

25 NORTHWEST POINT

ELK GROVE VILLAGE, IL



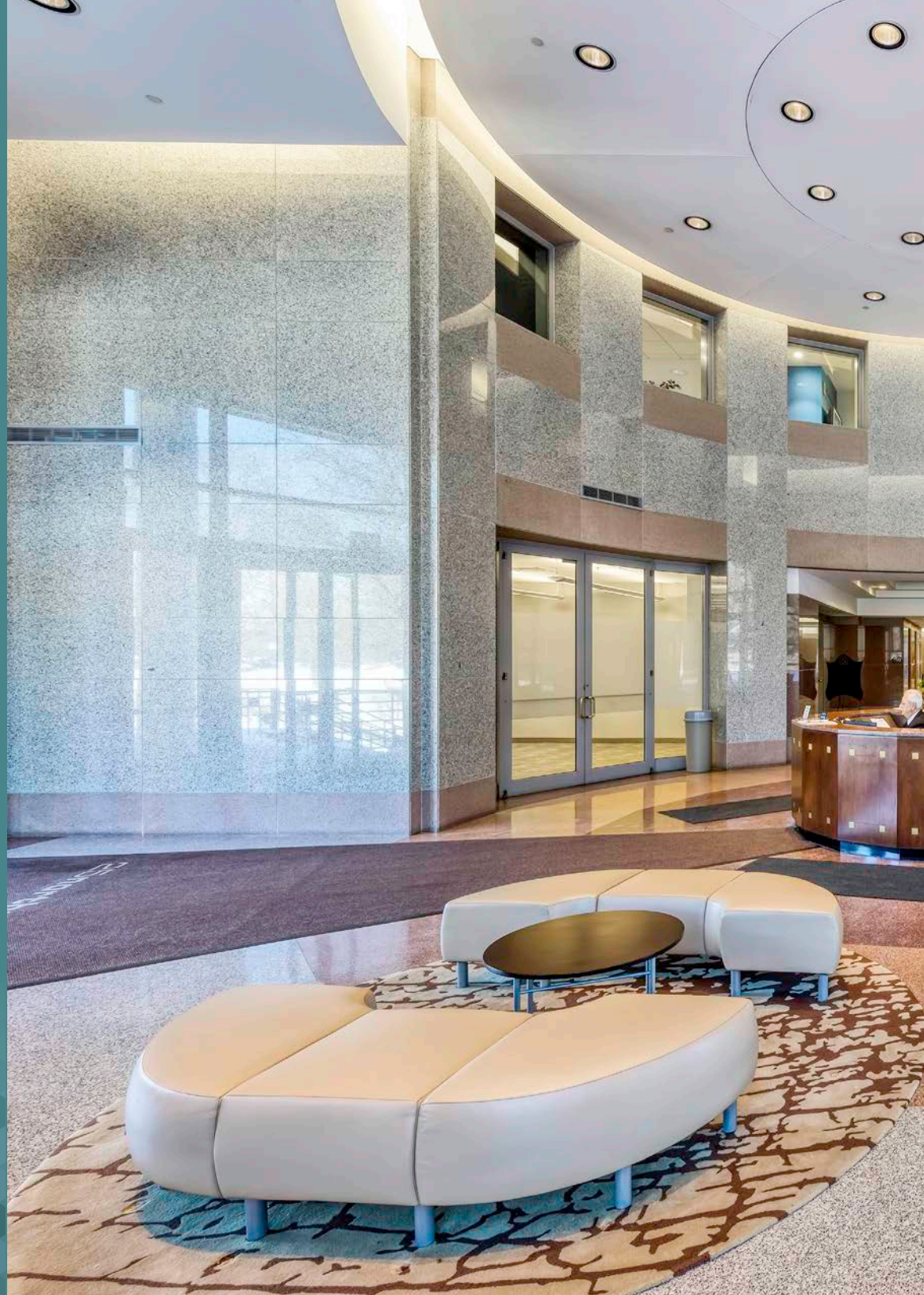
EXECUTIVE SUMMARY



SECTION 1

EXECUTIVE SUMMARY

The Colliers | Chicago Office Capital Markets Team as the exclusive agent for the Seller is pleased to present this investment sale opportunity for 25 Northwest Point, Elk Grove Village, Illinois. ("the Property") 25 Northwest Point is an award winning Class-A office asset featuring a five story covered parking deck, fitness center, security station, food service (inactive) a tenant wi-fi lounge and building conference center. The ten-story building was constructed in 1989 and is 209,895 square feet. Tenancy is comprised of small to mid-sized value-focused tenants seeking an institutional image for their office space with features that benefit their employees. The Property is ideally located near the four-way interchange