



FOR SALE OR LEASE

1 Cigna Drive

Bourbonnais, Illinois 60914

PROPERTY HIGHLIGHTS

155,000 SF Call Center/Corporate Headquarters with 130,000 SF available for Immediate Occupancy. 1,000 Plug-and-Play Seats with Capacity for 1,500+.

- Class "A" Office
- Building signage
- Efficient & Flexible floorplans
- Redundant fiber
- Abundant parking
- Back up generator
- On-site property manager
- Financially stable owner
- **MOTIVATED OWNER!**

One Oakbrook Terrace
Suite 400
Oakbrook Terrace, Illinois 60181
+1 630 932 1234

hiffman.com



10+/1,000 SF PARKING
AVAILABLE,
1,530+ SPACES



ON-SITE SECURITY &
KEYLESS ENTRY



FULL-SERVICE
CAFETERIA WITH
OUTSIDE PATIO



FLEXIBLE FLOORPLANS
DIVISIBLE TO 20,000 SF

Contact

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LESS THAN 35 MILES
FROM CHICAGO CBD &
CLOSE TO SUBURBS

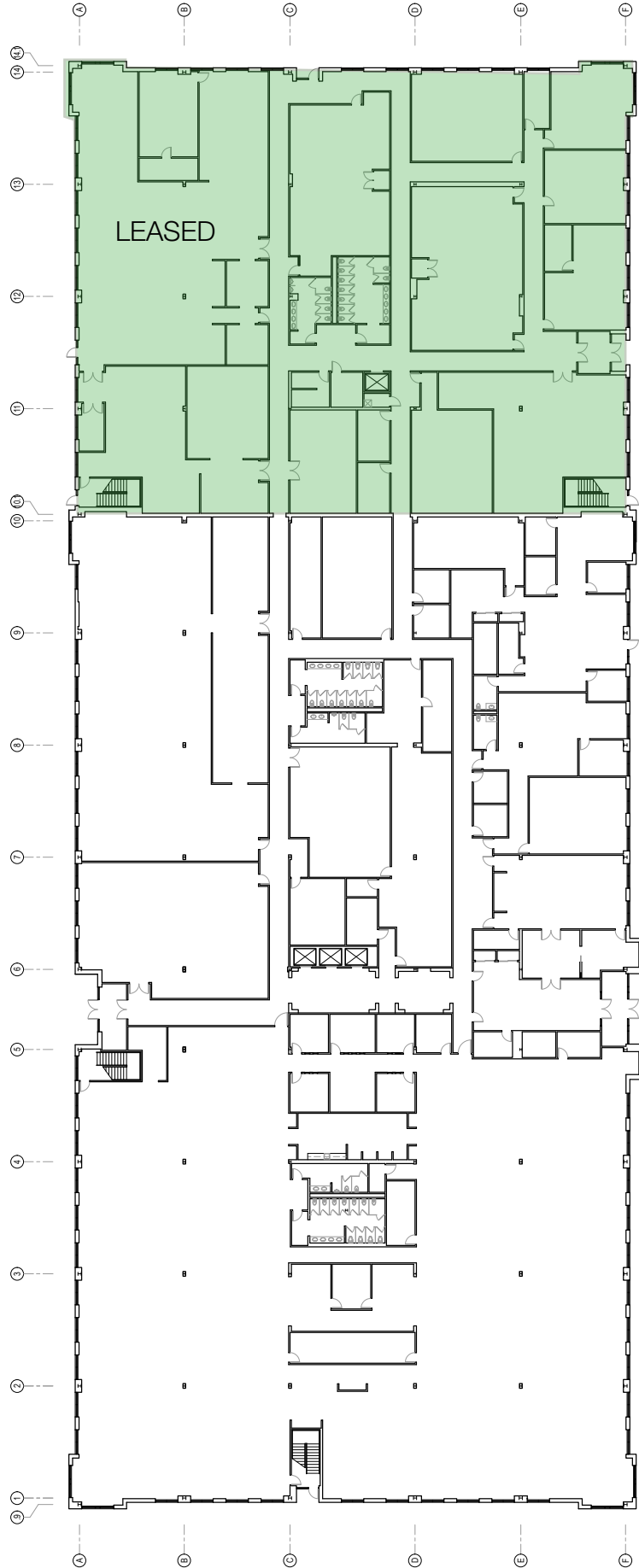


ACCESS TO
REDUNDANT FIBER
FROM 2 CARRIERS

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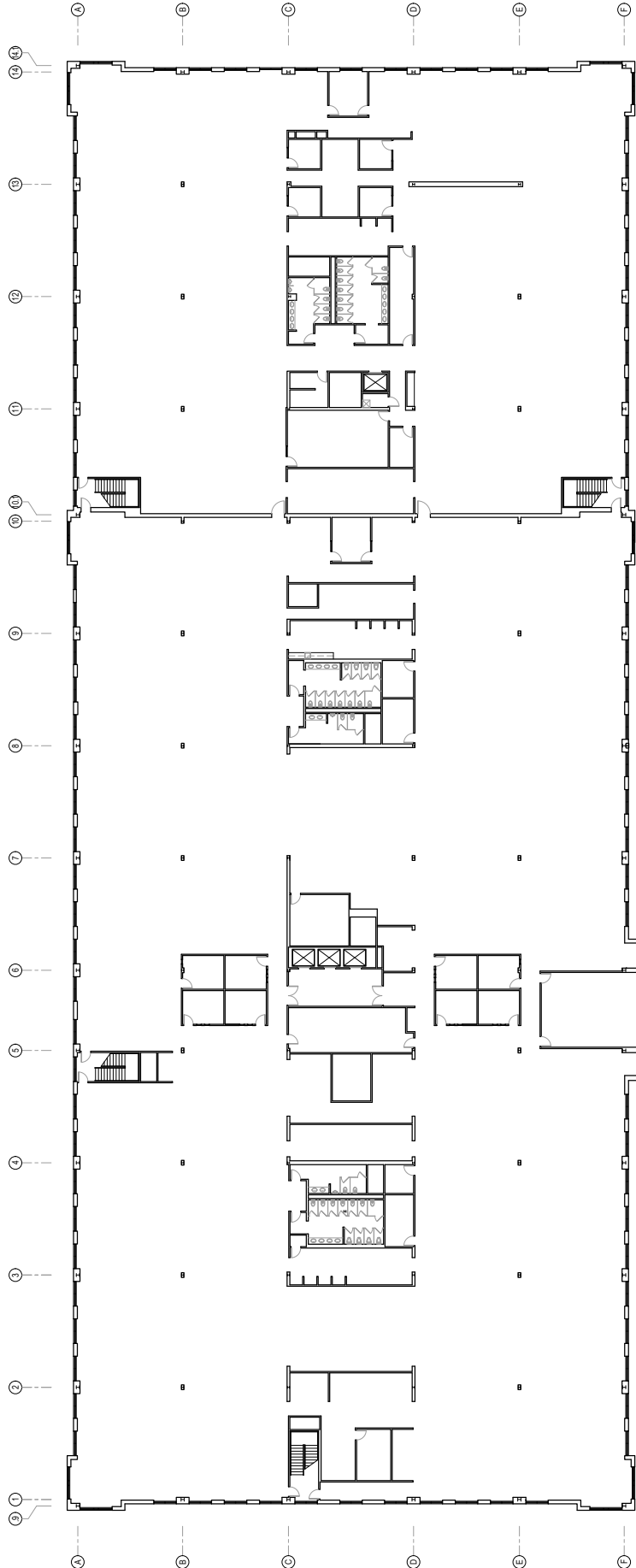
FIRST FLOOR

25,000 - 50,000 SF



SECOND FLOOR

50,000 - 75,000 SF







BUILDING SPECS

Year Built:	2000
Year Renovated:	2018/2019 - exterior wall redone due to leaking water
Prior Occupancy Level & Use:	100% occupied by Cigna since construction as a call center
Parking:	Approximately 1,530 parking spaces 27 handicap spaces 2 loading docks and 1 grade level drive-in door
Electrical:	480 V 1,100,2,400 & 4,800 Amps 3 Phase
Phone & Data Services	CAT 5 ethernet, approximately 2,000 drops individual jack AHS data, phone & auxiliary Data services is Avaya
HVAC:	23 roof top units, Trane STD Gas (electric units), Down-flow air flow 25 ton nominal cooling capacity 460 V, 60 hertz, 3 phase, communication with Tracer Summit Model # YCD300BLGFB 1 Data Aire: special heat exchanger; 480 V, 3 Phase Model #DAFC-1734 (for data room use) 1 Main Cool Office Pro 60 (Data Aire back-up)
