



WOODFIELD PRESERVE
OFFICE CENTER





FLEXIBLE FLOORPLATES

Typical floor plates with 3 stairwells are flexible and efficient at approximately 53,000 SF (divisible)

SCENIC SETTING

Situated in a campus-like setting on 29 acres with views of the Ned Brown Forest Preserve and Olympic Park

PRIME LOCATION

Immediate tollway access to Route 53/290 and less than one mile from Woodfield Mall

OUTDOOR PLAZA

Newly renovated outdoor plaza featuring seating, two pergolas, a water feature and views of the serene landscape

AMPLE PARKING

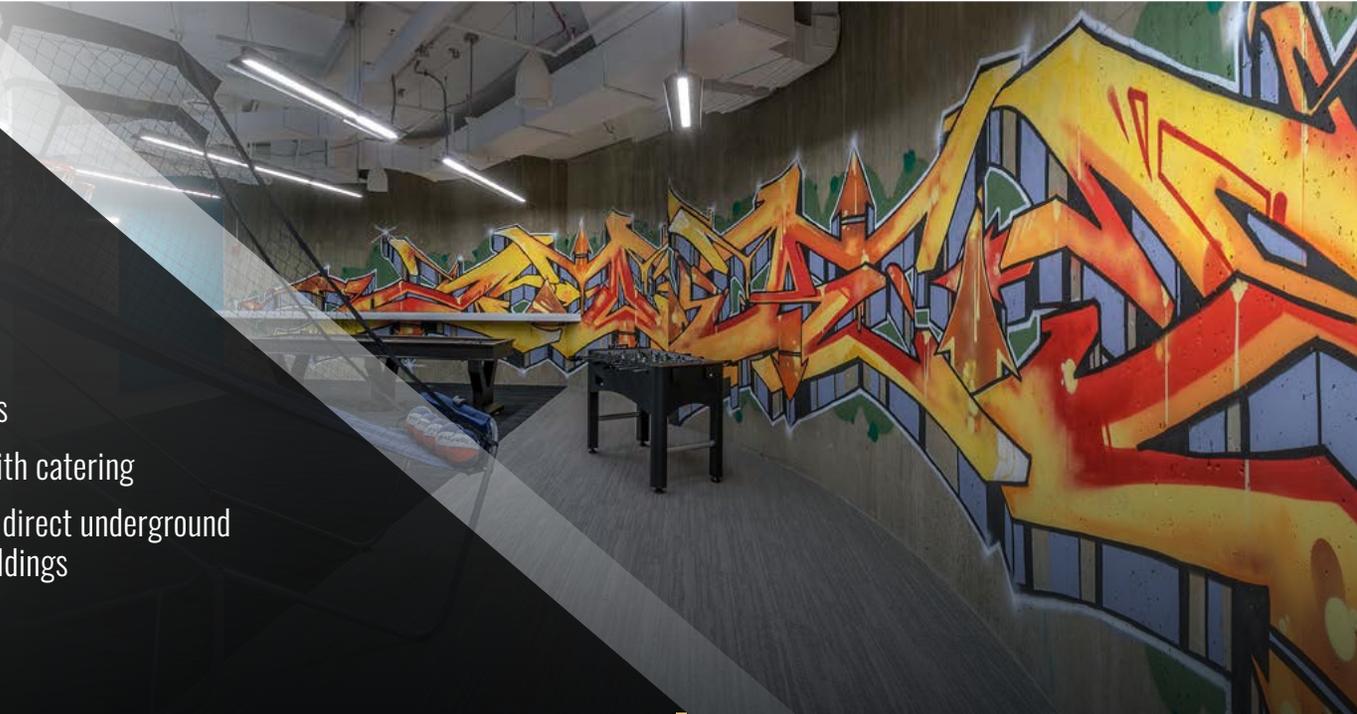
Two 5-level parking decks connected to each building and dedicated visitor surface parking

TWO

**EACH
BUILDING'S
OCCUPANTS
ENJOY
THEIR OWN
FULL SET OF
AMENITIES**

2

- Conference centers
- Fitness centers
- Game rooms
- Tenant wi-fi lounges
- Full-service delis with catering
- Parking decks with direct underground access to office buildings
- Mother's rooms





