

955
AMERICAN
LANE



 **experian**

955

955



PROPERTY HIGHLIGHTS



8TH LARGEST CITY IN CHICAGO MSA, OFFERS AN EDUCATED WORK FORCE, UNPRECEDENTED AMENITIES AND EASY ACCESS TO HIGHWAYS



OUTSTANDING EXISTING AMENITIES ELEVATES 955 AMERICAN ABOVE ITS COMPETITION



TRANSIT-ORIENTED LOCATION CREATES A PERFECT OPTION FOR TENANTS LOOKING TO DRAW FROM CHICAGO METRO

KEY PROPERTY STATISTICS

Square Footage (NRA)	177,893
Floor Plate (SF)	40,000+/-
Stories	4 Floors
Occupancy	Vacant
Parking	1,250 spaces; 4.4 per 1,000 SF (Includes covered parking)

OUTSTANDING EXISTING AMENITIES ELEVATES 955 AMERICAN ABOVE ITS COMPETITION

There has never been a time where amenities and catering to a younger labor force has been more pronounced. Chicago has the highest percentage of college graduates of the seven largest cities in the United States. The Property is uniquely positioned to provide both indoor and outdoor space to promote health and wellness as well as convenience for future tenants. The next owner can take immediate advantage of a covered parking garage, third floor rooftop patio, walking/jogging path around a beautiful lake, fitness center with lockers and showers, sand volleyball court, full-service cafeteria, on-site security and a conference/training center with multiple configurations.



TRANSIT-ORIENTED LOCATION CREATES A PERFECT OPTION FOR TENANTS LOOKING TO DRAW FROM CHICAGO METRO

The Property benefits from its proximity and access to the Jane Addams Memorial Tollway (I-90), I-290, I-355/Route 53 and the Elgin O'Hare Tollway (I-390). For tenants looking to be centrally located for employee retention and client access, Schaumburg is a hub to all major highways in Illinois. In addition, Schaumburg has a station on Metra's Milwaukee District/West Line, running between Elgin and Chicago's Union Station. In 1989, Schaumburg became the first community in the Chicago area with a public-use helistop. The Schaumburg Municipal Helistop is located across the street from the Property.

The Schaumburg Regional Airport, a small general aviation airport, is located along Irving Park Road just west of Roselle Road. Pace's 600 Express Bus provides bidirectional express service via the Jane Addams Memorial Tollway (I-90) between Pace Northwest Transportation Center in Schaumburg and the Rosemont Transit Center where commuters can connect to other Pace bus routes serving surrounding communities and to the CTA Blue Line for access to O'Hare and Chicago. The Northwest Transportation Center is located at 1730 Kimberly Drive in Schaumburg immediately south of Woodfield Mall.



LOCATION OVERVIEW



Site Plan

PLUM GROVE ROAD

COMMONS DRIVE

AMERICAN LANE

Five-Story Parking Garage
(717 spaces)

