



# WOODFIELD PRESERVE

OFFICE CENTER

10 & 20 NORTH MARTINGALE ROAD | SCHAUMBURG, IL

PERFECTION REPLICATED





### **FLEXIBLE FLOORPLATES**

Typical floor plates with 3 stairwells are flexible and efficient at approximately 53,000 SF (divisible)

### **SCENIC SETTING**

Situated in a campus-like setting on 29 acres with views of the Ned Brown Forest Preserve and Olympic Park

### **PRIME LOCATION**

Immediate tollway access to Route 53/290 and less than one mile from Woodfield Mall

### **OUTDOOR PLAZA**

Newly renovated outdoor plaza featuring seating, two pergolas, a water feature and views of the serene landscape

### **AMPLE PARKING**

Two 5-level parking decks connected to each building and dedicated visitor surface parking

— **PREMIER PROPERTY** —



# TWO

EACH  
BUILDING'S  
OCCUPANTS  
ENJOY  
THEIR OWN  
FULL SET OF  
AMENITIES

# 2

- Conference centers
- Fitness centers
- Game rooms
- Tenant wi-fi lounges
- Full-service delis with catering
- Parking decks with direct underground access to office buildings
- Mother's rooms

AMENITIESAMPLIFIED







## A PLETHORA OF NATURAL LIGHT

- Ceiling heights: 9' (10' on ground floor)
- 20' ceiling height in the couple ceiling on the 6th floor
- Zero soffits - true floor-to-ceiling windows
- Natural light favors 23% increase in productivity & 94% higher employee satisfaction

## RAISED FLOOR ACCESSIBILITY

- State-of-the-art under-floor air distribution system
- Individual occupant controls heating/cooling improving employee health & performance
- Energy efficient: 20-30% reduced usage
- Improved data/telecom access: more efficient to reconfigure & 10-20% reduction in costs



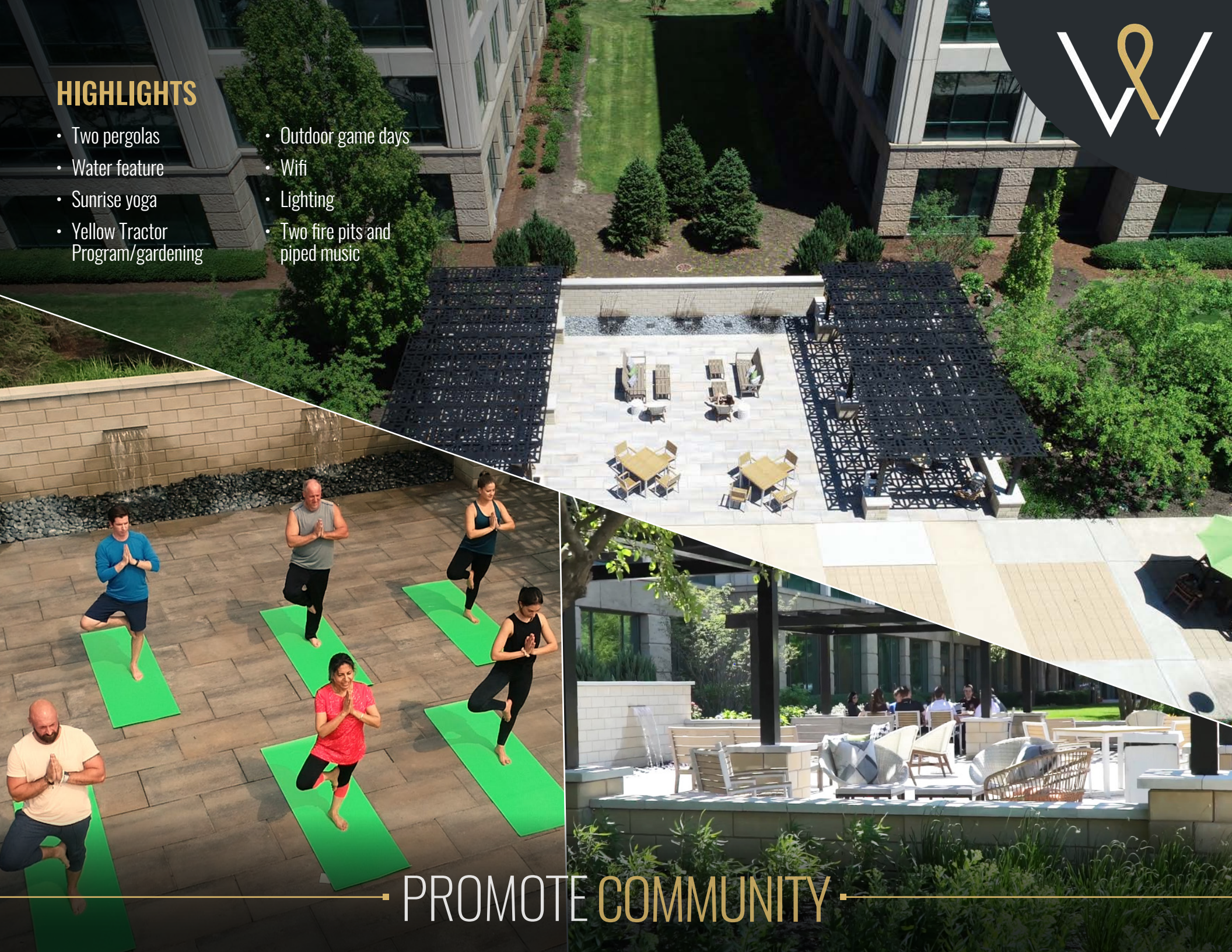
**ENERGY STAR**  
**CERTIFICATION EVERY**  
**YEAR SINCE 2004**

