



# OFFICE SPACE OR MEDICAL SPACE FOR LEASE

## POPLAR CREEK OFFICE PLAZA 1721 MOON LAKE BLVD HOFFMAN ESTATES, IL



### BUILDING FEATURES:

- 1,200 -76,091 SF of Contiguous Office Space or Medical Space for lease
- Convenient access to O’Hare Airport and downtown Chicago via I-90
- Close proximity to shopping, dining & hotels
- Free Access to Fitness center with men’s and women’s locker rooms
- Five-Story structure with dramatic three-story atrium
- 400+ surface parking spaces plus underground heated parking spaces
- Common building conference & lunchroom

- Model Suites available for immediate occupancy
- Landlord will customize office buildout to meet tenant needs
- Located across the street from AMITA Health St. Alexis Medical Center
- Extensive Property Renovation Underway!!!!
- **Join Our Growing Office & Medical Tenant Roster! (See Page 12)**
- **Rental Rate: \$12.50-\$15.50 PSF Modified Gross**

### AVAILABLE SPACE:

**\*\*See Page 2 \*\***

Available Suites

Range From: 1,200- 76,091 SF

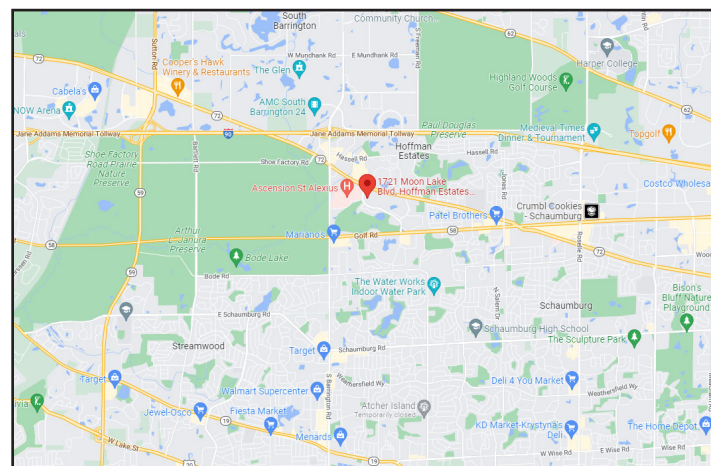


**Owned & Operated By:**

### FOR LEASING INFORMATION:

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**Chicagoland  
 Commercial  
 REAL ESTATE**

4811 Emerson Ave Suite 112, Palatine, IL



# OFFICE SPACE OR MEDICAL SPACE FOR LEASE

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## AVAILABLE SPACE FOR LEASE



**Poplar Creek Office**  
1721 Moon Lake Blvd, Hoffman Estates  
Available Spaces for Lease



- Close to Ascension Saint Alexius Medical Center
- 400 surface parking spaces
- Heated parking available
- Lunch room with vending machines
- Zoned PRD Residential Planned Development
- Good access to 4-way interchange I-90 at Barrington Rd
- Common area conference room
- 24/7 access to suites
- FedEx & UPS drop boxes on-site
- Fully fire sprinklered
- Locker rooms with showers