533 Spaces

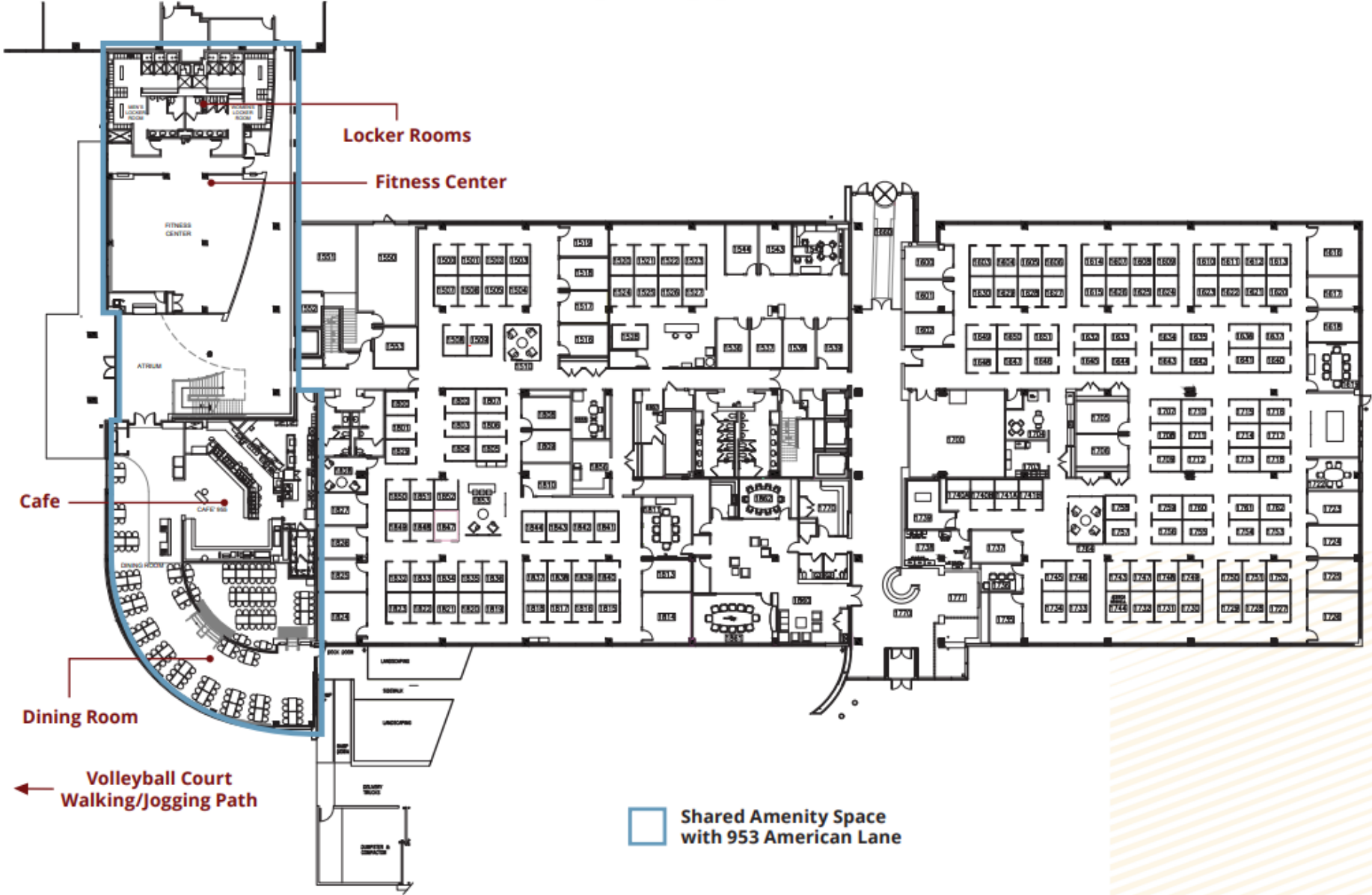
955 American Ln
177,557 SF

Fitness/Café

953 American Ln
(NIC)



FIRST FLOOR PLAN



Locker Rooms

Fitness Center

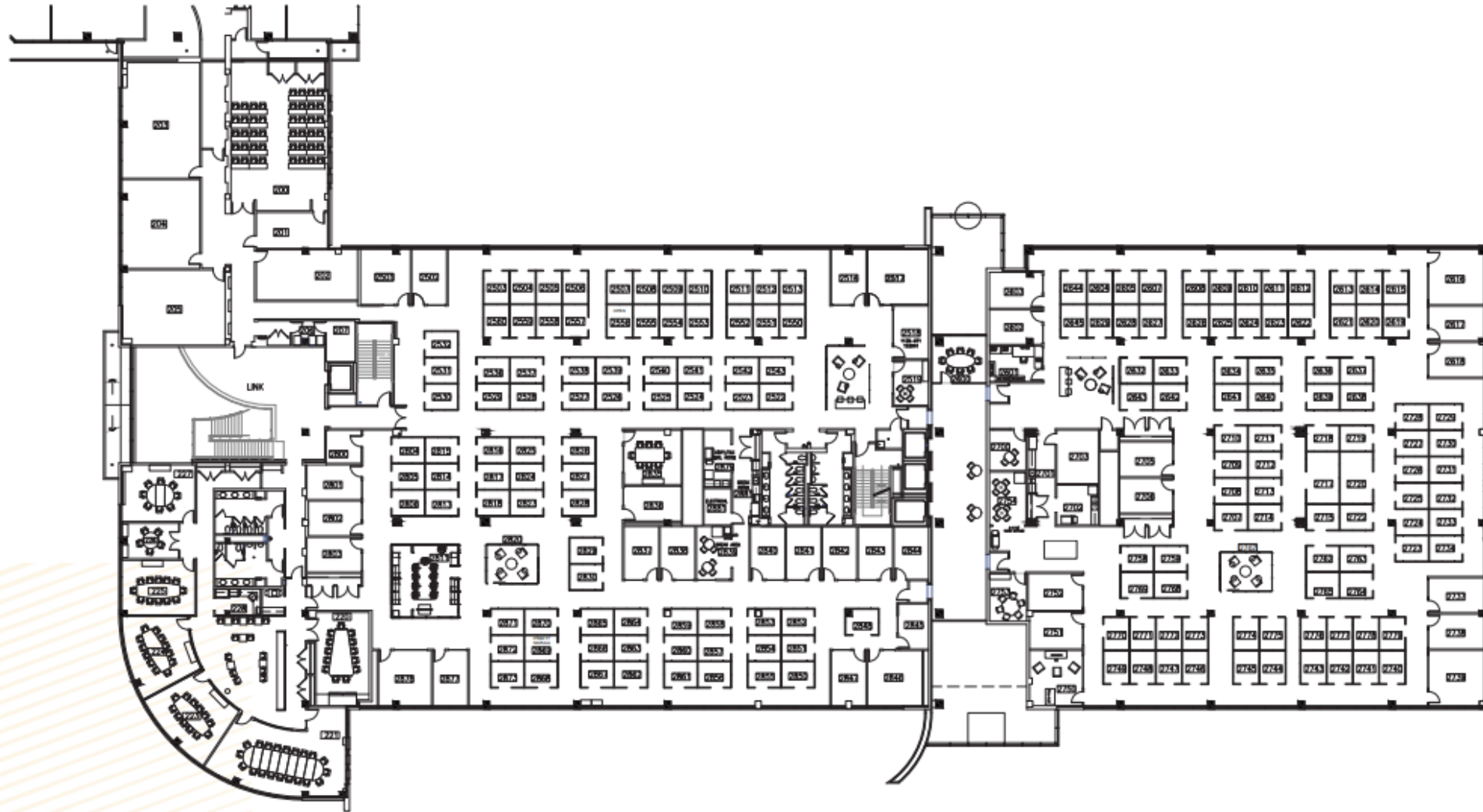
Cafe

Dining Room

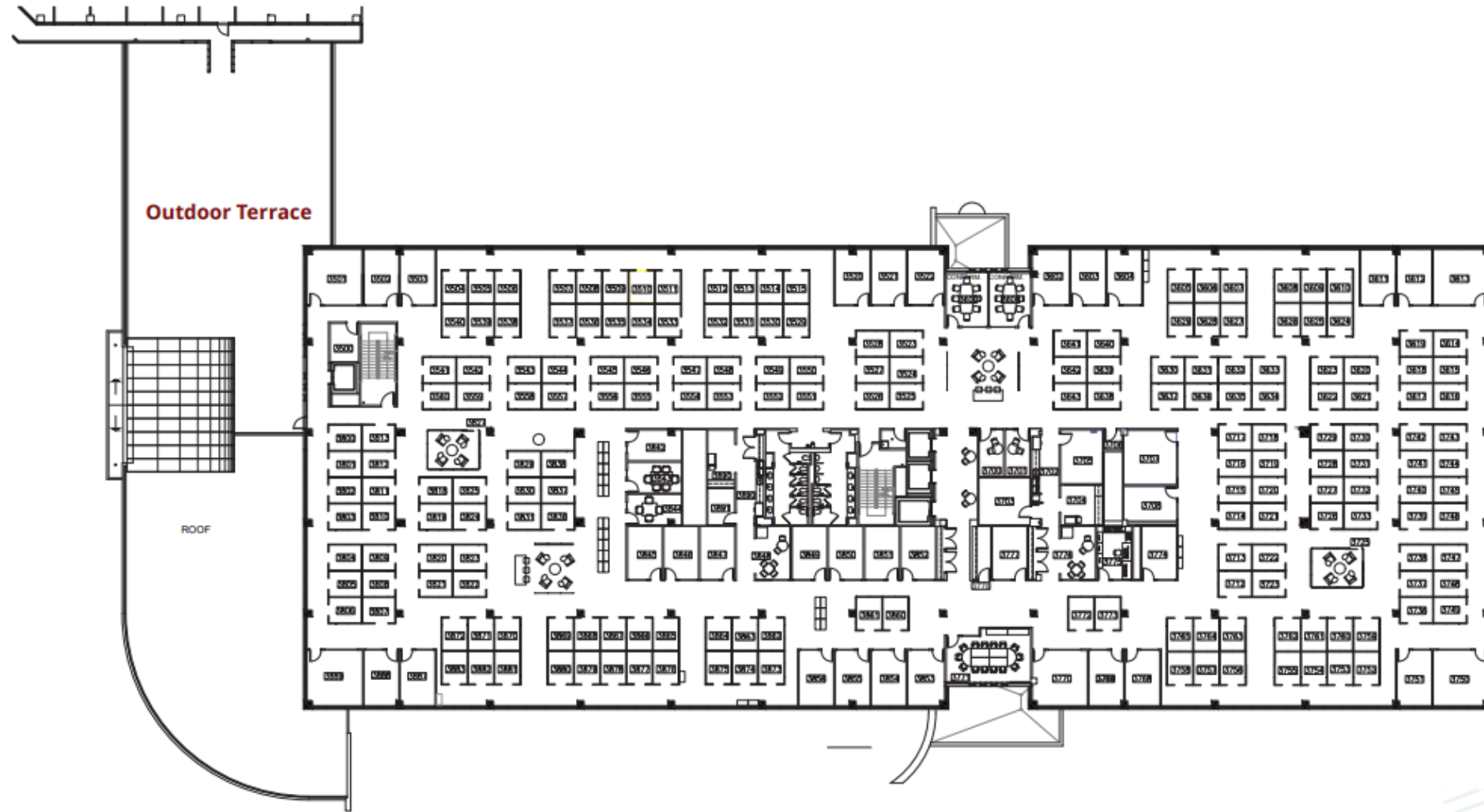
Volleyball Court
Walking/Jogging Path

Shared Amenity Space
with 953 American Lane

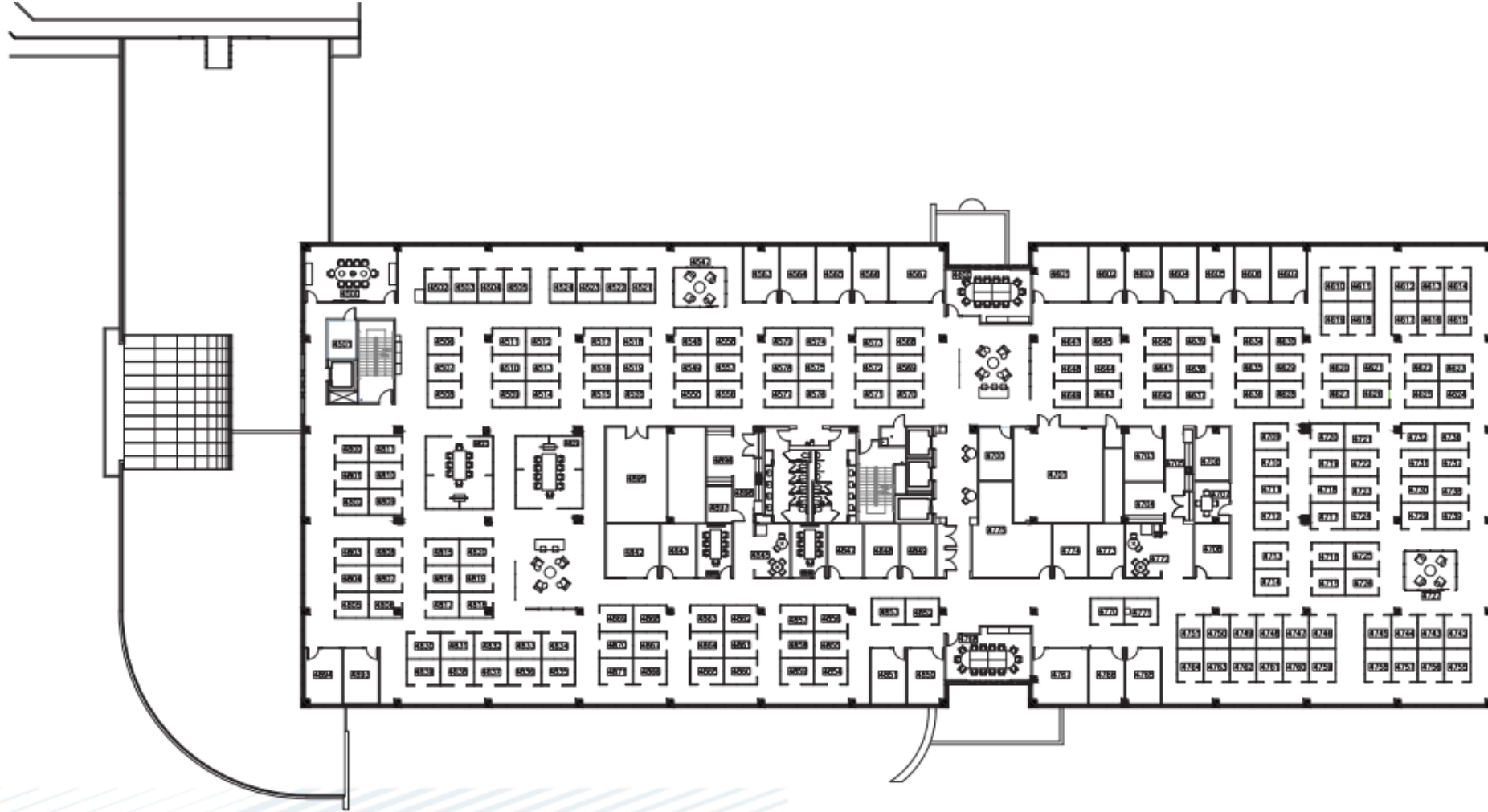
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN





BUILDING FEATURES



A covered parking garage



Third floor rooftop patio



Walking/jogging path around a beautiful lake



Fitness center with lockers and showers



Sand Volleyball Court



Full-service cafeteria



On-site security and a conference/training center with multiple configurations



DESCRIPTION

Woodfield Lake Office Condominium Unit 1, located at 955 American Lane, Schaumburg, Illinois 60173 was built in 1999 and most recently renovated in 2009. The subject property is under condominium ownership with a shared interest in the underlying land and common elements including the parking garage and first floor fitness center and cafeteria. The building is a four-story, Class A office building and is connected to the adjacent building in the development via a 2-story "link" that houses a fitness center and a cafeteria. The building is fully leased to a single tenant. The office building totals 177,893 rentable square feet situated on +/- 12.73 acres.