A PLETHORA OF NATURAL LIGHT

- Ceiling heights: 9' (10' on ground floor)
- 20' ceiling height in the coupla ceiling on the 6th floor
- Zero soffits - true floor-to-ceiling windows
- Natural light favors 23% increase in productivity & 94% higher employee satisfaction

RAISED FLOOR ACCESSIBILITY

- State-of-the-art under-floor air distribution system
- Individual occupant controls heating/cooling improving employee health & performance
- Energy efficient: 20-30% reduced usage
- Improved data/telecom access: more efficient to reconfigure & 10-20% reduction in costs

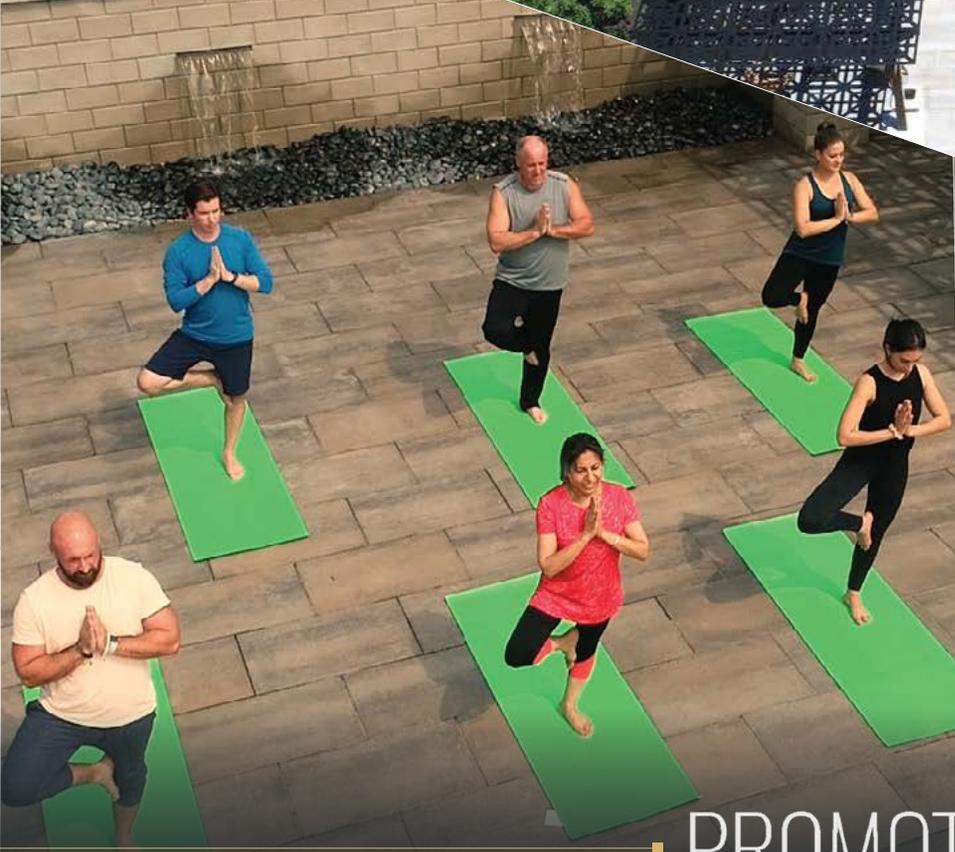


**ENERGY STAR
CERTIFICATION EVERY
YEAR SINCE 2004**



HIGHLIGHTS

- Two pergolas
- Water feature
- Sunrise yoga
- Yellow Tractor Program/gardening
- Outdoor game days
- Wifi
- Lighting
- Two fire pits and piped music