**\$12.50 to \$15.50 per SF Modified Gross\***

\*Introductory rental rate depending on length of lease term & landlord's work

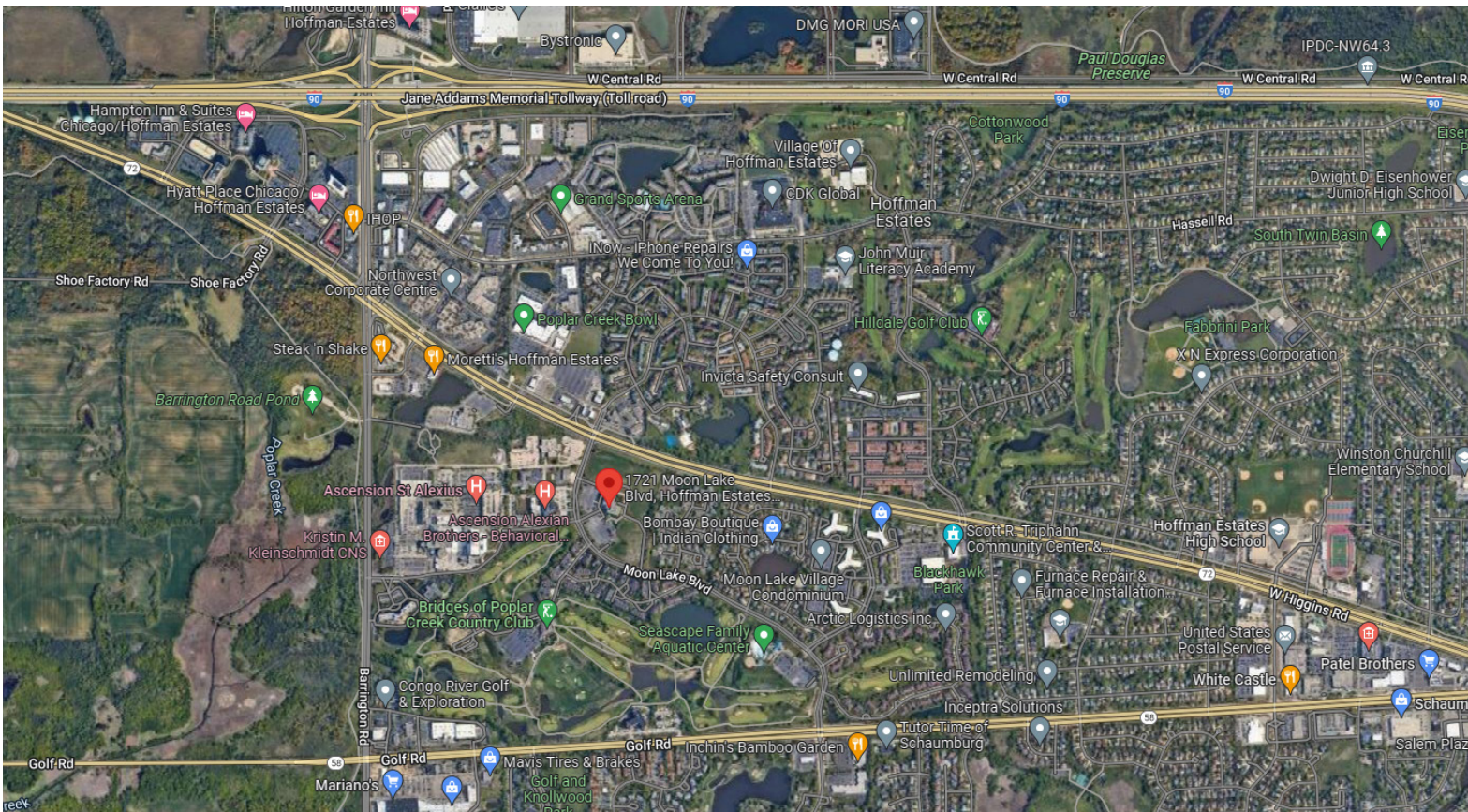
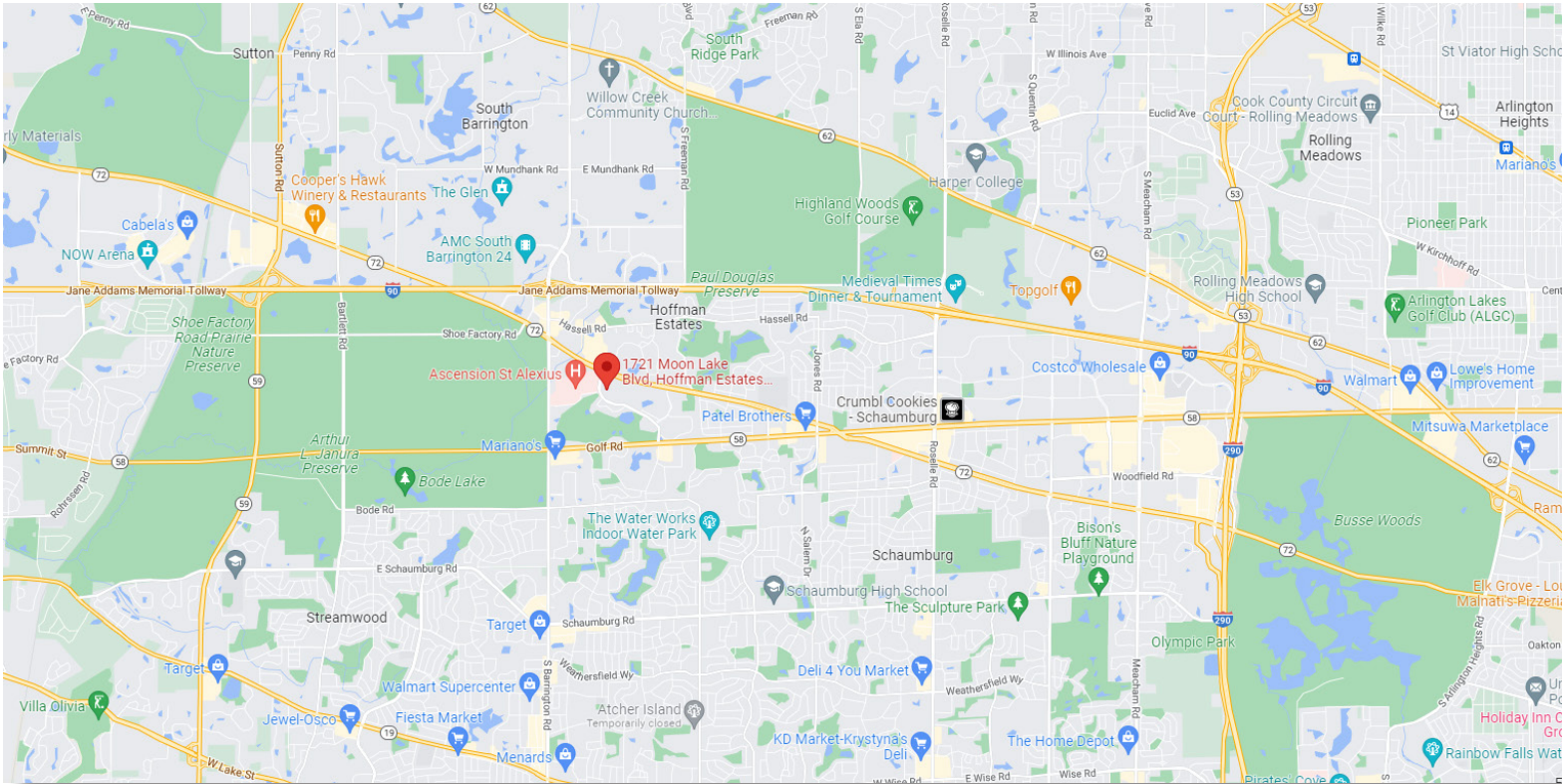
| Suite         | Rentable SF | Description   |
|---------------|-------------|---|
| 418           | 1,303       | LEASED  |
| 220           | 1,590       | LEASED  |
| 102           | 1,777       | LEASED  |
| 410           | 1,818       | LEASED  |
| 140           | 2,307       | LEASED  |
| 109           | 3,177       | Multiple private offices, kitchen   |
| 130           | 3,583       | LEASED  |
| 414           | 3,624       | LEASED  |
| 420           | 3,863       | 10 private offices, kitchen, open area, potentially divisible to 2,000 SF |
| 210           | 3,983       | 2 private offices, large open area  |
| 201           | 4,402       | LEASED  |
| 209           | 4,409       | 8 private offices, open area  |
| 101           | 5,531       | LEASED  |
| 130 + 140     | 5,890       | LEASED  |
| 200           | 7,015       | LEASED  |
| 500           | 12,059      | Multiple private offices & open area                                      |
| 540           | 15,489      | Multiple private offices & open areas                                     |
| 400-430       | 16,479      | Multiple private offices & open area                                      |
| 4th           | 20,472      | Remaining space on 4th floor  |
| 300           | 25,868      | Entire floor available, mix of private offices & open areas               |
| 5th Floor     | 27,548      | Entire floor available, mix of private offices & open areas               |
| 3rd + 4th     | 46,340      | Entire 3rd floor and remaining space on 4th floors combined               |
| 4th + 5th     | 48,020      | Remaining space on 4th and entire 5th floors combined                     |
| 3rd, 4th, 5th | 73,888      | Entire 3rd floor, remaining space on 4th, and entire 5th floors combined  |