LOCATION

The property is located in the Village of Schaumburg, Illinois which is approximately 30 miles northwest of downtown Chicago and approximately 8 miles northwest of O'Hare International Airport. It is located in the Woodfield Lakes Business Park south of Golf Road, east of Roselle Road, south of Interstate 90 and west of Meacham Road and Woodfield Mall. This business park consists primarily of office uses with retail to the north along Golf Road. The surrounding area is viewed as suburban with a mix of retail, office, and industrial uses in the immediate area.

TAX PARCEL IDENTIFICATION NUMBER

07-14-200-085-1001

ZONING

B-3 Planned Office Business



PARKING

There are 533 asphalt paved surface parking spaces and 717 covered parking spaces, including 10 reserved garage spaces and 22 reserved surface spaces located in the 5-level parking structure. There are 19 ADA parking spaces. This equates to a 4 per 1000 sf parking ratio for the complex.

CONSTRUCTION

Construction consists of a concrete SOG system with integral shallow concrete foundation walls and concrete spread footings. The superstructure is comprised of structural steel columns and beams supporting elevated concrete slabs poured on corrugated metal decking. Columns and beams are fireproofed with sprayed-on insulation. The façade system consists of alternating horizontal bands of pre-cast concrete spandrel panels with an exposed aggregate finish and a ribbon window system. This system extends from the grade floor to the top of the parapet. Limited accent stone masonry veneer is utilized at feature panels next to the building's front and rear entrances.

ROOF

The roof areas total approximately 51,400 square feet and consist of three general types. All roof installations are original from the construction of the property. The main building roof area, lower Southeast area and the parking garage roofs have Siplast, two ply, SBS modified bitumen membrane materials over varying thickness of polyisocyanurate and perlite insulation boards on either steel or concrete roof decks. Perimeter and penetration flashings consist of aluminum foil clad modified bitumen membranes. The lower Southwest roof area interfacing with the adjacent building to the West has a waterproofing membrane over the concrete deck followed by approximately 2" thick extruded polystyrene insulation boards, a drainage fabric and 2'x2'x2' concrete pavers. Perimeter flashings consist of singly ply butyl rubber membrane. A standing seam, prefinished metal panel accent roof is also in place on the lower South terrace area which is accessible for tenant's use and features outdoor tables and seating.



FIRE & LIFE SAFETY

The building is fully protected by an automatic fire protection system consisting of a wet-pipe automatic sprinkler system. The fire sprinkler main is ten inches in diameter, which is reduced at the fire pump and the main flow switch and valve to an eight-inch diameter line that feeds risers and standpipes. The main valve and risers are fitted with flow detectors and electronic tamper switches. The fire suppression system is supplemented by a 1,500 gallon-per-minute fire pump powered by a 100-HP electric motor manufactured by US Electric Motors. Fire extinguishers are located in corridors, elevator lobbies, and in mechanical/electrical spaces. The fire alarm system is comprised of heat detectors, pull stations, and alarm horn/strobes. Hardwired smoke detectors are in the tenant space and are connected to a central panel. A central fire alarm control panel monitors the smoke detectors, pull stations, and sprinkler system flow switches. The panel was manufactured by Notifier and includes a remote dialer. The system is fully addressable and is monitored by Fox Valley Fire and Safety.

HVAC

The building is independently heated and cooled with two built-up RTUs manufactured by Mammoth. These air-cooled condensers, air conditioning units are self-contained. Their casings are weatherproof. Air conditioning is provided by a conventional direct expansion system and forced warm air heating is provided by electric resistance coils. The tonnage capacity of the RTUs is approximately 551 tons. The Mammoth units distribute conditioned air via a system of ducts to perimeter zone fan powered boxes equipped with electric re-heat coils and interior zone VAVs.

LOBBY

There are two entrances and lobbies for the building – on the east and west side. The east side provides direct parking access for guests and the west side faces the large employee parking lot and garage. The east side lobby features large glass panel windows to allow for tons of natural sunlight and a seating area with a TV. There are desks on both sides for security guards. In addition, there is a security station off the east entrance that is equipped with camera monitoring for a full-time security guard. Each lobby contains a two-story atrium with plants, artwork and guest seating.

ELEVATORS

The main office building has a total of four hydraulic passenger elevators and the parking garage is equipped with two hydraulic elevators.

RESTROOMS

Each floor has a central stack of restrooms for both men and women. Floors and walls are mainly finished with ceramic tile. Ceilings are typically suspended acoustic tiles in metal frames. Fixtures are commercial quality and consist of floor mounted toilets, wall mounted urinals and vanity mounted sinks. Each restroom is designed for multi-user occupancy. Restroom partitions are floor mounted painted metal. There are two unisex handicapped restrooms on the first floor across from the security station.

