive*.

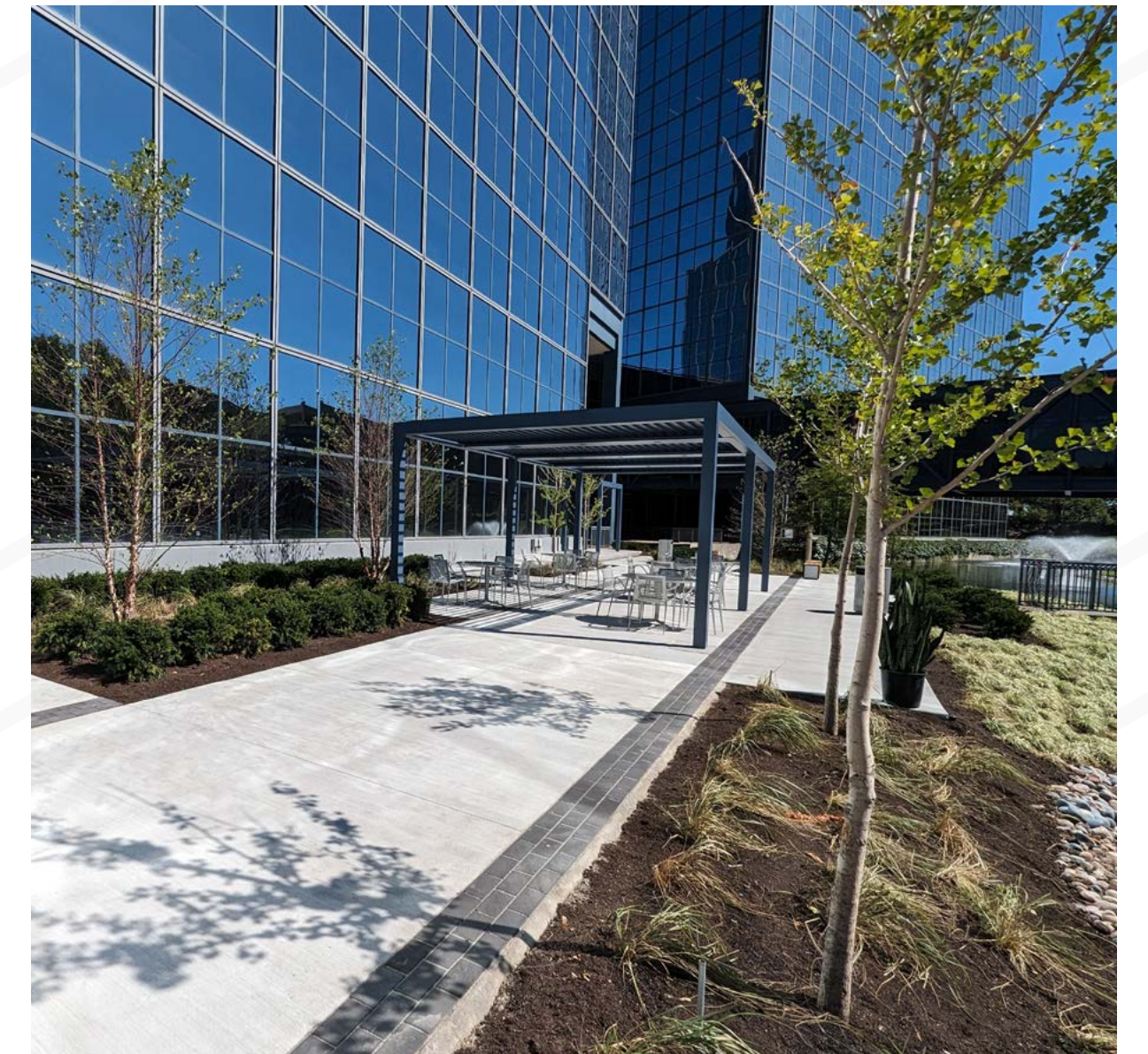
This two-building, 718,962 SF office complex, designed by acclaimed architectural firm Holabird & Root, is situated right at the full interchange of I-290 and Higgins Road, allowing for highly convenient access to O'Hare International Airport, Downtown Chicago, and the neighboring suburbs.