— **PROMOTE PRODUCTIVITY** —



## HIGHLIGHTS

- Two pergolas
- Water feature
- Sunrise yoga
- Yellow Tractor Program/gardening
- Outdoor game days
- Wifi
- Lighting
- Two fire pits and piped music



• PROMOTE COMMUNITY •



## FLEXIBLE FLOORPLATES

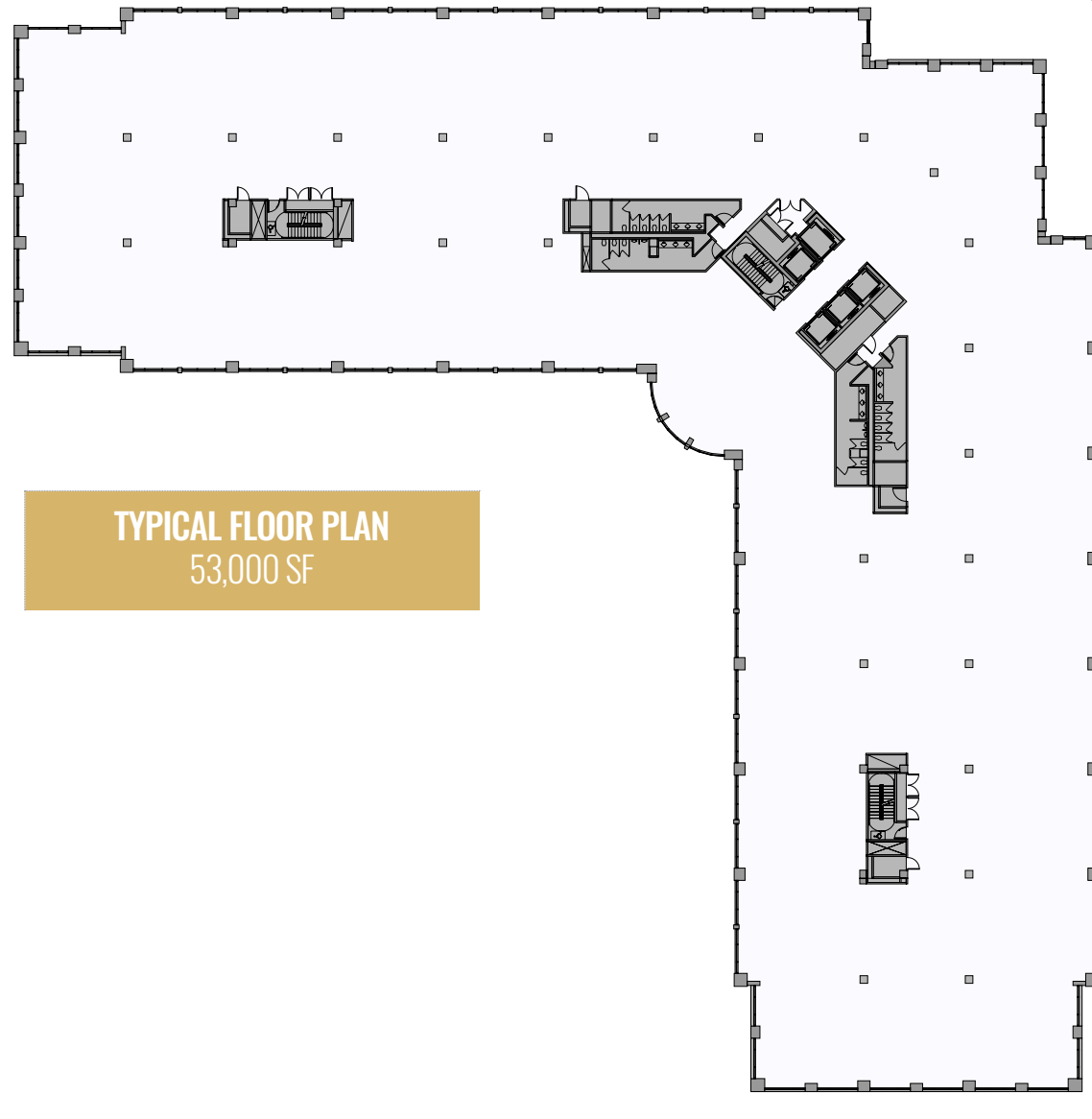
Floor plates with  
3 stairwells are flexible and  
efficient at approximately  
53,000 SF (divisible)

## SCENIC VIEWS

Situated in a campus-like setting  
on 29 acres with views of the  
Ned Brown Forest Preserve  
and Olympic Park with a  
plethora of natural lighting and  
newly renovated outdoor plaza