SECURITY

There are two guard stations in the east and west lobbies along with a monitoring station off the west lobby that monitors the interior and exterior security cameras. Employees have badges for card key access into and throughout the building.

LIGHTING

The Property has 2 x 4 deep cell parabolic light fixtures along with recessed can lighting in certain areas. There is some LED lighting on the first floor, in the bathrooms and conference center. Outdoor lighting is provided by pole-mounted light fixtures generally located in communal parking areas. The fixtures are equipped with LED lamps. The metal poles are constructed with elevated concrete bollard bases. Soffit areas over entryways have recessed lighting. Bollard-type walkway lights are present at walkways west of the building. Timers and photocells control exterior lighting.

POWER

Electrical service enters the property below grade from a pad-mounted transformer located at the southwest corner of the building and consists of a 2,500-amp, 277/480 volt, three-phase, four wire power feed. The building has an Onan GenSet generator with a Cummings engine, model number 300DFCB. It is run by a 300-gallon diesel fuel tank.

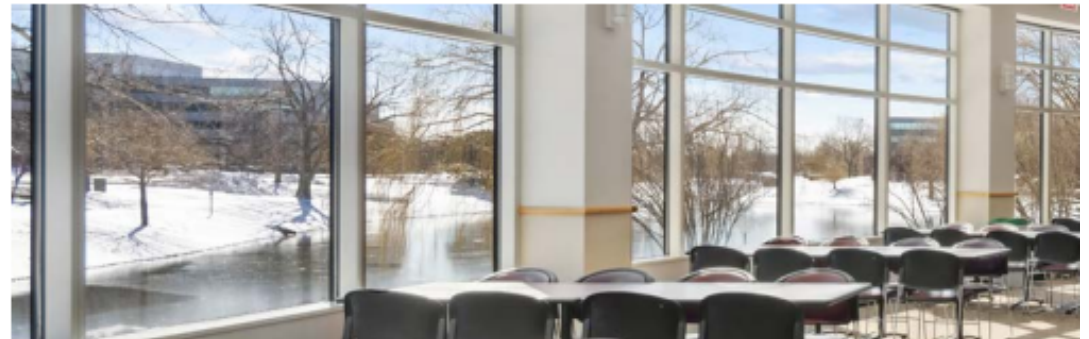
UTILITY PROVIDERS

Water: Village of Schaumburg

Sewer: Village of Schaumburg

Natural Gas: Nicor

Electricity: Commonwealth Edison



LANDSCAPING

Landscaping includes trees, shrubs, pavement islands with bark chips, shrubs and trees and perimeter grassed areas. There is a lawn irrigation system with automatic timer controls.

SIGNAGE

Building address identification is primarily provided by a vinyl number located above entry doors on both entrances to the building. Additional tenant specific signage is mounted on the eastern façade of the building near the roof line along with a monument sign at the west main entrance off American Lane.

ACCESS

The property is situated on the south side of American Lane approximately one block west of the intersection with National Parkway. Vehicular access is provided by 3 entrances located on the north, east and west sides of the building from the adjacent municipal streets. The neighborhood is primarily accessible from I-90 and I-290. Golf Road and Higgins Road are primary east/west thoroughfares serving the subject neighborhood. Meacham Road and Roselle Road are the main north/south transportation routes.



BUILDING AMENITIES

The Property features a ground-floor dining hall and café, equipped with a commercial kitchen. The kitchen includes gas-fired ovens, grills and stoves, broilers, fryers, steamers, microwaves, warming ovens, chilled prep tables, walk-in refrigerator and freezer, reach-in refrigerators, and freezers. There is a fitness center on the same floor, which is equipped with treadmills, elliptical machines, exercise bikes, and various strength equipment and free weights. It also features men's and women's locker rooms with showers. On the second floor, there is a conference room area and training room. The conference area includes approximately 7-10 conference/training rooms of varying sizes. Other amenities include a sand volleyball court, a walking trail along the perimeter and a rooftop patio overlooking a lake.



DEMOGRAPHICS



CITY OF CHICAGO
POPULATION

2,746,388



CHICAGO METRO
POPULATION

9,677,234



CHICAGO METRO
MEDIAN AGE

37.8



CHICAGO METRO BUSINESSES
PROFESSIONAL, SCIENCE & TECH SERVICES

10.7%

Source: Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle.

TRANSPORTATION & INFRASTRUCTURE

The Chicago Metropolitan Area has ten Interstate highways that connect the surrounding areas and allow the economy to thrive on a local, national and international level. Chicago is one of the few cities in the world which has two international airports; O'Hare International Airport and Midway International Airport, which combined accounted for more than 50 million passenger boardings in 2019. In 2020, O'Hare was named the best airport in North America by Global Traveler magazine.

