



# CUMBERLAND METRO OFFICE PARK

**NEWMARK**



**12-BUILDING**  
OFFICE PARK



**80%**  
OCCUPANCY



**3.3**  
YEAR WALT

5501-5523 N CUMBERLAND AVE, CHICAGO, IL 60656

Investment Introduction

# THE OFFERING

Newmark is pleased to exclusively offer for sale the fee simple ownership interest in Cumberland Metro Office Park (the "Property"), a 12-building, single-story office park totaling 164,448 square feet in Chicago's O'Hare submarket. The Property is currently 80.1% occupied and has historically maintained occupancy in the low-to-mid-80% range, consistently outperforming the broader suburban Chicago office market. Ideally positioned directly off I-90 and just minutes from O'Hare International Airport, I-294, and the CTA Blue Line, Cumberland Metro Office Park provides exceptional regional connectivity to downtown Chicago, surrounding suburbs, and major transportation corridors.

The Property is distinguished by its stable, community-oriented tenant base comprised primarily of local businesses with long-standing ties to the area. This tenancy profile has driven strong retention and limited rollover, as evidenced by an impressive weighted average tenant tenure of 15.9 years. The park's predominantly small-suite configuration aligns with sustained post-COVID demand for flexible suburban office space, supporting continued leasing velocity and occupancy stability.

Cumberland Metro Office Park has demonstrated a consistent track record of operational performance, supported by recent suite modernizations and a highly granular rent roll. These characteristics position the Property to benefit from mark-to-market leasing and targeted upgrades of remaining legacy space, providing new ownership with a clear path to continued occupancy strength and incremental value creation.

## INVESTMENT SUMMARY

Address	5501-5523 Cumberland Ave
Location	Chicago, IL
Submarket	O'Hare
NRA	164,448 SF
Number of Buildings	12
Avg. Suite Size	3,339 SF
Floors	1
Year Built	1984-1985
Occupancy	80.1%
WALT	3.3 Years
Tenure	15.9 Years



# INVESTMENT HIGHLIGHTS



## **STICKY, LOCAL, & LONG-TERM TENANCY WITH A 15.9-YEAR WTD. AVG. TENURE**

Cumberland Metro Office Park features a tenant base of local businesses with strong ties to the area. The weighted average tenure of 15.9 years highlights tenant loyalty and consistent long-term occupancy.



## **25% OF SUITES MODERNIZED DRIVING LEASING MOMENTUM**

Over 25% of suites have been modernized by current ownership in recent years, complementing previously updated space and generating strong leasing activity with lower anticipated improvement costs.



## **DIVERSE AND GRANULAR RENT ROLL ACROSS 13 INDUSTRIES REDUCES RISK**

An average occupied suite size of 3,339 SF, 31 tenants across 12 industries, and no tenant over 9% of NRA reduces rollover and industry-specific exposure risk while limiting major occupancy swings.



## **HISTORICAL OCCUPANCY OUTPERFORMANCE**

The Property has outperformed both comparable office properties and the broader suburban Chicago market, maintaining average occupancy above 90% with a proven record of elevated and resilient occupancy levels.



## **EXCEPTIONAL LOCATION & ACCESS TO THE CTA BLUE LINE AND I-90**

Cumberland Metro Office Park is ideally located along I-90, just a 10-minute walk from the CTA Blue Line. I-90 offers direct connectivity to key regional highways, while both I-90 and the Blue Line ensure convenient access to downtown Chicago.



# STICKY, LOCAL, & LONG-TERM TENANCY

Cumberland Metro Office Park features an exceptionally sticky and locally anchored tenancy profile. The tenant mix includes a high concentration of local businesses with longstanding ties to the community, many of which provide critical services to nearby clients, making relocation unlikely. Nearly half of the tenancy is comprised of finance and insurance, healthcare and social assistance, and construction-focused companies, all of which are industries known for their reliance on local clientele and the resulting inherent tenancy stability. Ideal positioning near I-90, Chicago O'Hare International Airport, and the CTA Blue Line further amplifies accessibility for both tenants and their clients. The Property stands out for tenant stability and long-term occupancy, with 30% of leased NRA signed prior to the Great Financial Crisis (GFC) and over 60% of leased NRA signed before the COVID-19 pandemic. These impressive tenure statistics underscore strong tenant commitment and demonstrate low turnover, providing a reliable source of income and sustained high occupancy for future ownership.