of I-90 and Arlington Heights Road, with the PACE Bus park and ride across the street providing service to the Rosemont Transportation center and access to the CTA Blue Line into O'Hare Airport or downtown Chicago. Tenants enjoy the convenience of restaurants and multiple shopping centers, including Woodfield Mall, less than 10 minutes away.





INVESTMENT FACTORS



TRANSIT ORIENTED LOCATION FOR EASY ACCESS TO O'HARE AND THE CHICAGO CBD



EXISTING AMENITY RICH ENVIRONMENT ATTRACT TENANTS SEEKING FLIGHT TO QUALITY



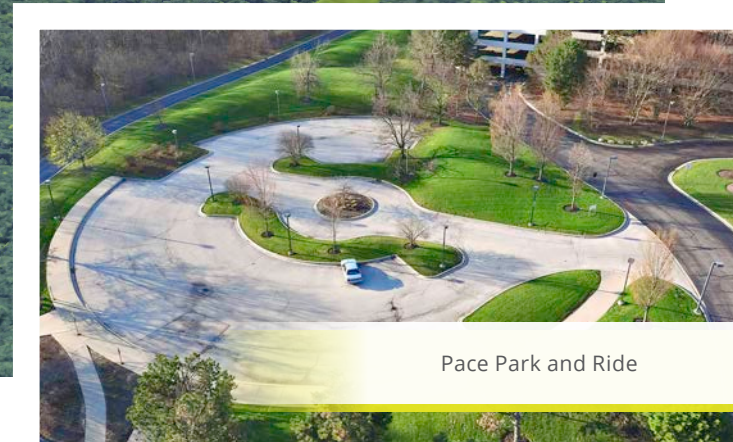
UNIQUE OPPORTUNITY TO PURCHASE AN INSTITUTIONAL-QUALITY ASSET WITH TREMENDOUS UPSIDE POTENTIAL

KEY PROPERTY STATISTICS

Square Footage (NRA)	209,895
Floor Plate (SF)	20,700 +/- SF
Stories	Ten
Occupancy	51.8%
Parking	712 total – 4-story structure (693 spaces) and 19 surface spaces (3.39/1000)