Chicago provides city residents with three transportation service boards, coordinated by the Regional Transportation Authority (RTA), which includes the Chicago Transit Authority (CTA), Metra, and Pace. The CTA handles public transportation in the city and near suburbs of Chicago. CTA includes buses, rapid transit and subway systems which all serve both Midway and O'Hare airports. Metra is Chicago's commuter railroad with more than 200 stations across the metropolitan area. Pace provides bus transport throughout the suburbs.

Due to its strategic location in the middle of the country, Chicago's ability to move product quickly via trucks or rail system or information via multiple fiber feeds is unparalleled.



CHICAGO IS A GLOBAL LEADER...



TECHNOLOGY EMPLOYMENT

347,100 workers in more than 7,100 companies



AIR TRAVEL

Two Chicago airports offer over 97 international non-stop and over 1,000 domestic daily flights



MANUFACTURING

Region's manufacturing output is estimated at over \$75 billion and with manufacturing employment at 420,000 workers, is second only to Los Angeles



DATA TRANSMISSION

World's largest internet exchange point, with over 10 terabytes per day

TOURISM

In 2019, visitation to the City of Chicago increased by 4.5% over the previous year. The State of Illinois saw its 9th consecutive year of record tourism with 120 million visitors. The global Time Out Index 2019 named Chicago the best food and drink city in the World. In 2019, Chicago was chosen as the “Best Big City in the U.S.” to visit for restaurants, skyscrapers, museums, and waterfront by the readers of Condè Nast Traveler. One of the most popular destination spots in the city is the Willis Tower which holds an observation deck with unparalleled views of Chicago and Lake Michigan. McCormick Place is the largest convention center in North America with over 2.6 million square feet of exhibit space.



EDUCATION

Top universities in Chicago are University of Chicago, Northwestern University, Loyola University Chicago, Illinois Institute of Technology, DePaul University and University of Illinois at Chicago. These leading institutions support the statistics of higher education in the city, with over 39.5% of persons over the age of 25 holding a bachelor's degree or higher, which exceeds the national average of 33.1%.

THE UNIVERSITY OF
CHICAGO



Northwestern
University

DEPAUL
UNIVERSITY



#1

BEST BIG CITY
2021

Conde Nast Traveler



DOWNTOWN CHICAGO
APARTMENT OCCUPANCY

94.5%



8

MAJOR LEAGUE
SPORTS TEAMS

200 THEATERS
74 MUSIC FESTIVALS
40 FILM FESTIVALS



580 PARKS
29 BEACHES



26 MILES
OPEN LAKEFRONT



73

BUSINESS OPENED NEW
LOCATIONS IN 2021

Chicago retail sales hit a record high in 2021 -
Up 28.6% over 2020.

Crain's Chicago Business - May 23, 2022



SCHAUMBURG, IL

Since its incorporation in 1956, the Village of Schaumburg has grown from a population of 130 to what is now the 12th largest community in Illinois. According to the official data recently released by the U.S. Census Bureau, Schaumburg's population increased by 6% to 78,723 for the 2020 Census.

Located just 30 miles outside Chicago and approximately 11 miles west of O'Hare International Airport, Schaumburg is the premier suburban business destination in Illinois. The Village's businesses provide support to the community's 78,000 residents, 80,000 employees and the northwest suburbs by offering professional and high-quality services and goods.

As the second largest center of economic development in the State of Illinois, Schaumburg enjoys a large employment base as part of its daytime population. According to a 2017 study completed by the Illinois Department of Employment Security (IDES), the village has seen more than a 15% increase in the total number of employees working in Schaumburg since 2010. This represents a greater average increase year over year than both northwest suburban Cook County and Cook County as a whole.

TRANSPORTATION

Exceptional access to Downtown Chicago, as well as to Chicago's O'Hare International Airports. Commuter rail service is provided by Metra, with stops along the Milwaukee District West line which runs from Elgin in the far northwestern suburbs to Chicago's Union Station Transportation Center. Commuting by car is easy with its immediate access to I-90, (Kennedy Expressway & Jane Adams Tollway) and I-355 (Veterans Memorial Tollway).

POINTS OF INTEREST

Schaumburg is well known for its numerous world-class retailers, specialty local shops, and the expansive Woodfield Mall. The Village offers twenty acres of meadow and forest at the International Sculpture Park, as well as paved trails and connected pools of Busse Lake. Residents can attend a concert or the Farmers Market in the Town Square, take in theater and other shows at the Al Larson Prairie Center for the Arts, visit the Trickster Cultural Center (Native-owned and operated art gallery), discover family fun at Legoland Discovery Center, or enjoy independent league baseball at Wintrust Field. Additionally, the Schaumburg Township District Library is the second-largest public library in Illinois, with more than one million visitors each year.