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## AREA MAPS





# OFFICE SPACE OR MEDICAL SPACE FOR LEASE

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## BUILDING PHOTOGRAPHS

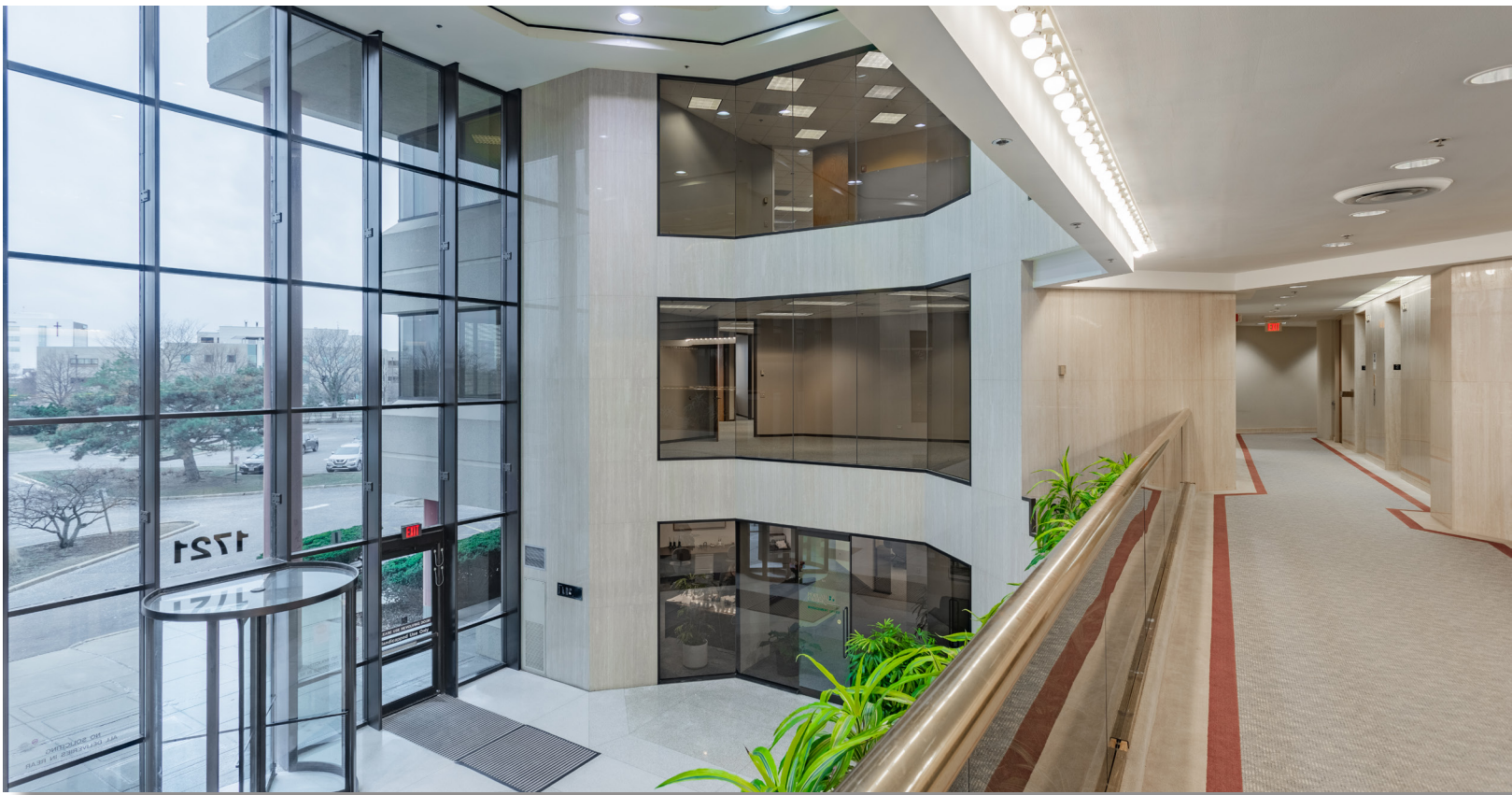




# OFFICE SPACE OR MEDICAL SPACE FOR LEASE

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## BUILDING PHOTOS

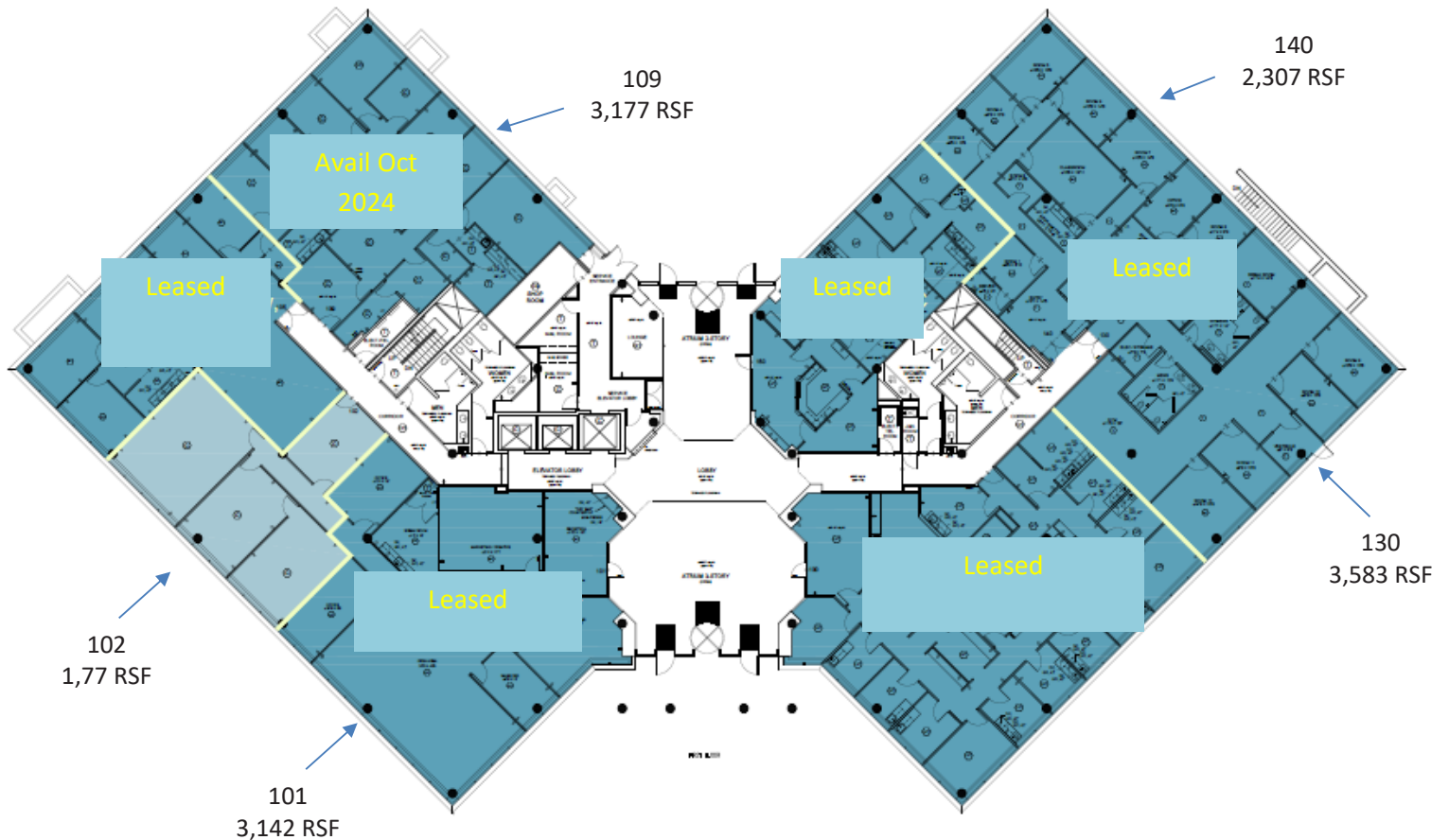