**15.9 YEARS**  
WEIGHTED  
AVERAGE  
TENURE

**73%**

OF OCCUPIED NRA  
SERVES PRIMARILY LOCAL  
CLIENTELE

**46%**

OF OCCUPIED NRA  
10+ YEAR TENURE  
(AS OF 4/1/2026)

**61%**

OF OCCUPIED NRA  
WITH PRE-COVID-19  
TENANCY

**29%**

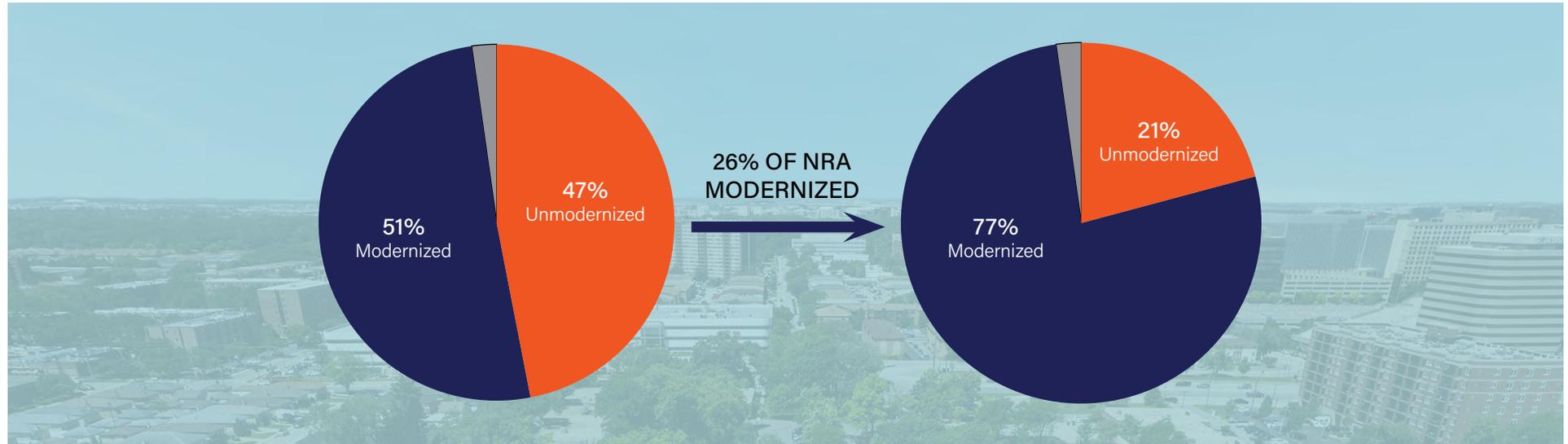
OF OCCUPIED NRA  
WITH PRE-GFC  
TENANCY

**11%**

OF OCCUPIED NRA  
WITH PRE-2000  
TENANCY

# MODERNIZED SUITES DRIVE VALUE-ADD AND LEASING MOMENTUM

Cumberland Metro Office Park presents strong value-add potential with 26% of Net Rentable Area (NRA) recently modernized. These upgrades have already driven leasing momentum, with over 40% of refreshed suites leased since modernization. The modernized spaces enhance tenant appeal and position the Property for continued occupancy growth and higher rental rates.



## NEWLY MODERNIZED SUITES

SUITE	SF	LEASING
103	9,040	Vacant
215	6,852	Existing Tenant
815	9,305	Vacant
307	7,019	New Tenant
316	6,685	New Tenant
501	2,472	New Tenant
1104	937	New Tenant
<b>Total SF</b>	<b>42,310</b>	



# DIVERSE AND GRANULAR RENT ROLL REDUCES RISK

With an average suite size of 3,339 SF across the portfolio, Cumberland Metro Office Park offers protection against significant occupancy loss from adverse leasing outcomes with any single tenant. Rollover risk is further mitigated as no individual tenant comprises more than 9% of the total Net Rentable Area (NRA). The Property's 80% occupancy, consisting of 31 tenants representing 12 different industries, reduces industry-specific downside risk, provides additional insulation from drastic swings in occupancy, and ensures a stable and diversified income stream.