DEMOGRAPHICS & RANKINGS



TOTAL
POPULATION
78,723



MEDIAN HOUSEHOLD
INCOME
\$95,722



AGE 25+ BACHELOR'S
DEGREE OR HIGHER
51.6%

#1

WOODFIELD MALL
LARGEST
MALL IN ILLINOIS

#6

BEST SUBURBS
FOR YOUNG
PROFESSIONALS
IN ILLINOIS
NICHE.COM

A+

OVERALL NICHE
GRADE
NICHE.COM

Demographic Source: census.gov quick facts

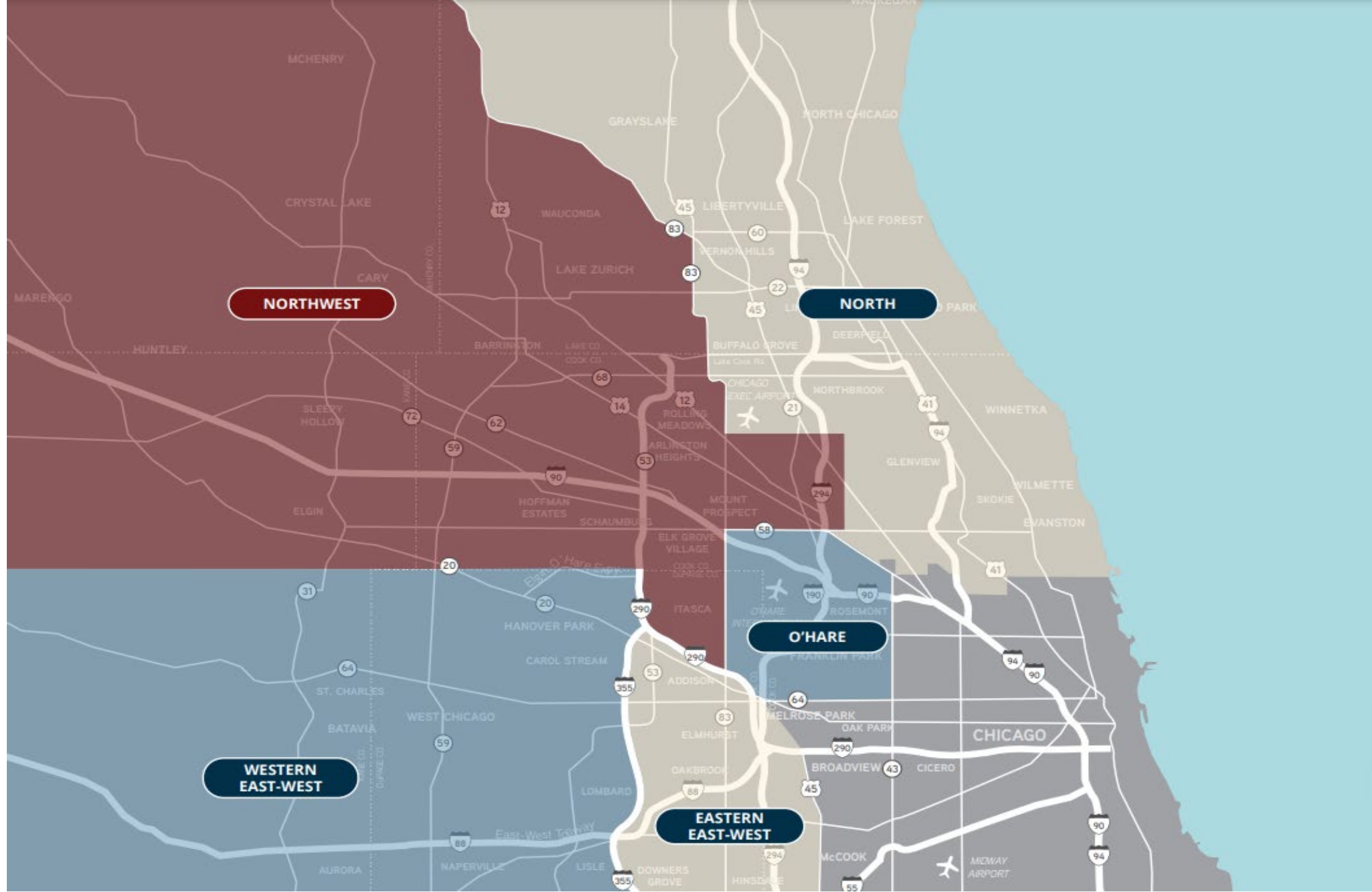


WOODFIELD MALL

Just 40 minutes west of Chicago, Woodfield Mall is one of the largest shopping destinations in the United States. With more than 2 million square feet of retail shops, restaurants, and family-friendly amenities, Woodfield Mall has a unique mix that creates completely new and refreshing experiences with every visit.

As an iconic destination, Woodfield Mall features nearly 300 stores, specialty shops and restaurants. This dynamic shopping destination includes prominent department stores Nordstrom, Macy's, and JCPenney and an expansive list of dining options ranging from 8 full service restaurants to over 30 fast casual selections throughout the mall. Woodfield Mall recently added a new world-class Dining Pavilion, offering 11 eateries featuring an array of dining choices and health-conscious eateries.







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Succeed.**

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