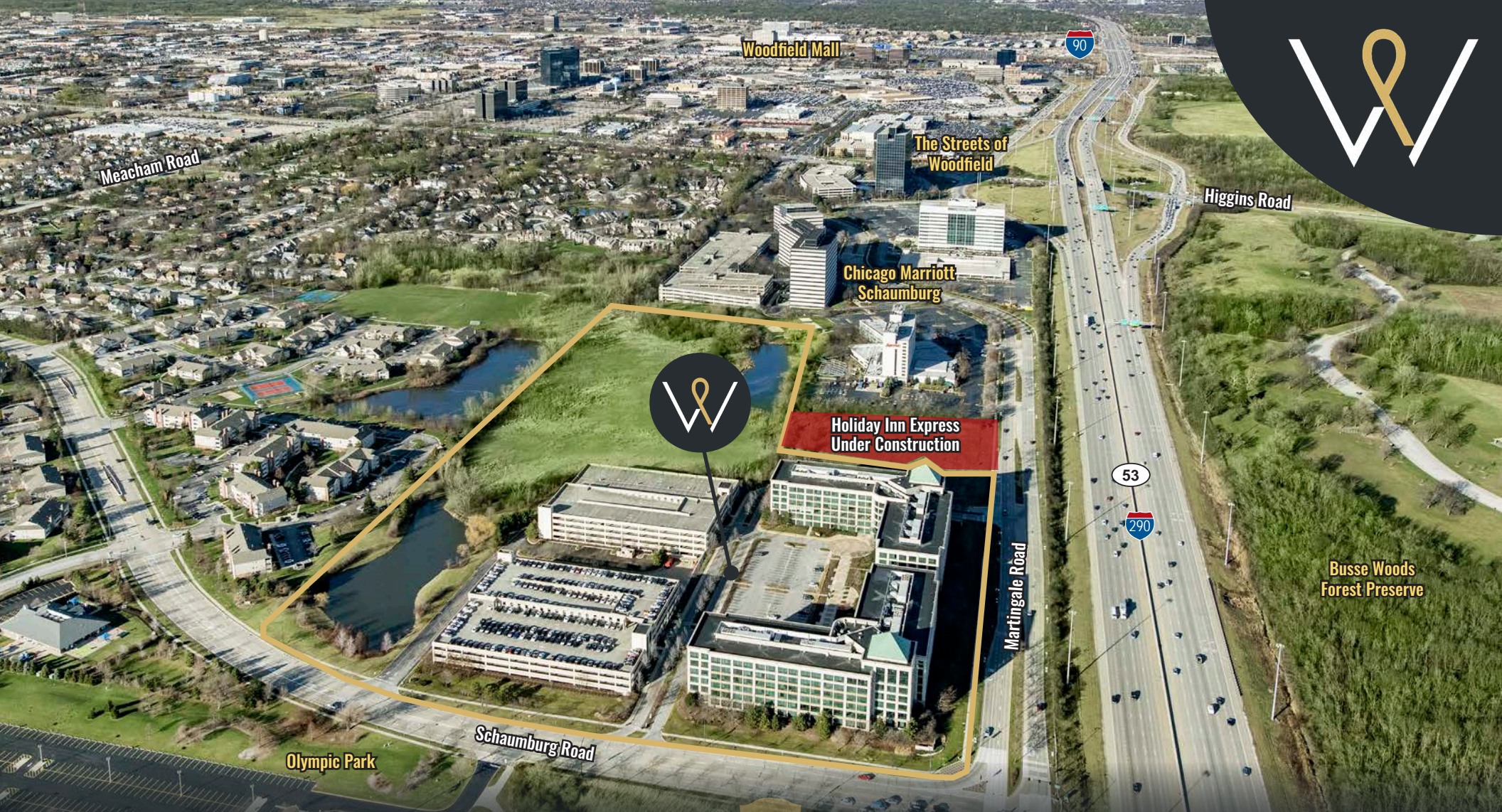
## RAISED FLOOR SYSTEM

State-of-the-art, energy-efficient  
under-floor air system that  
provides precision climate control  
adjustments at  
individual workstations



— EXCEPTIONAL EFFICIENCY —





Woodfield Mall

The Streets of Woodfield

Chicago Marriott Schaumburg

Holiday Inn Express Under Construction

Meacham Road

Higgins Road

Busse Woods Forest Preserve

Olympic Park

Schaumburg Road

Martingale Road



112,000 daytime population  
in a 3-mile radius



Over 250 restaurants  
in a 3-mile radius



Over 30 hotels  
in a 3-mile radius



Over 198,000  
VPD on I-290



15 minutes to O'Hare  
International Airport

**SUPERIOR**SITE



# RAISE THE FLOOR

## 11" RAISED FLOORING SYSTEM THROUGHOUT



- Improved indoor air quality compared to overhead air distribution systems
- HVAC delivered underfloor to desired locations
- In-floor "swirl" diffusers allow individual employees to control the temperature of their personal space
- 100% airflow efficiency
- Underfloor plenum used for cable management (electrical/data/telephone)
- Maximum planning flexibility and reduced employee/FF&E reconfiguration costs
- Faster cost effective construction

— AMENITIES AMPLIFIED —





**CBRE**

 **Zeller**

**BILL ELWOOD**

[william.elwood@cbre.com](mailto:william.elwood@cbre.com)  
630.573.7033

**ROB GRAHAM**

[rob.graham@cbre.com](mailto:rob.graham@cbre.com)  
847.706.4034

**ADAM LAWLER**

[adam.lawler@cbre.com](mailto:adam.lawler@cbre.com)  
630.368.2610

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— **CONTACT US** —