**3,339 SF**

Average Suite Size

**NO**

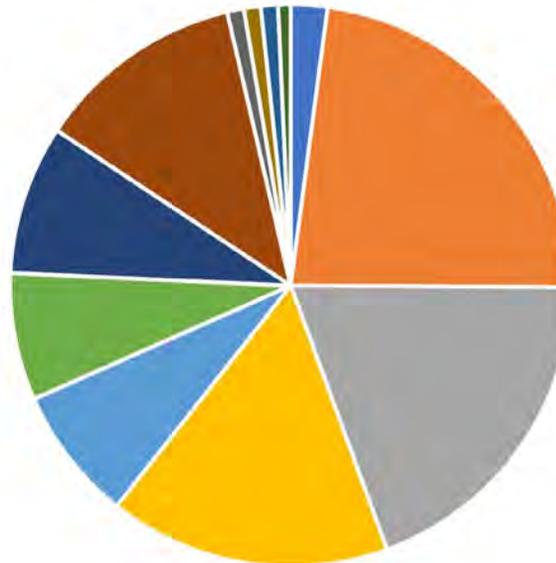
Tenant Comprises > 9% of NRA

**18.2 YEARS**

Weighted Average Tenure of Tenants >5,000 SF

## INDUSTRY DIVERSITY

- Government
- Finance and Insurance
- Healthcare and Social Assistance
- Manufacturing
- Construction
- Professional, Scientific and Technical Services
- Administration, Business Support and Waste Management Services
- Real Estate and Rental and Leasing
- Information & Technology
- Other Services (except Public Administration)
- Life Sciences
- Accommodation and Food Services



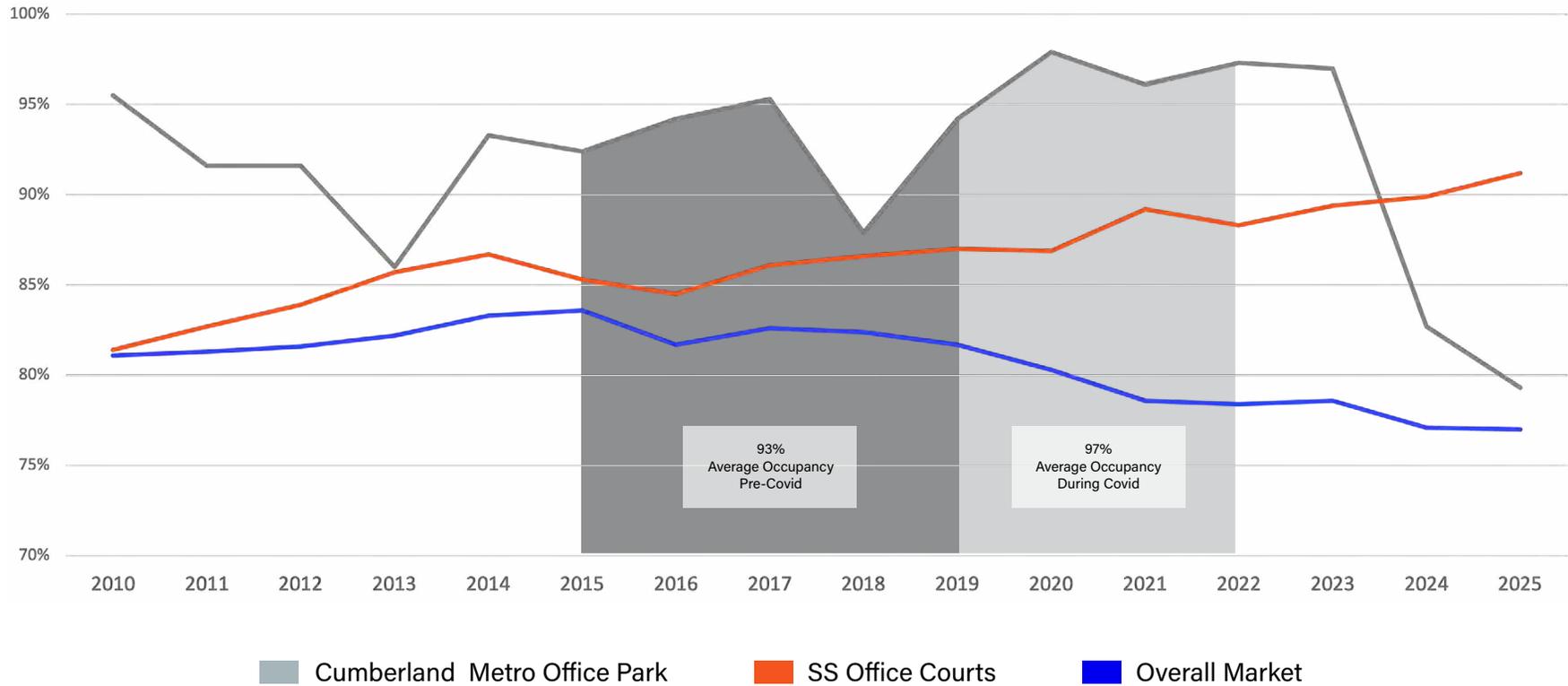
**31**  
TENANTS



**12**  
INDUSTRIES

# HISTORICAL OCCUPANCY OUTPERFORMANCE

Cumberland Metro Office Park has maintained occupancy above 90% on average since 2010, exceeding 90% in 12 of the past 16 years and consistently outperforming both single-story peers and the broader suburban Chicago office market.



