

**QUADRANGLE CENTER**

*Multi-Use Business Complex*

301-339 & 391 QUADRANGLE DR, BOLINGBROOK, IL



*Listing Contact*

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**COLDWELL BANKER  
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**THE VILLE  
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# CONFIDENTIAL INVESTMENT OFFERING OVERVIEW

## *Exclusive Listing and Property Information*

Coldwell Banker Commercial (“Agent”) has been retained by Ownership (“Seller”) as the exclusive representative for the sale of a three-building investment opportunity totaling 46,887 square feet. The property is located at 301-339 & 391 Quadrangle Drive, Bolingbrook, Illinois (“Property”).

## *Confidentiality and Purpose of Memorandum*

This Confidential Offering Memorandum (“Memorandum”) is provided under the terms of the Confidentiality Agreement you have signed (“Confidentiality Agreement”) and forms part of the Evaluation Material as defined in that agreement. Its sole purpose is to assist you in evaluating the potential acquisition of the Property, located in Suburban Chicago, Illinois. Use of this Memorandum for any other purpose or disclosure to any third party is strictly prohibited without prior written consent from Ownership. The Memorandum is intended exclusively for your limited use to determine your interest in acquiring the Property.

## *Reservation of Rights and Disclaimer*

The Seller and Agent expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property, and to terminate discussions at any time, with or without notice. This Memorandum is subject to omissions, corrections, changes in price or terms, prior to sale, or withdrawal from the market without notice. Neither the Seller, Coldwell Banker Commercial, nor any of their directors, officers, affiliates, or representatives, make any representation or warranty, express or implied, regarding the accuracy or completeness of this Memorandum or its contents. No legal obligation arises from your receipt or use of this Memorandum; you are advised to rely solely on your own investigations and inspections when considering the purchase of real property. The Agent is not authorized to make representations or agreements on behalf of the Seller.

## *Confidentiality Commitment*

By receiving this Memorandum, you agree to treat it and its contents as strictly confidential. You must not disclose or reproduce this Memorandum or any part of it to any other entity without prior written authorization from the Seller or Coldwell Banker Commercial. Furthermore, you agree not to use this Memorandum or its contents in any way that could be detrimental to the interests of the Seller or Coldwell Banker Commercial.



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# SUMMARY OF TERMS

## *The Offering*

Fee simple interest sale of 301-339 & 391 Quadrangle Drive, a three-building, 46,887 square foot business multi-use complex located on 8.43 acres of land in Bolingbrook, Illinois.

## *General Terms and Conditions*

Quadrangle Center is offered at \$3,500,000. Ownership will be selling the property in an “As-Is-Where Is” condition. The sale offering will be sold on a first come first serve basis. In the event of a change of procedure, interested parties will be notified accordingly. A prospective purchaser will be selected by the Seller in its sole discretion based on offer price, financial stability, terms and conditions, proven ability to close similar transactions.

## *Property Tours*

Prospective purchasers are encouraged to visit the subject property prior to submitting offers. Please note that all property tours must be scheduled with the listing agent, Tom Maschmeier of Coldwell Banker Commercial. Do not contact the tenants, property management, or on-site staff without prior written approval.

## TIMELINE

<b>OFFER PRICE</b>	The property is being offered for sale at \$3,500,000.
<b>GENERAL</b>	Ownership selling the property in an “As-Is-Where-Is” condition.
<b>DUE DILIGENCE</b>	Due diligence period shall be forty (40) days from the execution of the Purchase and Sale Agreement, which Seller’s attorney will prepare
<b>REAL ESTATE TAXES</b>	Purchase will assume responsibility for real estate taxes on a CASH BASIS, and the responsibility for 2025 taxes to be paid in 2026.
<b>OFFER DUE DATE</b>	Offers are encouraged as soon as possible and will be responded to promptly.