TRANSIT ORIENTED LOCATION FOR EASY ACCESS TO O'HARE AND THE CHICAGO CBD

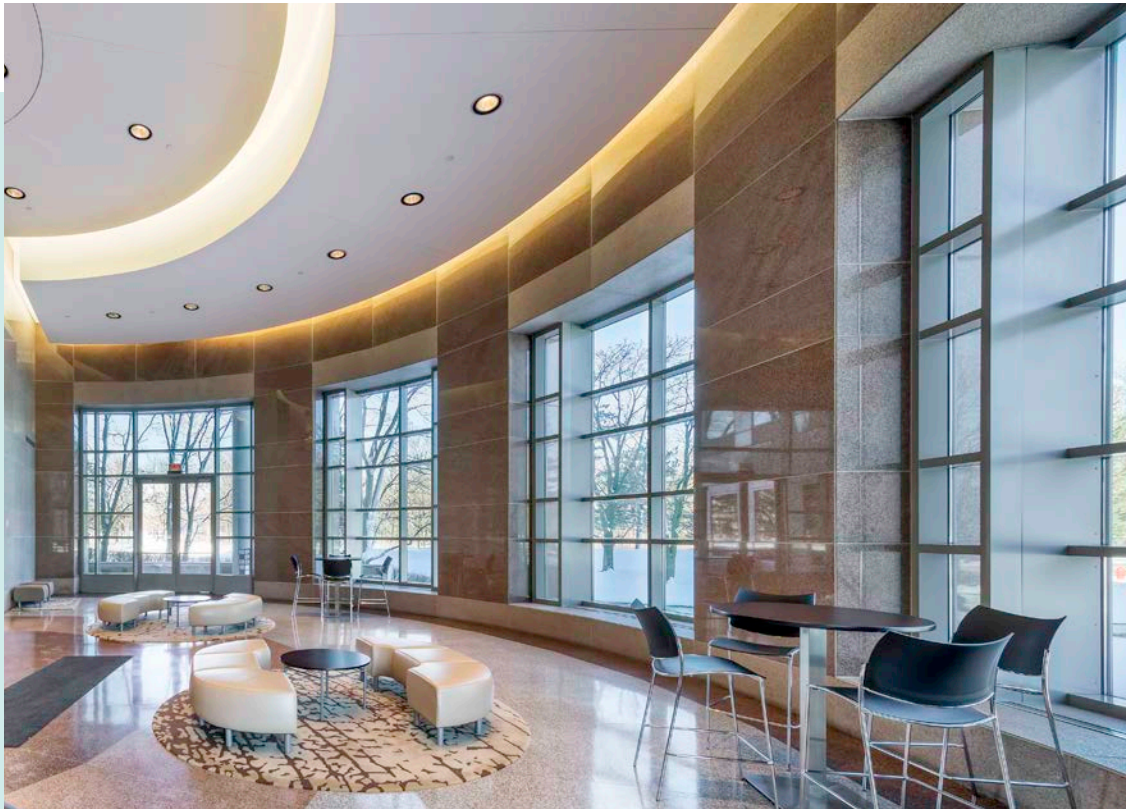
Employers and employees alike, prefer to office in a location that offers convenience and flexibility for easy transportation. 25 Northwest Point provides easy access to multiple modes of transportation as a tenant amenity. Those who prefer to travel by car, have immediate access to the full-four way interchange at I-90 at Arlington Heights Road. Once at the Property, the majority of parking is sheltered from the elements via a 4-story covered parking structure. Frequent travelers to O'Hare, or employees living in the City, can utilize the adjacent PACE park and ride with direct access to the CTA Blue Line.



Pace Park and Ride

EXISTING AMENITY RICH ENVIRONMENT ATTRACT TENANTS SEEKING FLIGHT TO QUALITY

Today's tenants are looking for options with existing amenities to entice employees to a more experiential workplace. While the Property is only minutes from the plethora of shopping and restaurants in nearby Schaumburg or downtown Arlington Heights, there is no substitute for the convenience offered from within. Whether it's a fitness center with locker rooms, bicycles for tenants to enjoy the neighboring Ned Brown Forest Preserve or a tenant wi-fi lounge for workday breaks there is something for everyone to enjoy. In addition, the Property offers unobstructed views in all directions with a spectacular 360-degree window line.