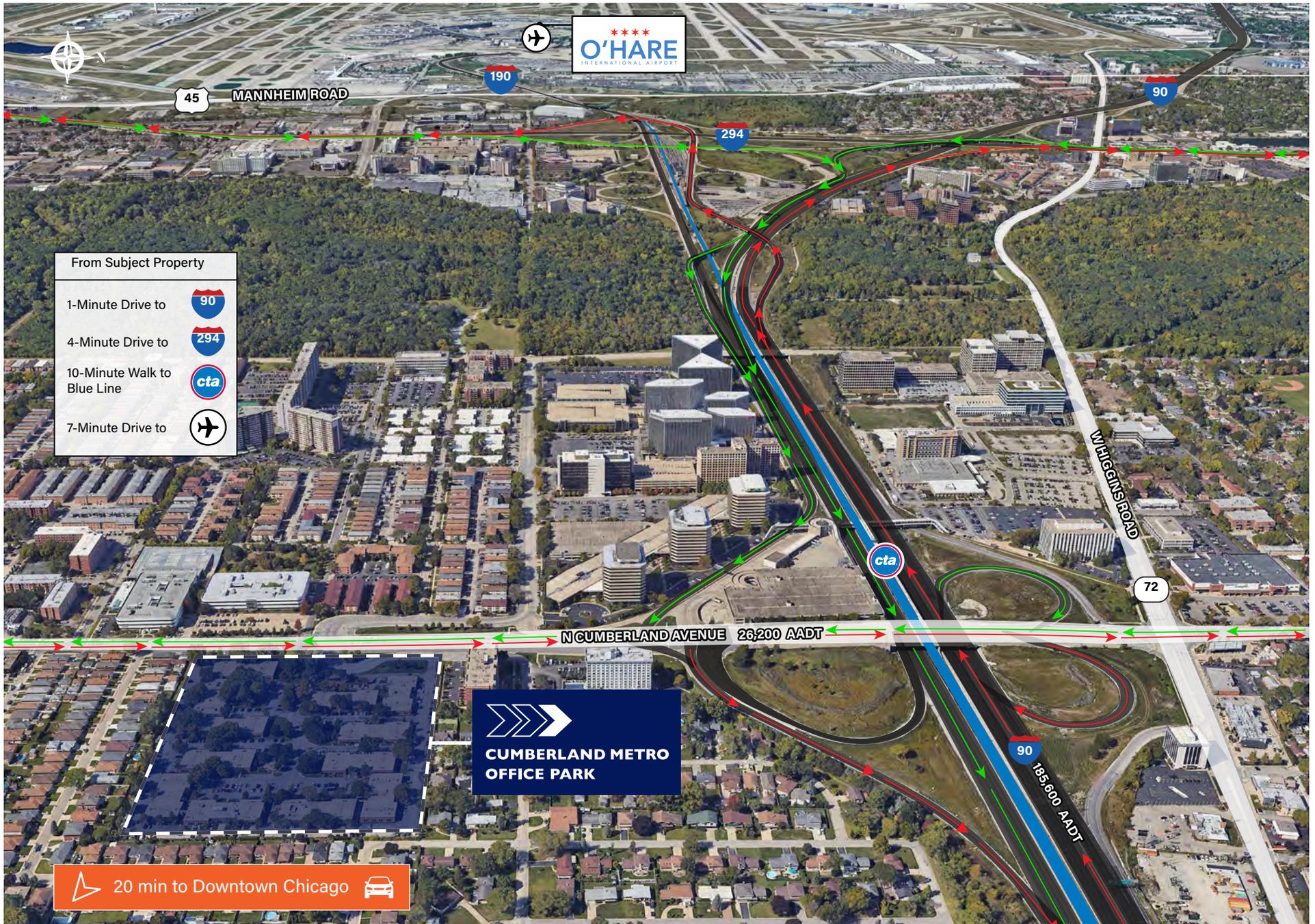
## 92%

CUMBERLAND METRO AVERAGE ANNUAL OCCUPANCY (2010 - 2025)

## 11%

CUMBERLAND METRO AVERAGE ANNUAL OUTPERFORMANCE COMPARED TO THE OVERALL MARKET (2010-2024)

# EXCEPTIONAL LOCATION & ACCESS TO THE CTA BLUE LINE AND I-90



**CUMBERLAND BLUE  
LINE STATION**



**CUMBERLAND METRO  
OFFICE PARK**

**10-MINUTE WALK TO  
CUMBERLAND BLUE  
LINE STATION**



# CUMBERLAND METRO OFFICE PARK

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