

FOR LEASE

Windham Lakes Office 1

1261 - 1295 Windham Parkway
Romeoville, IL

47,487 SF SINGLE-STORY OFFICE BUILDING

2,100 RSF / 3,128 RSF / 6,101 RSF Available for Lease



Experienced ownership & management

Located at Windham Parkway and Weber Road

Proximity to main thoroughfares with Weber Road on the west and Veterans Parkway on the east

Minutes away from I-55 and the interchange at Weber Road

Located in the well-established Windham Business Park

Multiple restaurants and hotels nearby; adjacent to Lifetime Fitness

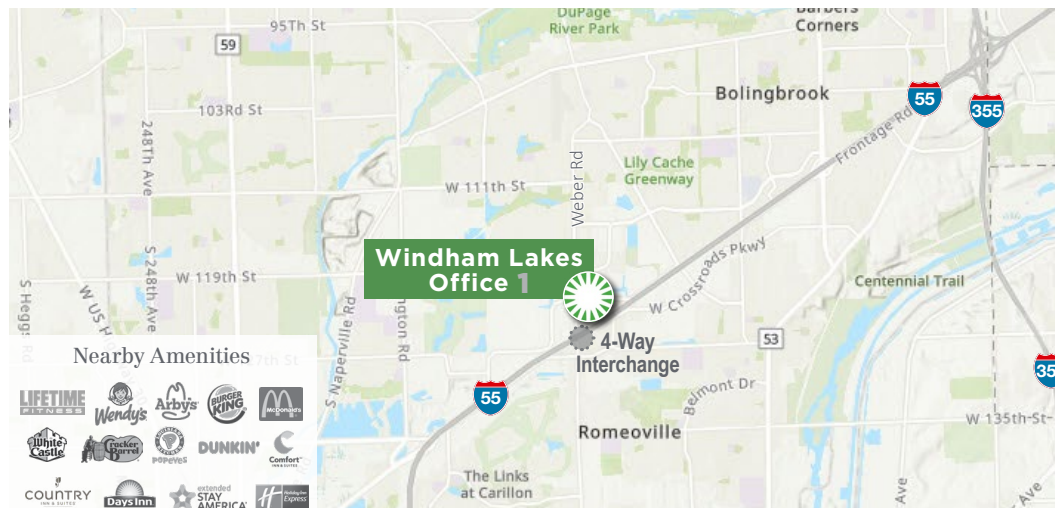
Corporate neighbors include DHL, American Red Cross, Avient and many more

High Profile Corporate Neighbors

Windham Lakes

is accessible to the area's best amenities, and is surrounded by thriving business parks and nearby companies such as:

- Amazon Fulfillment Center
- RR Donnelly
- Ulta Beauty Distribution
- Readerlink
- Ryder System Logistics
- Ferrara Pan
- Liberty Cold Storage
- Quad Graphics
- Valspar
- Ashley Homestore Distribution



For more information contact:

James Adler

630 691 0605

jadler@hiffman.com



LAKEVIEW
REALTY INVESTORS

NAI Hiffman
Commercial Real Estate Services, Worldwide

FOR LEASE

Windham Lakes Office 1

1261 - 1295 Windham Parkway
Romeoville, IL

47,487 SF SINGLE-STORY OFFICE BUILDING

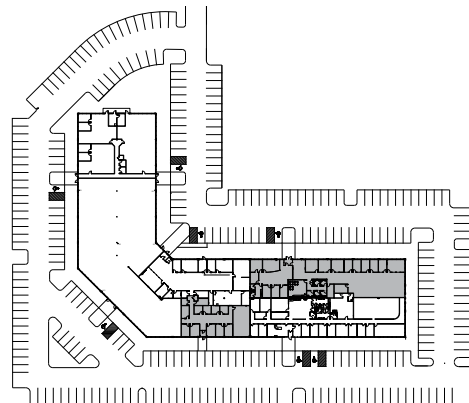
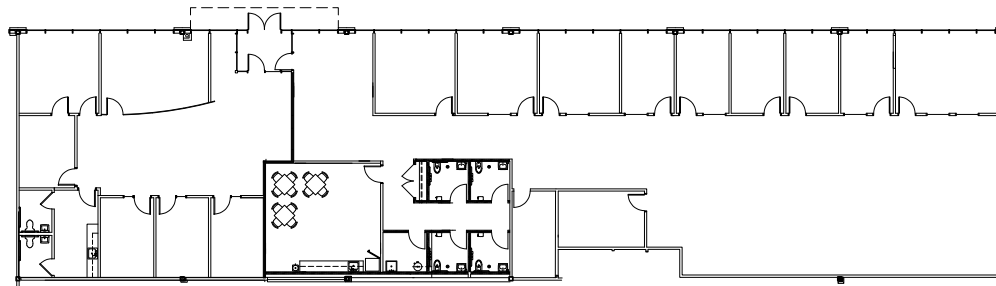
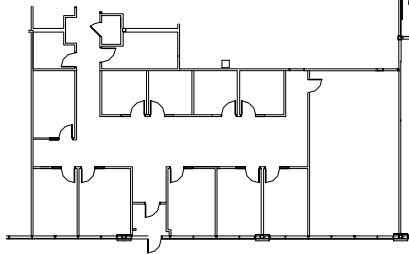
2,100 RSF / 3,128 RSF / 6,101 RSF Available for Lease



Suite A
2,100 RSF

Suite B
6,001 RSF

3,128 RSF
FULLY FURNISHED



Suites A & B can be combined for
8,101 RSF

Class A finishes

Masonry construction

LED lighting

State of the art LEED certified building

High ceilings and extended window
lines

Turn-key construction available

Covered, dedicated entry

Common area patio with
extensive landscaping

For more information contact:

James Adler

630 691 0605

jadler@hiffman.com



LAKEVIEW
REALTY INVESTORS

NAI Hiffman
Commercial Real Estate Services, Worldwide

LAKEVIEW REALTY INVESTORS

Windham Lakes Office 1

1261 - 1295 Windham Parkway
Romeoville, IL

Lakeview Realty Investors (LRI) is a privately owned and managed real estate company that has been acquiring, owning and managing industrial real estate for over 40 years. We have a unique set of characteristics that make us distinctive in the real estate world:

Focus. We are focused exclusively on the Chicago metropolitan area and on properties of less than 100,000 square feet. We do not compete in other geographic markets or in the commoditized "big box" world of industrial space.

Product Breadth. Within our area of specialization, we offer a wide array of product types. We acquire existing properties, as well as develop properties on both a speculative and build-to-suit basis. Our portfolio includes both single- and multi-tenant properties.

Long-Term Perspective. Our strategy is to hold properties for the long-term. Unlike merchant builders or transaction-oriented investors, we view our properties as long term investments. We take pride in the fact that we have never sold a building and still own the first industrial property we ever acquired over 40 years ago. We are truly "in for the long haul."

Quality. Due to our long-term commitment, we believe that each of our properties must meet the highest standards for functionality, flexibility, quality of design and construction, and maintenance.

Financial Strength. All of our acquisitions, construction, tenant improvement projects and renovations are internally financed. We do not rely on outside funding sources such as equity partners, banks or institutions. We can therefore make decisions based on a long time horizon and without worrying about what a near-term exit strategy might be.

Speed. We operate with a very lean management structure. Combined with our independence from outside funders, we have the ability to react fast and move quickly.

Dedicated Partners. We have partnered with a group of contractors and service providers, most of whom we have worked with for many years. We are confident in our ability to meet our tenant's needs quickly and responsively.

Sustainability. We are committed to principles of sustainability and responsible stewardship of the environment.

We currently own three LEED-certified buildings. As we redevelop properties, we are committed to either obtaining LEED certification or designing and constructing in the "spirit" of LEED.

Lakeview Realty Investors currently owns over 1,000,000 square feet of industrial property. In addition, we own the following land sites for development on a build to suit or speculative basis:

Bolingbrook	30 acres
Romeoville	12 acres
Woodridge	14 acres



WINDHAM LAKES OFFICE 1

1261 - 1295 WINDHAM PARKWAY
ROMEORVILLE, IL

For more information contact:

James Adler

630 691 0605

jadler@hiffman.com



LAKEVIEW
REALTY INVESTORS

NAIHiffman
Commercial Real Estate Services, Worldwide