



**9525 BRYN MAWR AVE, ROSEMONT**  
**SPACE AVAILABLE FROM 1,850 SF**  
**71,581 SF CONTIGUOUS**



# COLUMBIA CENTRE III

Columbia Centre III is a Class A building that provides a best-in-class location and amenity package within the O'Hare submarket. The property is ideally situated with immediate access to all major highways, the CTA's Blue Line train station, and O'Hare International Airport. Columbia Centre III is in the heart of an energetic Rosemont community and a short walk to the adjacent Parkway Bank Park Entertainment District.

Tenants have amenities at Columbia Centre III that help them achieve a work-life balance, including access to a premier fitness center, Morton's Steakhouse, a full-service delicatessen, conference and training rooms, and a shuttle service to the CTA train station. Floorplates contain up to 28,000 square feet and some feature private outdoor balconies, creating a productive and creative work environment companies of all sizes.





COLUMBIA  
CENTRE III

## BUILDING AMENITIES INCLUDE

- » State-of-the-art fitness center
- » Halsted Street Deli
- » Morton's The Steakhouse with outdoor dining
- » Covered and surface parking
- » Multiple conference facilities
- » 24-hour manned security

## POSITIONED FOR PEAK WORK-LIFE BALANCE

- » Adjacent to Parkway Bank Park Entertainment District and the Fashion Outlets of Chicago
- » Complimentary shuttle service to CTA Blue Line
- » Numerous restaurants, hotels and retail options within walking distance
- » 5 minutes to O'Hare Airport and 30 Minutes to Downtown Chicago
- » Convenient access to I-90 & I-294 via River Road Interchange



COLUMBIA CENTRE II



SPACE AVAILABLE FROM 1,850 SF



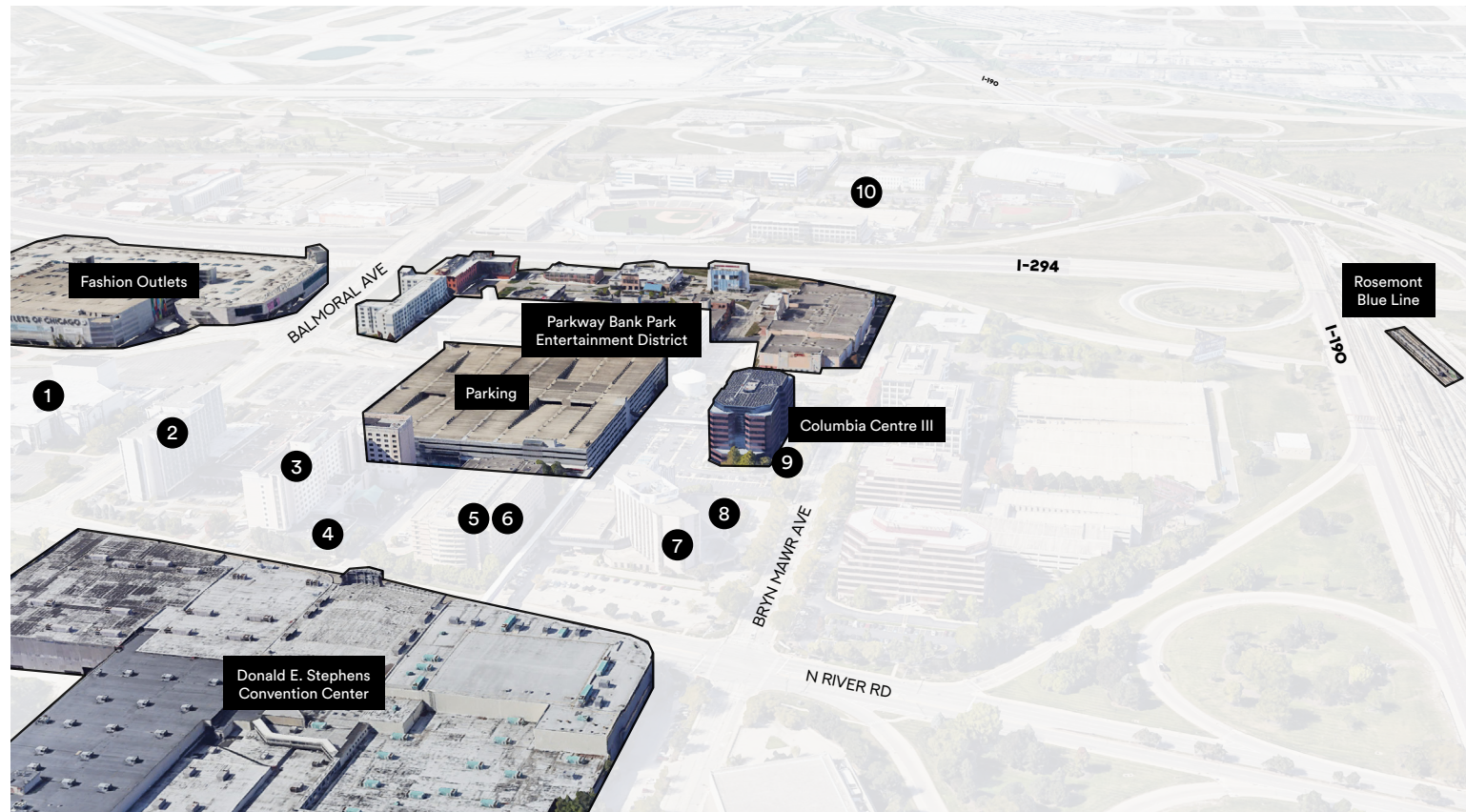
Columbia Centre III has unparalleled access to downtown and suburban business areas. The property is uniquely placed to take advantage of the Kennedy Expressway, CTA Blue Line, and O’Hare International Airport. It is also surrounded by a significant collection of retail and dining hotspots, including the Parkway Bank Park Entertainment District and the Fashion Outlets of Chicago.

**POINTS OF INTEREST**

- 1 Rosemont Theater
- 2 Crowne Plaza
- 3 DoubleTree
- 4 Gibson’s Bar & Steakhouse 🍴
- 5 Embassy Suites
- 6 SLYCE Coal Fired Pizza 🍴
- 7 Liberty Tavern 🍴
- 8 Starbucks 🍴
- 9 Morton’s The Steakhouse 🍴
- 10 Parkway Bank Sports Complex

**PARKWAY BANK PARK ENTERTAINMENT DISTRICT**

- AMC
- Bub City 🍴
- Crust Brewing 🍴
- Fogo de Chao 🍴
- King’s Dining & Entertainment 🍴
- Pete’s Dueling Piano Bar
- Rosemont Restaurant 🍴
- Saltwater Coastal Grill 🍴
- Sugar Factory 🍴
- Zanie’s Rosemont



**O'HARE INTERNATIONAL AIRPORT**  
5 minute drive



**DOWNTOWN CHICAGO**  
30 minute drive



**FOR LEASING  
INFORMATION,  
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