

# THE OFFICE SPACE

1700 HIGGINS  
  
O'Hare Chicago

1700 W Higgins Rd  
Des Plaines, IL 60018

**CBRE**

Dan Graham  
+1 847 706 4032  
[dan.graham@cbre.com](mailto:dan.graham@cbre.com)

Michael Graham  
+1 847 706 4033  
[michael.graham@cbre.com](mailto:michael.graham@cbre.com)

# THE OFFICE SPACE



**A GRADE ASSET  
WITH ATTRACTIVE  
TENANT ECONOMICS**

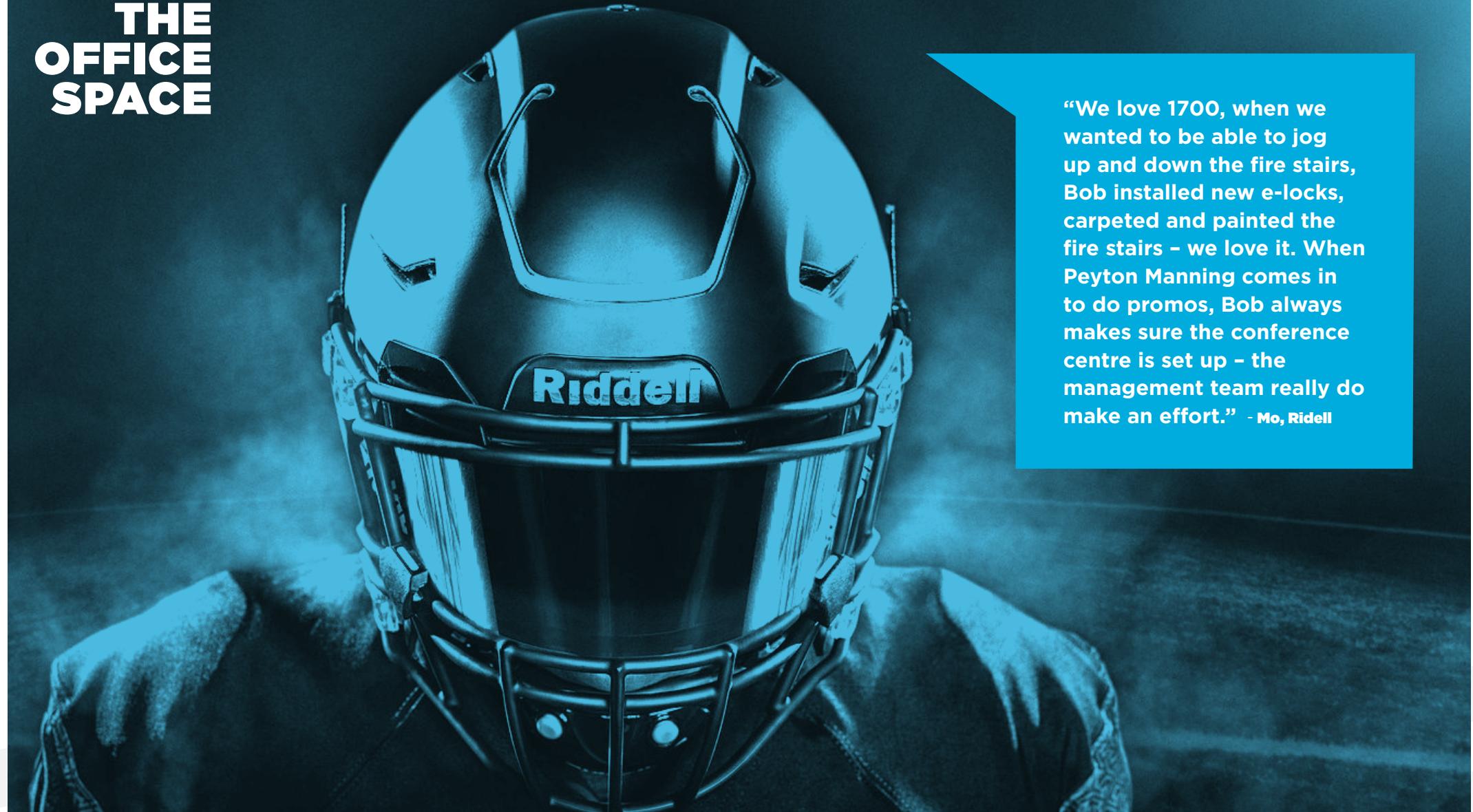
**70,000sF**  
FROM 1,000SF - 40,000SF

**25+**  
RESTAURANTS WITHIN A MILE

**2,000**  
HOTEL ROOMS

**217**  
PLACES TO FLY TO

# THE OFFICE SPACE



**1700 is the home to Riddell, a Chicago business with a global presence, whose core philosophy is one of care for the users of its products. Riddell chose 1700 because ownership cares about our**

**tenants, the unique combination of a full in house management team and a well capitalised ownership group that is investing in the building provides tenants with a great level of service in a park**