# OFFICE SPACE OR MEDICAL SPACE FOR LEASE

POPLAR CREEK OFFICE PLAZA 1721 MOON LAKE BLVD HOFFMAN ESTATES, IL

## FIRST FLOOR PLAN



**1721 Moon Lake Blvd  
Hoffman Estates, IL  
First Floor**

**Ray Okigawa**  
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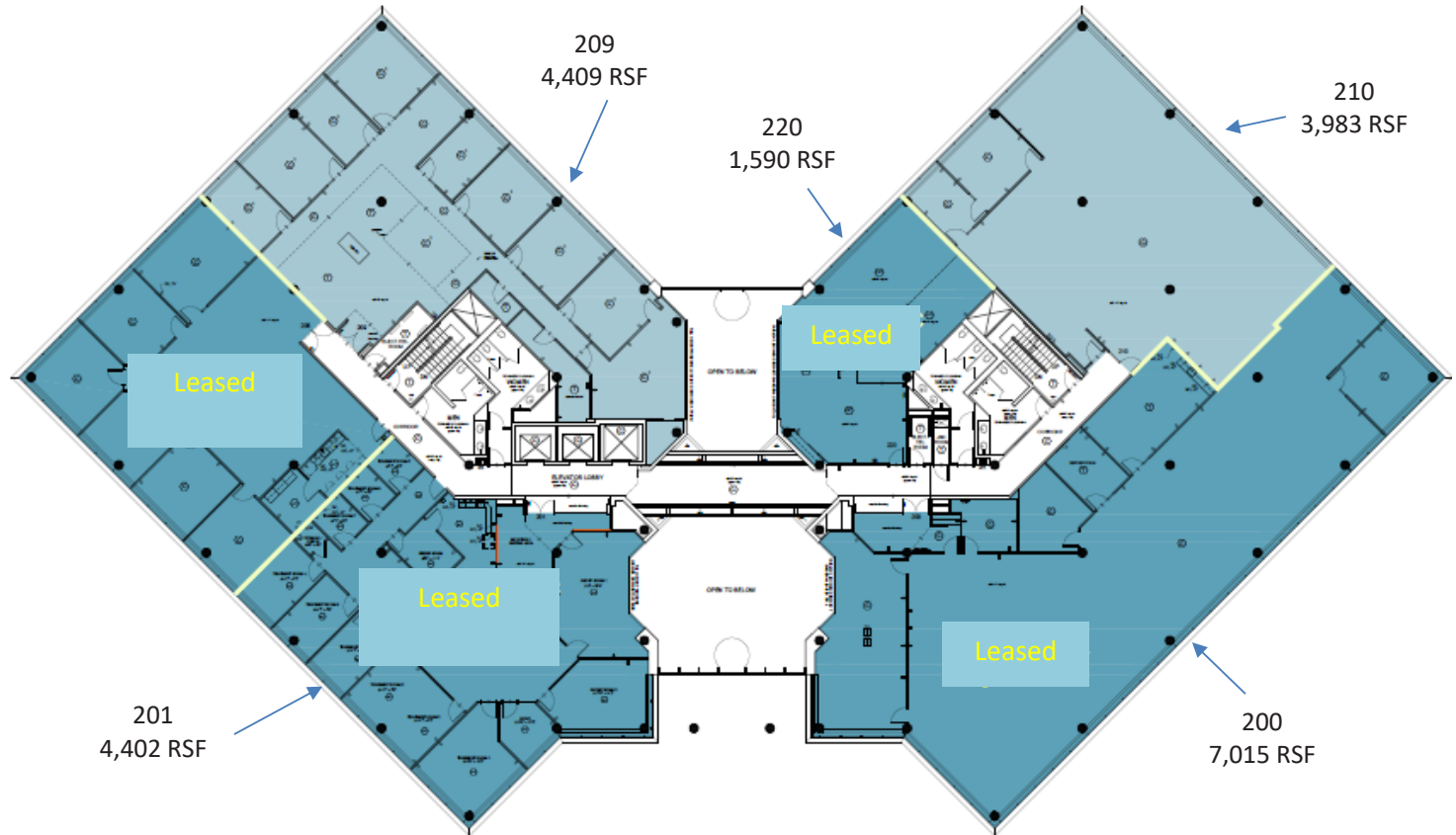
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## SECOND FLOOR PLAN