# EXECUTIVE SUMMARY

## *Introduction*

Coldwell Banker has been retained by Ownership as the exclusive sales advisor and agent to conduct the sale of Will County multi-use office complex located in Bolingbrook, Illinois at 301-339 & 391 Quadrangle Dr. The Quadrangle Center consists of three single-story office buildings totaling 46,887 sq. ft. of net rentable area with additional surplus land. The property is conveniently located a few blocks west of Rt. 53 and a mile from the I-55 Stevenson expressway. The Village of Bolingbrook is the second largest town in Will County with a population of 73,922 and a medium household income of over \$92,000. Several industrial and office developments have been completed within Bolingbrook in recent years, including Woodcreek Business Park, Remington Lakes Business Park, Bolingbrook Business Center, Corporate Crossings, Crossroads Distribution Center among others. Approximately 24 companies of various sizes have their corporate headquarters in Bolingbrook including Weathertech, Ulta Beauty, Goya Foods' IL Division, Perkins Manufacturing and others. The top employers in the Village include Amazon, Presence St. Joseph Medical Center, Will County Government and the Plainfield & Valley View School Districts.

The 8.43-acre property is situated within the southeast section of Bolingbrook within an area made up of a variety of land uses. The property is bordered to the north and west by single and multi-family properties, to the south by office and industrial properties and Lily Cache Creek and east by office properties. It is situated within an area commonly referred to as the Wood Creek Business Park featuring offices, higher end industrial and some secondary commercial uses.

The three single-story masonry buildings built in 1981 are currently 69% occupied by 12 tenants with varying lease expirations. Buildings A & B are both 100% leased. The site includes 1.3 acres of undeveloped surplus land at the southeast corner of the property along Quadrangle Dr. which can accommodate a fourth building up to 30,000 additional square feet. An allocation of 355 parking stalls was built to accommodate an additional building.

## PRICING OVERVIEW

<b>ASKING PRICE</b>	\$3,500,000	<b>NOI</b>	\$246,000
<b>PRICE / SF</b>	\$74.65	<b>CAP RATE - CURRENT</b>	7%

# INVESTMENT HIGHLIGHTS

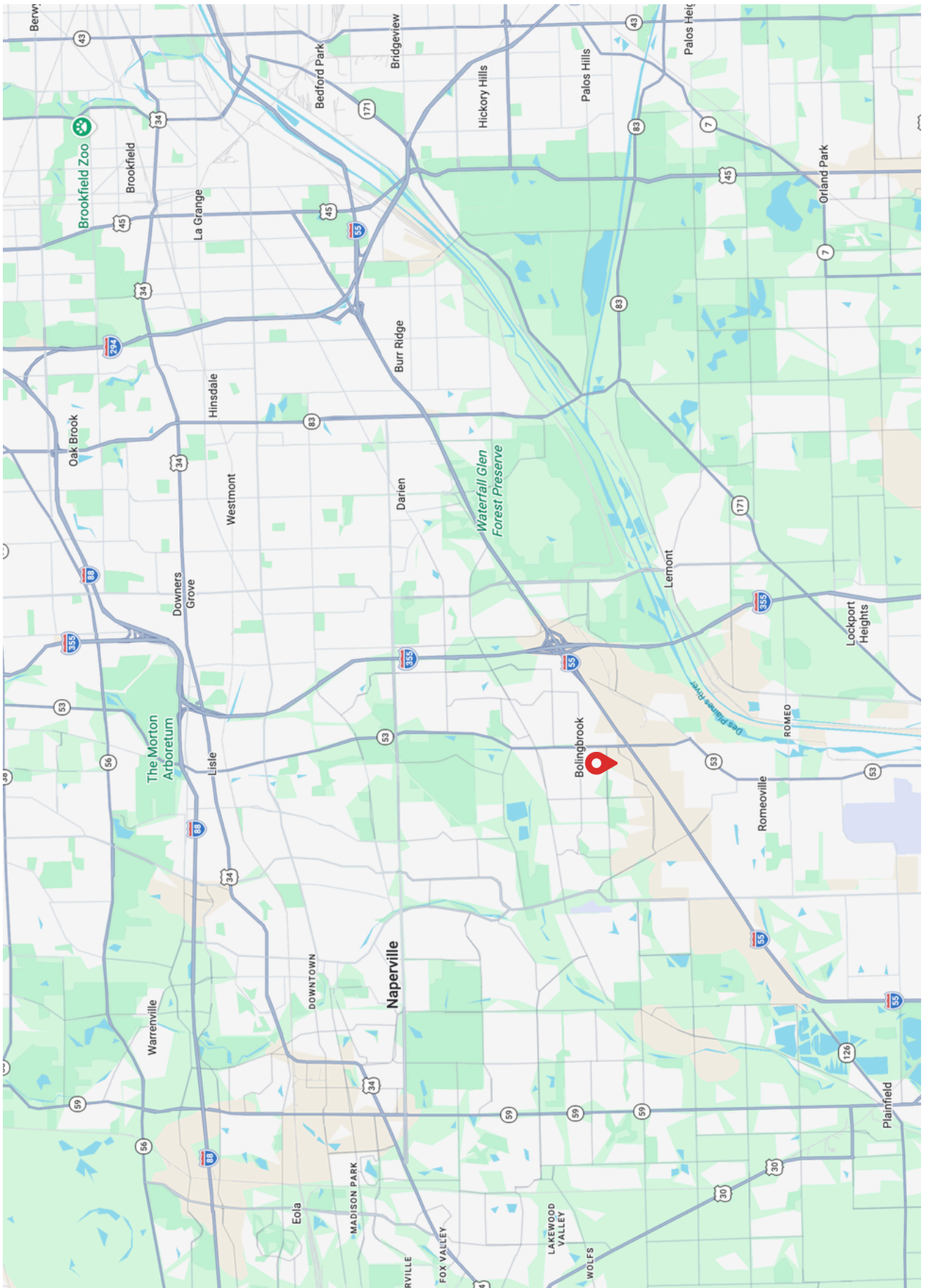
- Excellent accessibility to I-55 and Rt. 53
- Low Will County Taxes
- 355 parking spaces; 7.60/1,000 parking ratio
- Includes 1.3 acres undeveloped surplus land - Future Development Opportunity
- Highly visible corner location
- Well-maintained property
- Newly constructed Bank Drive-Thru Canopy
- Completed lobby and common area renovation 391 Building
- 69% Occupied - Approximately 14,000 SF available for lease up