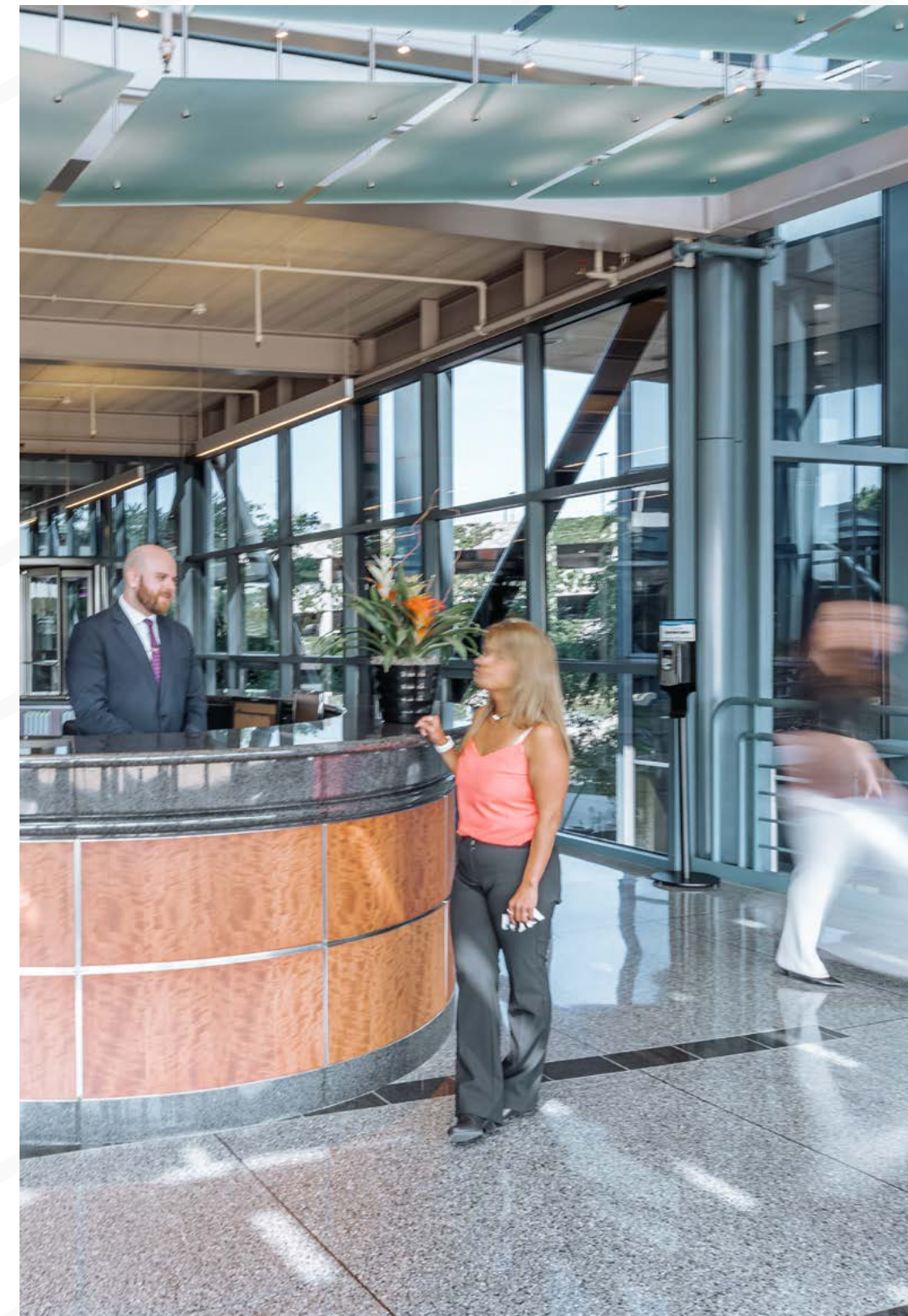
The efficient, rectangular 22,000 SF floor plates include 6' high windows that provide natural light and sweeping views of the 3,500 acre Busse Woods and the Chicago skyline. Recent investment into shared spaces and building amenities make 425/475 Woodfield Corporate Center a top-of-the-market office experience.



THRIVE OUTDOORS

425/475 Woodfield Corporate Center features award-winning landscaping and access to outdoor space, including a walking path, a renovated patio and the nearby 3,500 acre Busse Woods.





TOP-OF-THE-MARKET AMENITIES

- + **Furnished spec suites** ready for immediate occupancy
- + **Covered parking** for all employees and visitors
- + **Expansive outdoor space** with award-winning landscaping
- + Modernized **fitness center**
- + 24-hour on-site **security**
- + 100 seat **conference center** and 60 seat **training room**
- + 24/7 **tenant lounge**
- + **EV charging stations**
- + Adjacent to 400-room **Marriott Hotel**
- + Easy access to wide range of **nearby restaurants and hotels**
- + **Amenity improvements** include the new state-of-the-art Thrive Cafe and Tenant Lounge with adjacent outdoor seating, new elevators, and improved common areas



Thrive Café



Outdoor Patio

CAPITAL IMPROVEMENTS

A new state-of-the art café and tenant lounge with adjacent outdoor patio!