AMENITIES



Fitness Center with
Locker Rooms



Building Conference
Center



Tenant Lounge
with Wi-Fi



Covered Garage
Parking



Bicycles for
Tenant Use



Vending



Storage Available

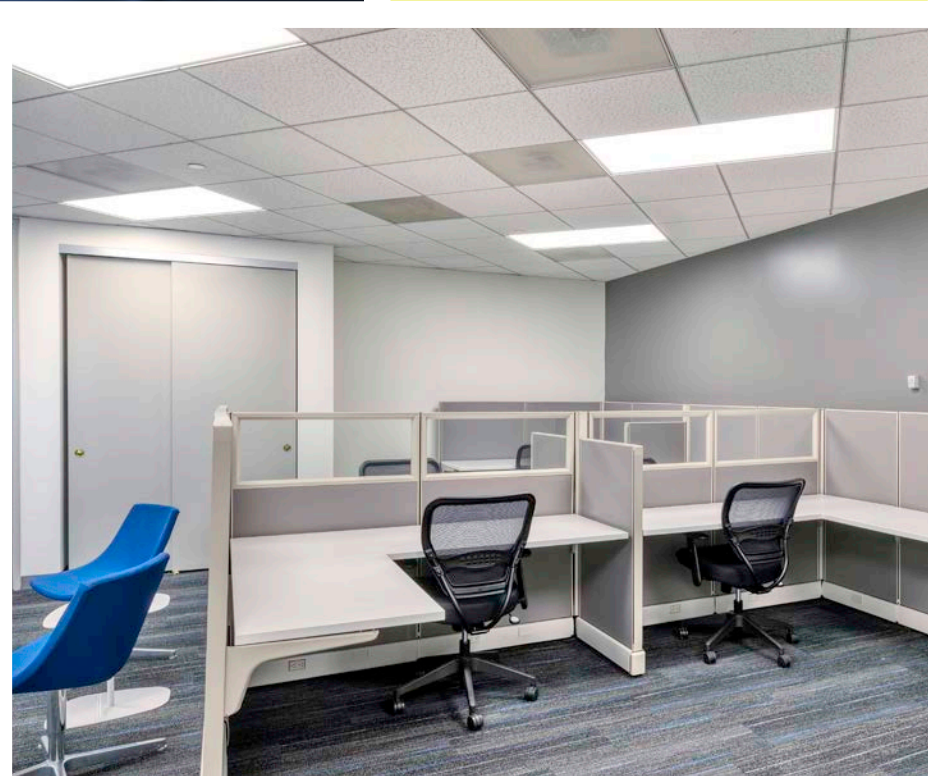


Manned Security



UNIQUE OPPORTUNITY TO PURCHASE AN INSTITUTIONAL-QUALITY ASSET WITH TREMENDUOUS UPSIDE POTENTIAL

25 Northwest Point offers a mix of stable tenants with upside potential. As shown through renewals and expansions complimented by furnished spec suites will only enhance and accommodate tenants as they grow. Unlike many buildings where large tenants create undue rollover risk, 25 Northwest Point caters to small and midsize tenants. These tenants enjoy abundant amenities, elevator identity and a high-end image to display to customers and guests. The recent rise in data center construction has only served to highlight 25 Northwest Point as the go-to office location in the Park.





BROKER CONTACTS

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OFFERING GUIDELINES

CLOSING COSTS

County and State transfer taxes, standard title insurance policy and half of any escrow fees are responsibility of Seller. Municipal transfer taxes, survey, requested endorsements to the title policy and half of any escrow fees are responsibility of Buyer.

REAL ESTATE TAXES

Taxes shall be prorated on a cash basis.

TOURS

Property inspections are by appointment and should be scheduled through the Colliers | Chicago Office Capital Markets Team.

PURCHASE

\$10,000,000/\$47.64 psf

COLLIERS CHICAGO DEBT & STRUCTURED FINANCE

WHO WE ARE

Colliers Mortgage is an industry leading commercial mortgage banking firm offering a comprehensive platform of financing, funding, and capital solutions across all commercial property types nationwide. Invaluable insight and expert knowledge guide our clients through the mortgage and investment banking process, connecting them with the best financing option to accelerate their success.

WHAT WE DO

The Chicago Debt & Structured Finance Team offers a complete suite of services and products to meet any requirement including:

- Coast to Coast Footprint
- Preferred Equity Placement
- Short Term "Bridge" Financing
- JV Equity
- 1st Mortgage, Agency, & Mezzanine Financing
- Loan Structuring & Assumption Advisory
- Construction Financing
- Agency Financing
- Mezzanine Financing

Our team consists of seasoned real estate investment professionals with significant experience in debt financing and related services. We enhance our services and products by leveraging Colliers Mortgage's extensive database of national, regional, and local lenders to provide competitive capital market solutions.

OUR PROCESS

- We thoughtfully consider every aspect of an assignment's intricacies in order to expertly tailor our capital solutions to your needs. Our intelligent and concise presentation of an assignment ensures a smooth closing process.
- We leverage real-time data and intelligence within our deep national network of lenders, vendors, and capital markets professionals, to respond expeditiously to market movement. Finger on the pulse attitude.
- We create competitive markets between our long-standing partners to ensure the most accretive financing solutions for our clients. We put our clients on the offensive when it comes to decision making.
- We remain involved in every aspect of the assignment from introduction to closing; every loan is a group effort. We are committed to putting our client's needs first and being there every step of the way.

DEAL VOLUME

*Trailing 10-year production



\$21B

total value of closed transactions



600

deals closed



50+

capital providers



80+

years of team experience

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