*Newly  
constructed  
Bank Drive-  
Thru Canopy*



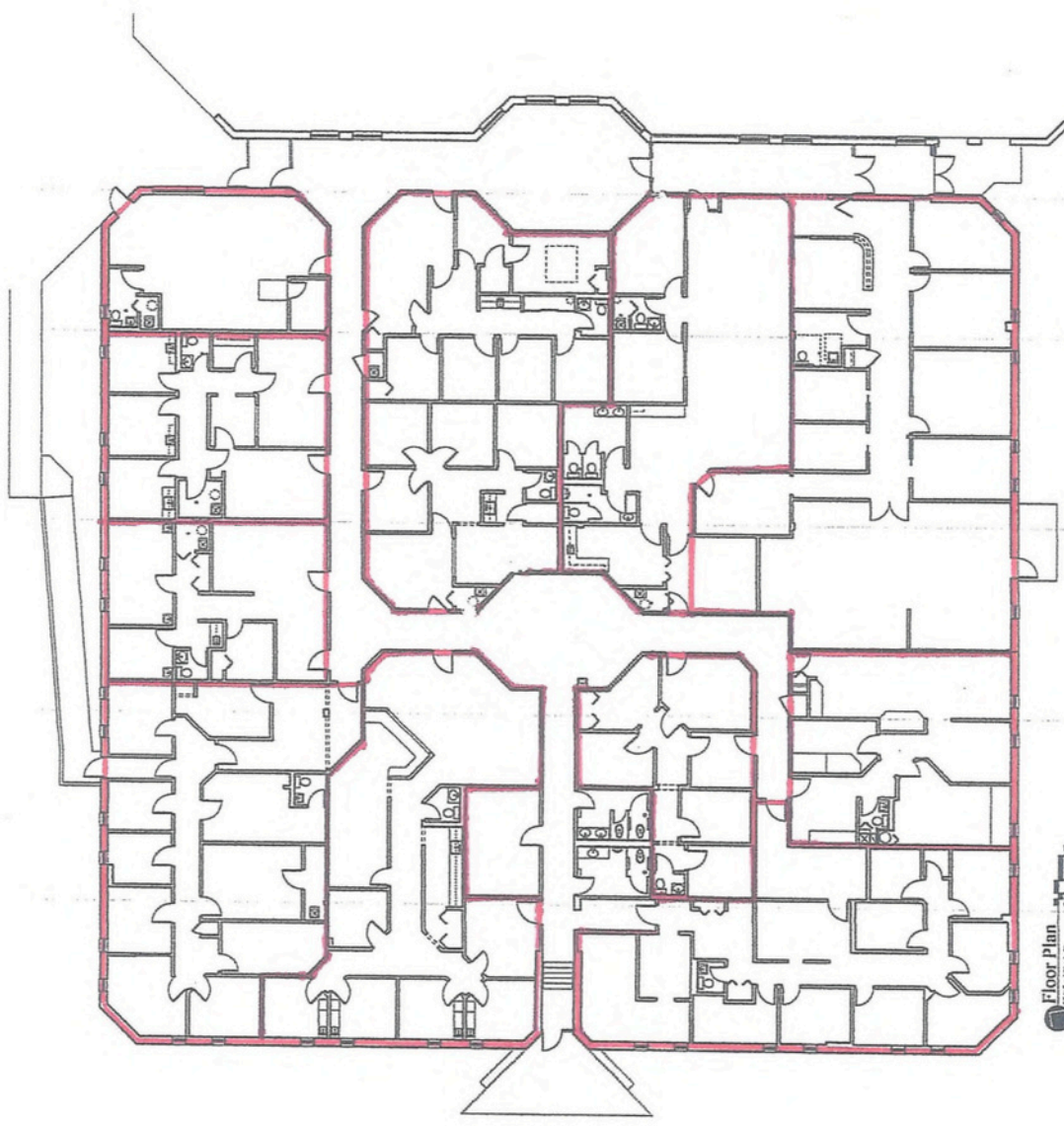
*Completed lobby  
and common area  
renovation  
391 Building*











<p><b>Existing Building "C" Floor Plan</b></p> <p>Drawn by: [Name] Date: [Date]</p> <p>Checked by: [Name] Date: [Date]</p> <p>Scale: 1/8" = 1'-0"</p> <p>Sheet: A-3</p>	
<p><b>Rhoads Development</b></p> <p>Architect Drawing For</p> <p>Quadrangle Center</p> <p>Bolingbrook, Illinois</p>	
<p><b>RUPRIS ASSOCIATES ARCHITECTS, P.C.</b></p> <p>30 QUADRANGLE DRIVE SUITE 500</p> <p>BOILINGBROOK, ILL. 60110</p> <p>WWW.RUPRIS.COM</p>	



Floor Plan  
 1/8" = 1'-0"

**FLOOR PLAN – BUILDING C**



## PROPERTY DESCRIPTION

### PROPERTY ADDRESS

301-339 & 391 Quadrangle Dr.  
Bolingbrook, IL 60440

### COUNTY

Will

### RSF

46,887

### TOTAL LAND AREA

367,261 SF 8.43 Acres

### YEAR BUILT

1981

### ZONING

B2

### FLOORS

Single Story

### PARCELS

12-02-15-400-011, 12-02-15-400-012

### CROSS STREET

Lilly Cache

### TRAFFIC COUNT

16,600 per Day



## BUILDING SUMMARY

### CONSTRUCTION

#### *Foundation*

Reinforced concrete on-grade slab and concrete spread

#### *Frame*

Masonry and steel frames

#### *Roof*

Flat TPO roofing - All roofs have been replaced within the past eight years.

#### *Exterior*

Brick with decorative wood siding

#### *Windows*

Fixed; Aluminum framed with insulated glass

### MECHANICAL

#### *HV/AC*

Individual Forced air furnaces, Roof top central air conditioning units.

