

Colliers

59,322 SF AVAILABLE

US Cellular  
PLAZA

8410

8420

8430

BRYN MAWR

↑ Visitor Parking  
↑ Deliveries  
← Tenant Parking

8420

# For Lease

8410-8430 W. Bryn Mawr Ave. Chicago, IL

# The New US Cellular Plaza

## Class A O'Hare Office Space



Spaces from  
2,532 RSF to  
34,193 RSF



Large Top Floor  
High Rise Blocks  
Available! 59,322  
SF or 34,193 SF  
with internal  
stairwell!



Spec Suites  
Available



Highway  
Signage  
Opportunity  
with Great  
Visibility on I-90

Accelerating success.

8410-8430 W. Bryn Mawr Ave. Chicago, IL | For Lease

# Property Highlights



## Complete Common Area Revamp!



Best auto access  
at only 4-way  
interchange in  
O'Hare Market



Upgraded  
Conference &  
Training  
Facility



Fitness center with  
locker rooms,  
showers and towel  
service



Adjacent to  
Renaissance Hotel  
(500 person  
event space and  
Starbucks on site)



Directly adjacent to  
CTA train and bus  
lines at Cumberland  
stop



New Food Service-  
Fika Cafe



New \$13 million  
common area  
renovation now  
complete



24-7 security  
service and  
on site  
management

## Spec Suites Available!

- Spec Suite 750: 10,170 SF
- Accommodates over 50 employees and is furnished with brand new HON furniture

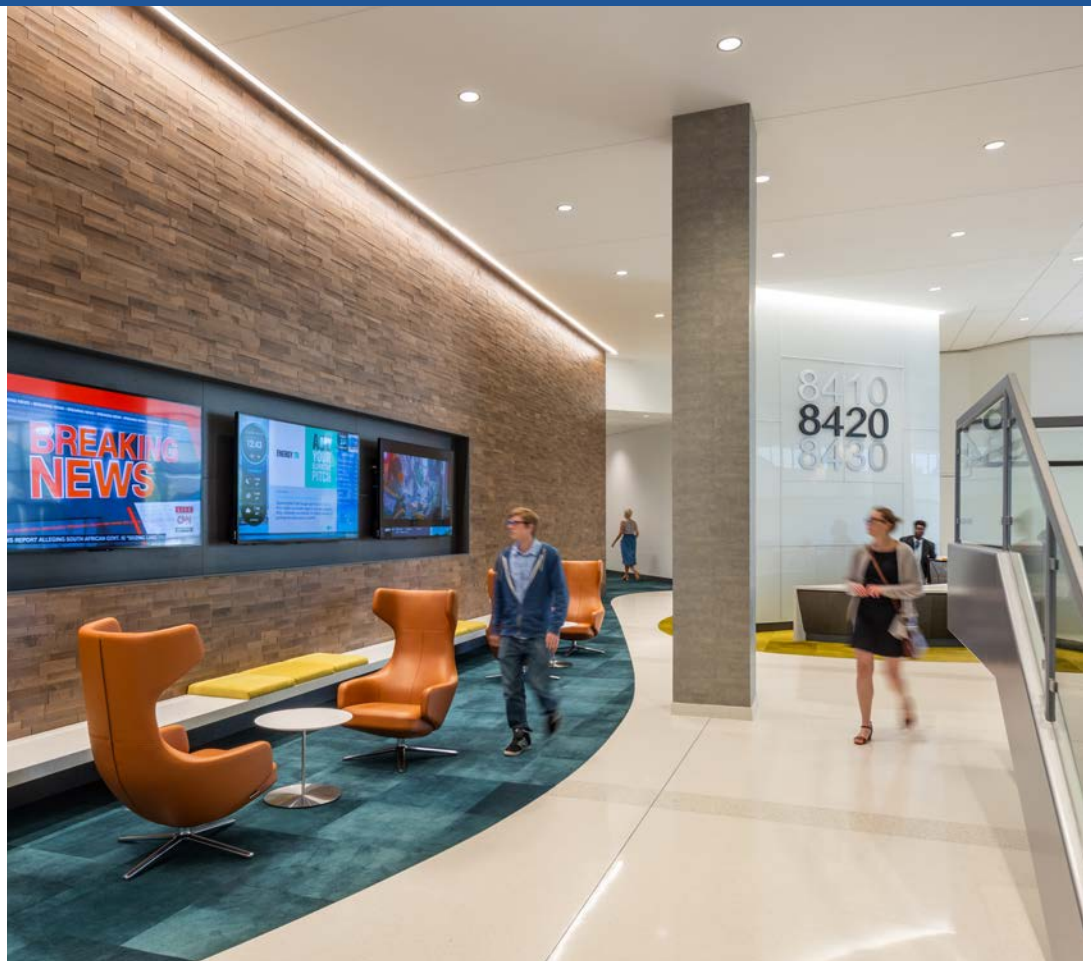


# Available Spaces & Costs

US Cellular Plaza  
8410-8430 W. Bryn Mawr Ave.  
Chicago, IL

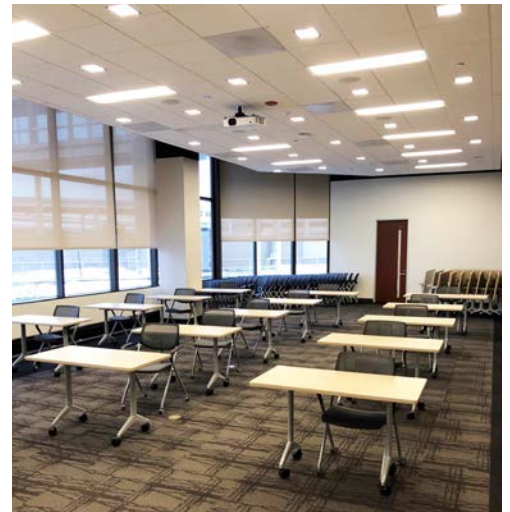


Complex Size	637,480 SF
Largest Space	59,322 SF
Smallest Space	2,532 SF
Lease Rate	\$21.75/SF Net
Real Estate Taxes	\$6.69/SF (E23)
CAM	\$9.28/SF (E23)
Car Parking	Approximately 3.1:1,000 SF (visitor, covered and executive) parking expandable
Year Constructed	Building constructed in 1981, renovated in 2018-2021
Telco/Data Providers	XO, First Comm, Cbeyond, Verizon, Cypress, AT&T, Paytech, Covad, Business Only Broadband



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# Property Gallery



# Unmatched Location & Access



Best auto access at only 4-way interchange in O'Hare market



Directly adjacent to the Cumberland Station CTA Blue Line



Directly adjacent to bus lines at Cumberland stop



4.2 miles to O'Hare International Airport



14 miles to downtown Chicago



Colliers

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