UPS:	230V, 1 Phase, 60 Hertz; UPS Power Management Module. Model #PM-84-42-075
Generator:	2000 kw
Ceiling Height:	9' clear Height
Specialty Rooms:	1 UPS/Data Room 1 Command Center 5 LAN Rooms 3 Major conference Rooms 1 Cafeteria Quiet room for nursing mothers 4 Break Rooms with 2 refrigerators, 1 sink, 2 microwaves, and ice/water machine in each
Roof:	Maintained thru Bennett Brousseau Roofing
Phase One ESA:	Annual inspection for mold and air quality
Site Amenities:	Patio area with multiple tables & chairs Walking path round facility

ASKING RATES

- Rental Rate: Negotiable
- Asking Price: \$8,000,000

MARKET

- No direct call center operations or competitors, either third party BPOs or corporate in-house in the Kankakee County market.
- Despite the close proximity to Chicago, wages are currently below the U.S. average for both entry level and CSR2.
- Strong High School and Som College education attainment, well above U.S. averages.
- Olivet Nazarene University and Kankakee Community College combine for roughly 6,000 enrolled students in the immediate area.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,943	29,733	58,080
Households	1,744	10,126	20,766
HH Income	\$90,299	\$87,906	\$80,203

TAX INCENTIVES FOR QUALIFYING PROJECTS

- 5 year property tax abatement
- Sales tax exemption on building materials
- Free/discounted building permits
- Investment tax credit
- Machinery/equipment sales tax exemption
- Utility tax exemption



[Property Website](#)

1 CIGNA DRIVE BOURBONNAIS | AVAILABLE

ABOUT THE OWNER

Hager Pacific Properties (HPP) and their related entities, own and manage over 100 properties throughout the United States including 2,300 apartment units and over 12 million square feet of industrial and commercial properties valued at nearly \$2 billion.



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