#### *Electrical*

Separately metered electric service per suite

#### *Building Finishes*

Drywall walls, carpet or tile, acoustical tile ceilings, flush wood doors

#### *Fire Protection*

Horns and alarms to code

**Building A:** fully sprinklered

**Buildings B & C:** not sprinklered except Unit 323

#### *Utilities*

ComEd, Nicor Gas

#### *Plumbing*

Village of Bolingbrook providing water, sanitary, and storm sewer

# SITE DESCRIPTION

## SIZE

8.431 Acres

## ACCESS

Curb cuts along Quadrangle Drive and Lily Cache Lane: Quadrangle Drive is a two lane, asphalt-paved road with concrete curbs and gutters. Lily Cache Lane contains four lanes and is asphalt-paved with concrete curbs and gutters.

## FRONTAGE

Quadrangle Drive - 650.02 feet  
Lily Cache Lane - 565.02 feet

## TOPOGRAPHY

Generally level

## SHAPE

Rectangular

## VISIBILITY/EXPOSURE

Typical - Building C is located behind Building A and B and has average exposure

## DETENTION / RETENTION

Off-site; Municipal storm water and sewer system

## UTILITIES

Municipal sewer and water service are available and serve the property. All other public utilities are available and serve the property.

## EASEMENTS/ENCROACHMENTS

There are several utility easements throughout the site. No adverse easements or encroachments.

## FLOOD ZONE CLASSIFICATION

Zone X, FEMA Panel # 17197C 0054G

## SITE IMPROVEMENTS

Asphalt parking for 355 cars, concrete curbs and sidewalks, lawn areas, and good quality landscaping. The parking lot was recently repaved.

## SURPLUS / EXCESS LAND

The southeast quadrant of the site is currently not developed. There is potential for parking lot expansion or construction of a building up to 30,000 sf.

# LONG TERM TENANTS

*Square Footage, Original Lease Date, Current Lease Expiration*

## WILL COUNTY HEALTH

11,850 SF  
1/1/09  
12/31/2028 - 12/31/30

## HUNTINGTON BANK

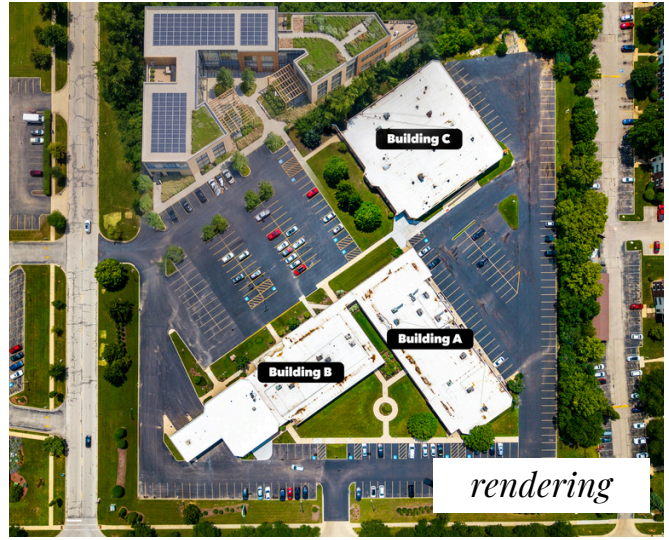
4,875 SF  
10/1/96  
11/30/29

## ONIN STAFFING

2,108 SF  
5/1/10  
4/30/29

## ADECCO

1,404 SF  
9/1/08  
12/31/28



## FUTURE DEVELOPMENT OPPORTUNITY

### *Undeveloped Parcel Overview*

Quadrangle Center features an undeveloped 1.3-acre parcel located at the southeast corner of the property. This area currently remains vacant, presenting substantial opportunities for future development and expansion.

### *Potential Construction*

The size of the undeveloped parcel is sufficient to support the construction of an additional building, with an estimated footprint of up to 30,000 square feet. The site's existing parking allocation, which includes 355 stalls, was originally planned to accommodate four buildings. This ensures that ample parking capacity is available to support any future building constructed on the parcel.



*Scan the code to view photos and video of the business complex.*

*Renderings of how the undeveloped parcel could be utilized are also included.*



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