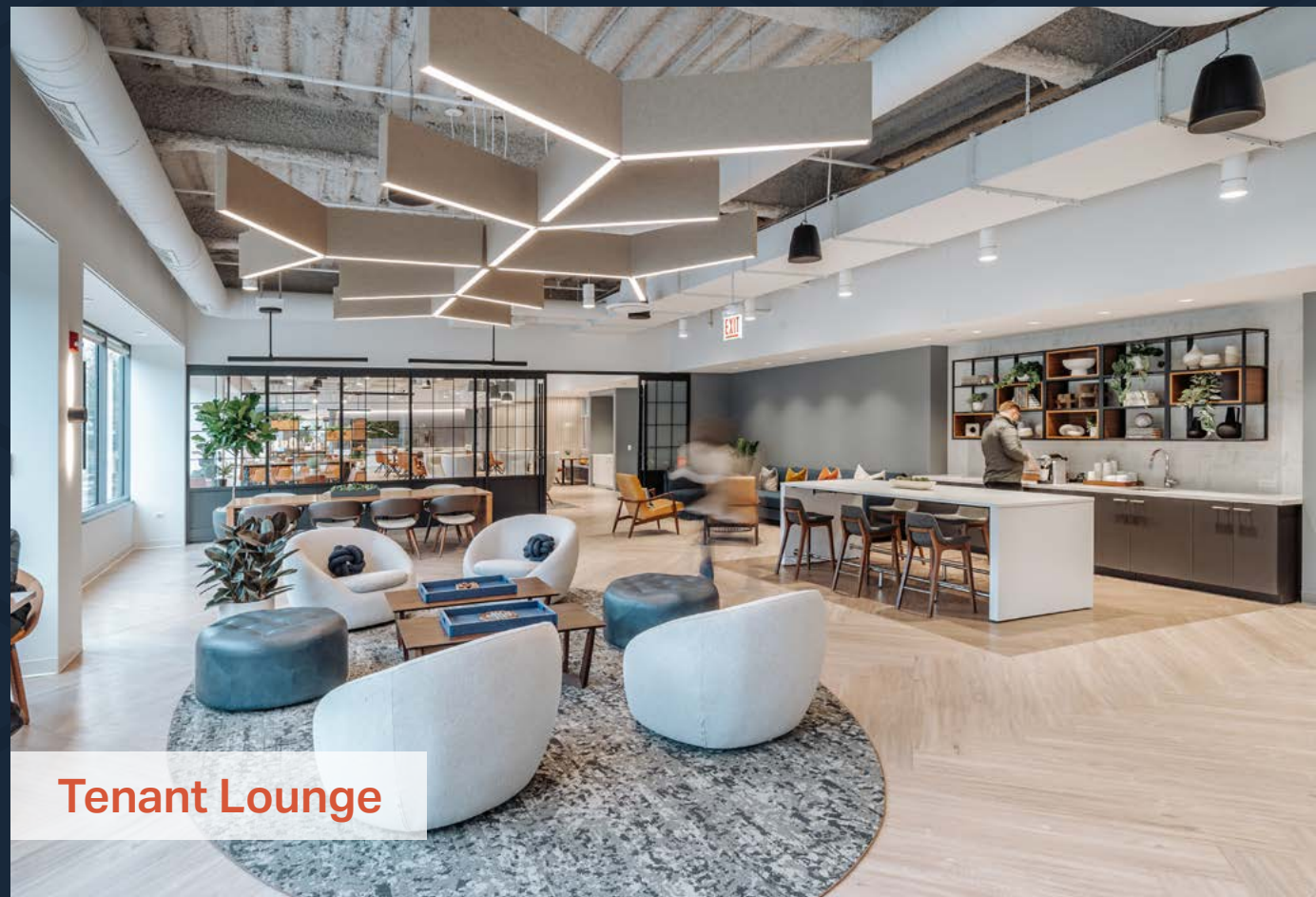
Thrive Café



Tenant Lounge



Thrive Café



Tenant Lounge

Brand new
8,700 SF
Thrive Café

Outdoor
Patio

Tenant
Lounge





UNBEATABLE ACCESS

425/475 Woodfield Corporate Center has the **best location in the northwest suburbs, sitting directly on the interchange of I-290 and Higgins Road.**

- 4** minutes to Woodfield Mall
- 15** minutes to O'Hare International Airport
- 30** minutes to Downtown Chicago

A PLACE TO *Twine*

CBRE

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