1721 Moon Lake Blvd  
Hoffman Estates, IL  
Second Floor

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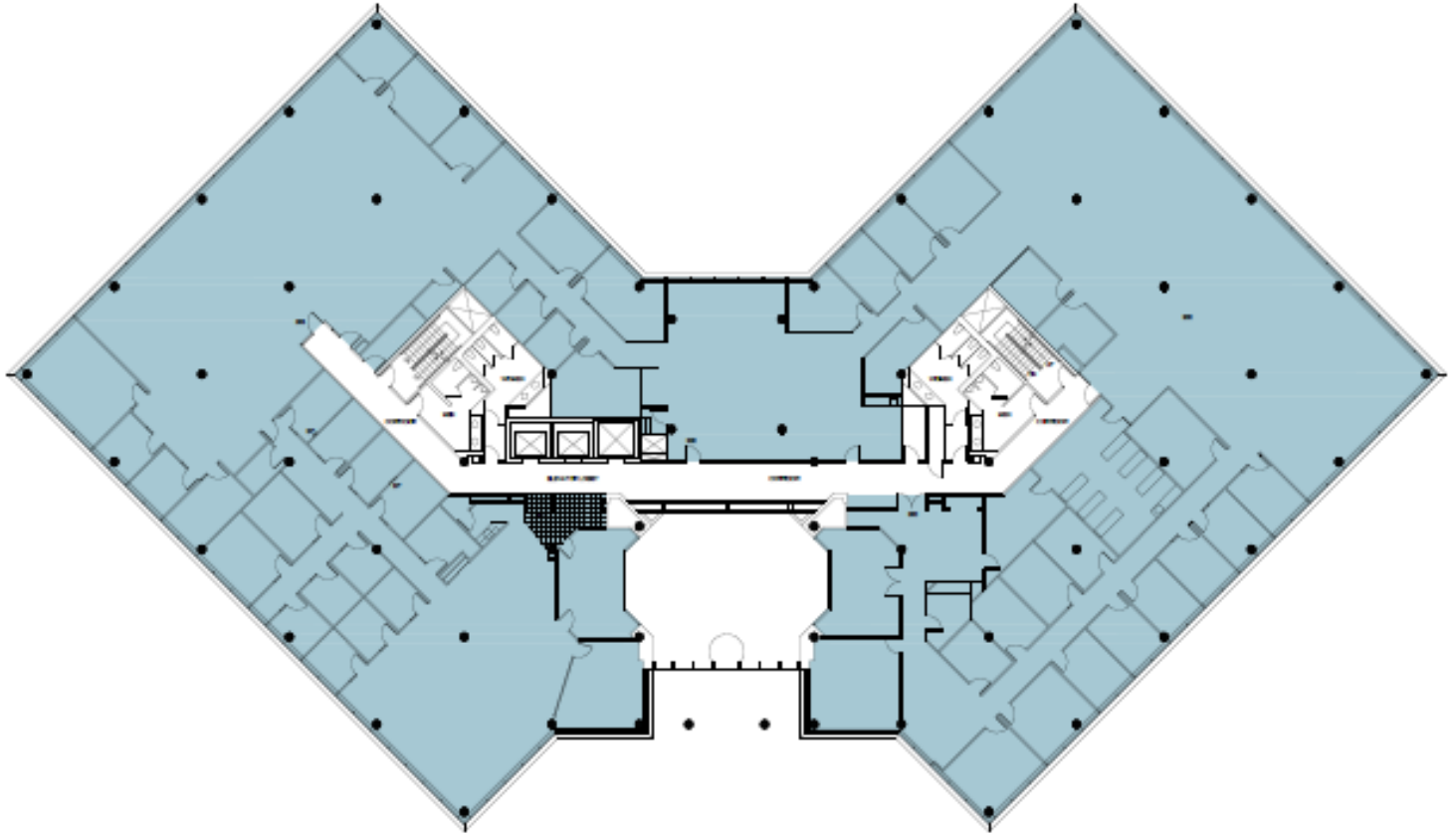
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## THIRD FLOOR PLAN