• PROMOTE COMMUNITY •



FLEXIBLE FLOORPLATES

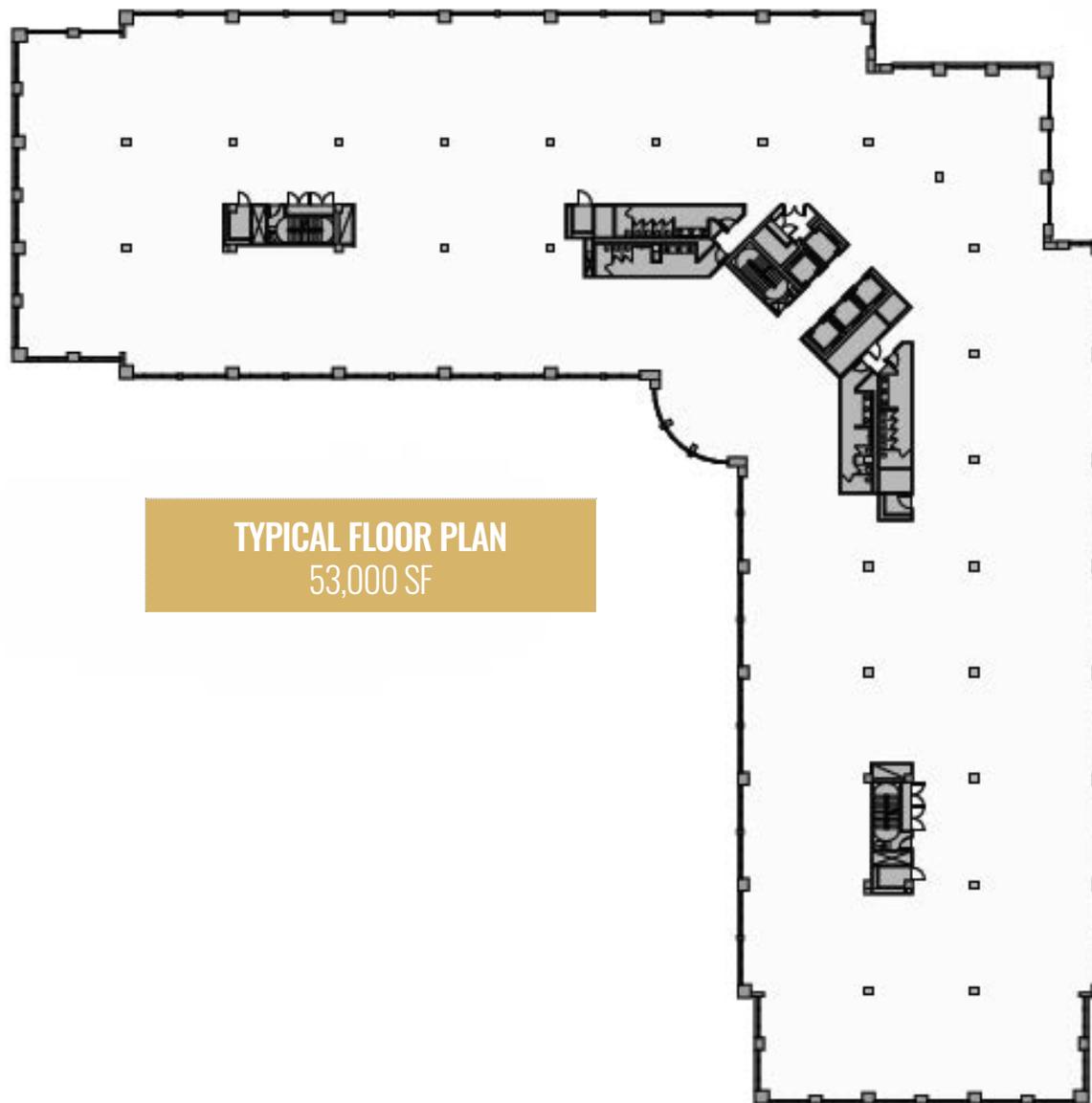
Floor plates with 3 stairwells are flexible and efficient at approximately 53,000 SF (divisible)

