

TY WARNER

WESTMONT PORTFOLIO



Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260



OVERVIEW

The Ty Warner Westmont Portfolio is located in the northern part of Westmont, north of Ogden Avenue and east of Cass Avenue, and adjacent to the award-winning Ty Warner Park. The area is an ideal location for manufacturing and warehousing as well as facilities for corporate offices.



AVAILABILITY

OAKMONT BUSINESS CENTER

825 N Cass Avenue

- Range of vacancies from 960 SF to 2,181 SF
- Single story office building
- Private entrance into tenant space
- Rent ready space available



801 N CASS AVENUE

- Three spaces available:
 - 1,766 SF
 - 2,029 SF
 - 9,647 SF (LL storage space)
- 3-story, office/medical use building
- Storage and meeting space available



2-44 PLAZA DRIVE

- 7,200 SF
- 16ft clear height
- Drive-in door access in front and back of space
- Electrical power:
 - Plaza 26 – 300 AMPS



OAKWOOD COMMONS

756-816 Burr Oak Drive

- 3,535 SF
- Flex office space
- Dock doors in every unit
- 12ft clear height in warehouse
- Private entrance to tenant space



145 PLAZA DRIVE

- 35,000 SF available
- 45 surface parking spots
- 2.56 acres
- 800a/480v 3p 4w

LEASED



LOCATION



Located directly across from the Ty Warner Westmont portfolio, Ty Warner Park is a 36-acre community park featuring:

- Picnic shelters
- Gazebo
- Playground & spray park
- Tennis courts
- Baseball fields
- Soccer fields
- Sand volleyball court
- Disc golf
- Walking path
- Sled hill
- Fishing

DINING

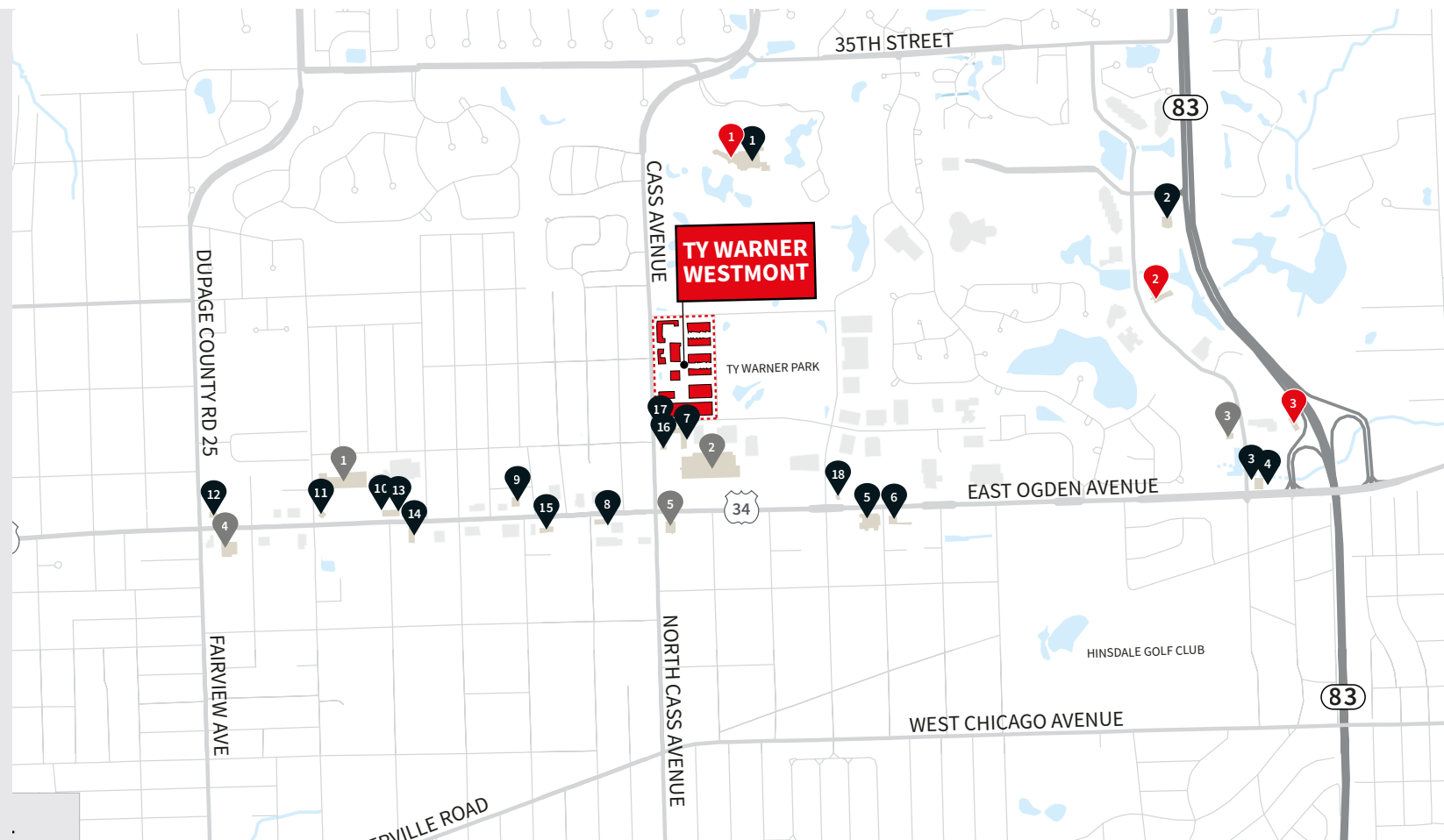
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|-----------------------------------|-------------------------------|
| 1. B. Restaurant | 12. Five Guys |
| 2. Pappadeaux Seafood Kitchen | 13. Starbucks |
| 3. Grill 89 | 14. Great American Bagel |
| 4. Citrus Diner | 15. Dunkin' Donuts |
| 5. Standard Market Grill | 16. Taste Greek Street Food |
| 6. ZaZa's | 17. Sweet General Bakery Cafe |
| 7. Katy's Dumplings | 18. Chipotle |
| 8. TQLA Mexican Kitchen & Cantina | |
| 9. Zazzo's Pizza & Bar | |
| 10. Jersey Mike's | |
| 11. Panera Bread | |

RETAIL

1. Trader Joe's
2. Jewel Osco
3. Fifth Third Bank
4. Fresh Thyme Market

HOTEL

1. Hilton Chicago Resort & Conference Center
2. Extended Stay America
3. Best Western Plus Oakbrook Inn



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