**1721 Moon Lake Blvd  
Hoffman Estates, IL  
Third Floor  
25,868 Rentable SF**

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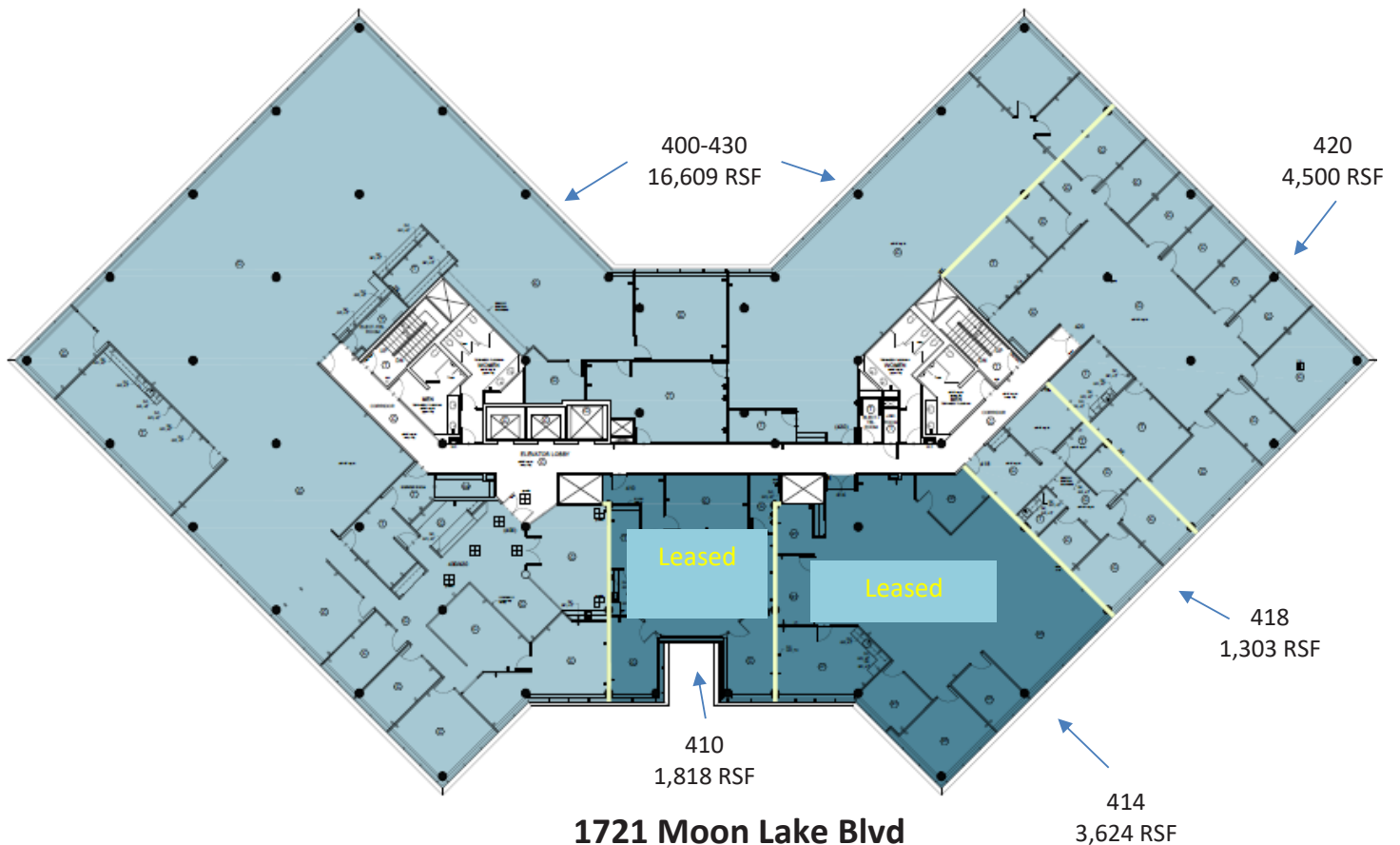




