

KENSINGTON

CORPORATE CENTER

1660 FEEHANVILLE DR MOUNT PROSPECT, IL 60056



OVERVIEW








Kensington Corporate Center has **6 medical tenants** totaling **49,389 SF**, **one non-medical tenant** with **13,756 SF** providing a **total occupancy of 63,145 SF or 72% occupancy**. The building is well suited to support the 3 hospitals in the area, Advocate, Endeavor and Ascension Holy Family. The **56% medical occupancy** provides additional security for this property and owner, as medical tenants have a higher retention rate over traditional office tenants. The weighted average lease term of the entire building is 8.17 years (as of 7/1/24).

The Property is located in the Schaumburg Area Office Submarket with an inventory of approximately 33.6 million SF. The Submarket has been a thriving economic center, home to more businesses in Illinois than any community outside of Chicago's Central Business District. The submarket is reinventing itself with strong leasing after the pandemic and redevelopment with major interest in Data Centers.

SPECIFICATIONS

Year Built	1986
Property Type	Office
County	Cook
Class	B
Land Size	8.87 AC
Rentable Area	87,453 SF
Typical Floorplate	23,527 SF
Stories	4
Parking	485 Spaces
Structure	Masonry, steel framing and glass panel-exterior walls. Interior load bearing walls are concrete. Walls are drywall
Roof	Low Sloped, metal roof with ballasted EPDM roof assembly cover
Heating System	Boiler fed hydronic heat pumps
Cooling System	Hydronic heat pumps with roof-mounted cooling towers
WALT	8.17 Years

TENANCY

	TENANT NAME	TOTAL RSF
	Weil Foot & Ankle Institute	23,078
	Infinity Vascular Management	2,866
	Vacancy	3,407
	UroPartners	10,384
	Professional Endodontics of Illinois Inc.	3,191
	Colonial Dental Associates, Ltd.	3,139
	Vacancy	2,586
	Construction Technologies Laboratory, Inc.	13,756
	Vacancy	10,717
	Barnes & Klatt, P.C.	3,865
	Vacancy	7,598