SCENIC VIEWS

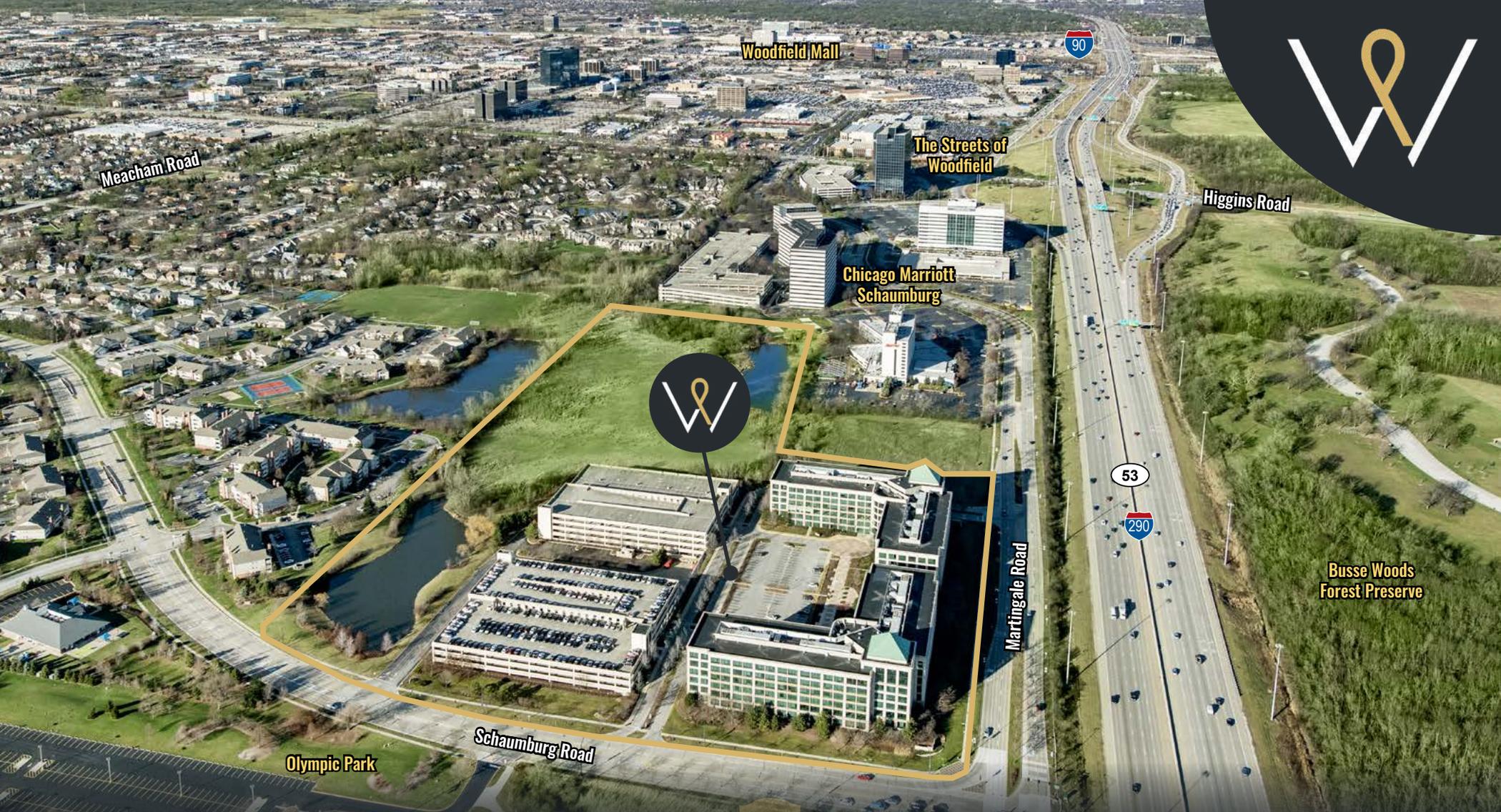
Situated in a campus-like setting on 29 acres with views of the Ned Brown Forest Preserve and Olympic Park with a plethora of natural lighting and newly renovated outdoor plaza

RAISED FLOOR SYSTEM

State-of-the-art, energy-efficient under-floor air system that provides precision climate control adjustments at individual workstations



TYPICAL FLOOR PLAN
53,000 SF



Woodfield Mall

The Streets of Woodfield

Chicago Marriott Schaumburg

Meacham Road

Higgins Road



Martingale Road

Busse Woods Forest Preserve

Olympic Park

Schaumburg Road



**112,000 daytime population
in a 3-mile radius**



**Over 250 restaurants
in a 3-mile radius**



**Over 30 hotels
in a 3-mile radius**



**Over 198,000
VPD on I-290**



**15 minutes to O'Hare
International Airport**

RAISE THE FLOOR



- Improved indoor air quality compared to overhead air distribution systems
- HVAC delivered under floor to desired locations
- In-floor “swirl” diffusers allow individual employees to control the temperature of their personal space
- 100% airflow efficiency
- Underfloor plenum used for cable management (electrical/data/telephone)
- Maximum planning flexibility and reduced employee/FF&E reconfiguration costs
- Faster cost effective construction

AMENITIESAMPLIFIED



CBRE

Zeller

ROB GRAHAM

rob.graham@cbre.com

847.706.4034

ADAM LAWLER

adam.lawler@cbre.com

630.368.4684

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. PMStudio_February2026