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## FOURTH FLOOR PLAN



**1721 Moon Lake Blvd  
Hoffman Estates, IL  
Fourth Floor  
27,853 Rentable SF**

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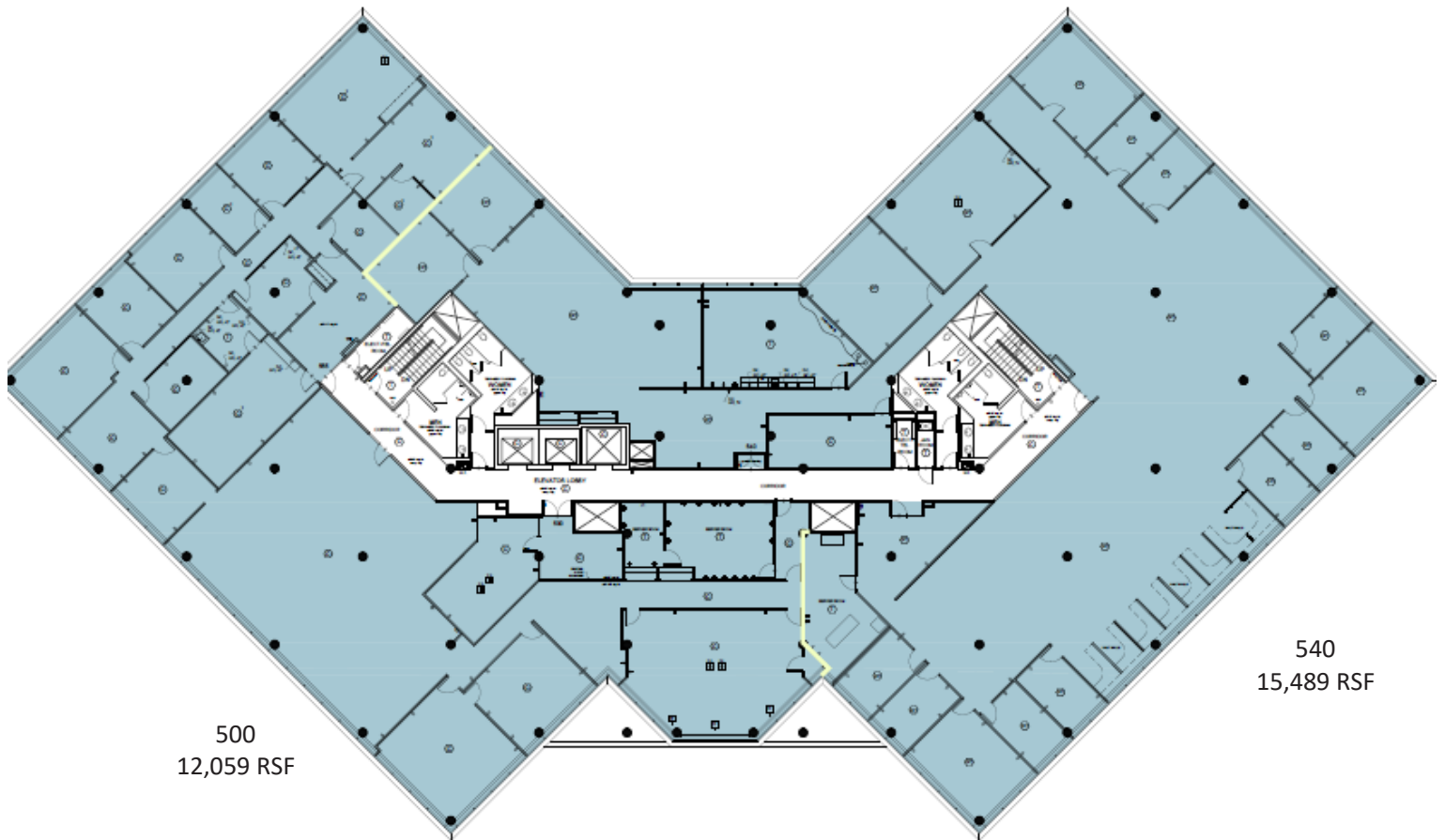
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## FIFTH FLOOR PLAN



500  
12,059 RSF

540  
15,489 RSF

**1721 Moon Lake Blvd  
Hoffman Estates, IL  
Fifth Floor  
27,548 Rentable SF**

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TENANT ROSTER

## Join Our Growing Office & Medical Tenant Roster Including:

- Lake County Physical Therapy
- Early Autism
- Bubbles Pediatrics
- Yama Physical Therapy
- Advance Psychiatric Management
- Lorenz Naprapathy
- Midwest Center For Women's Healthcare, LTD
- Cruises International Corp HQ
- Second Act Sleep Products
- Matrixspace
- Specialty Consulting

### ■ Owned & Operated By:



### ■ Leasing & Marketing By:



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