**“We love 1700, when we wanted to be able to jog up and down the fire stairs, Bob installed new e-locks, carpeted and painted the fire stairs – we love it. When Peyton Manning comes in to do promos, Bob always makes sure the conference centre is set up – the management team really do make an effort.” - Mo, Riddell**

**Riddell®**

# **VISIBILITY + ACCESS**

**BUILDING TOP SIGNAGE AVAILABLE  
I-90, MANNHEIM, AND HIGGINS EXPO-**

**Enjoy great visibility if you are a major occupier  
with roof top signage at 1700.**

**275,000 CARS PER DAY    2,400 PLANES    20m+ VIEWS PER ANNUM**

**Enjoy the power of  
communication to your  
target markets, with  
I-90, Mannheim Road and  
Higgins Road on 3 sides,  
the**

**1-90 EXPRESSWAY  
200,000  
VEHICLES PER DAY**

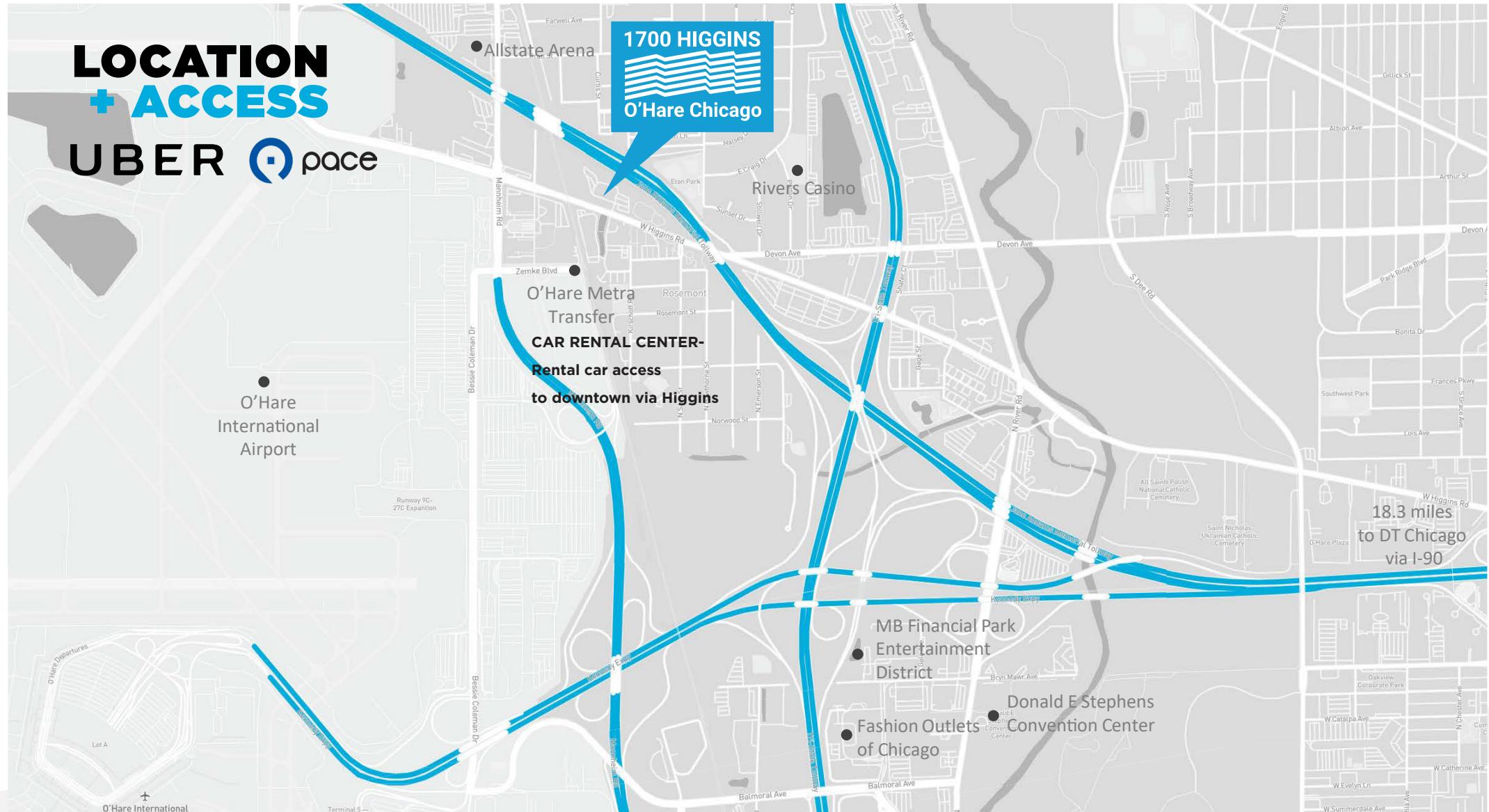
**MANNHEIM ROAD  
50,000  
VEHICLES PER DAY**

**HIGGINS ROAD  
25,000  
VEHICLES PER DAY**



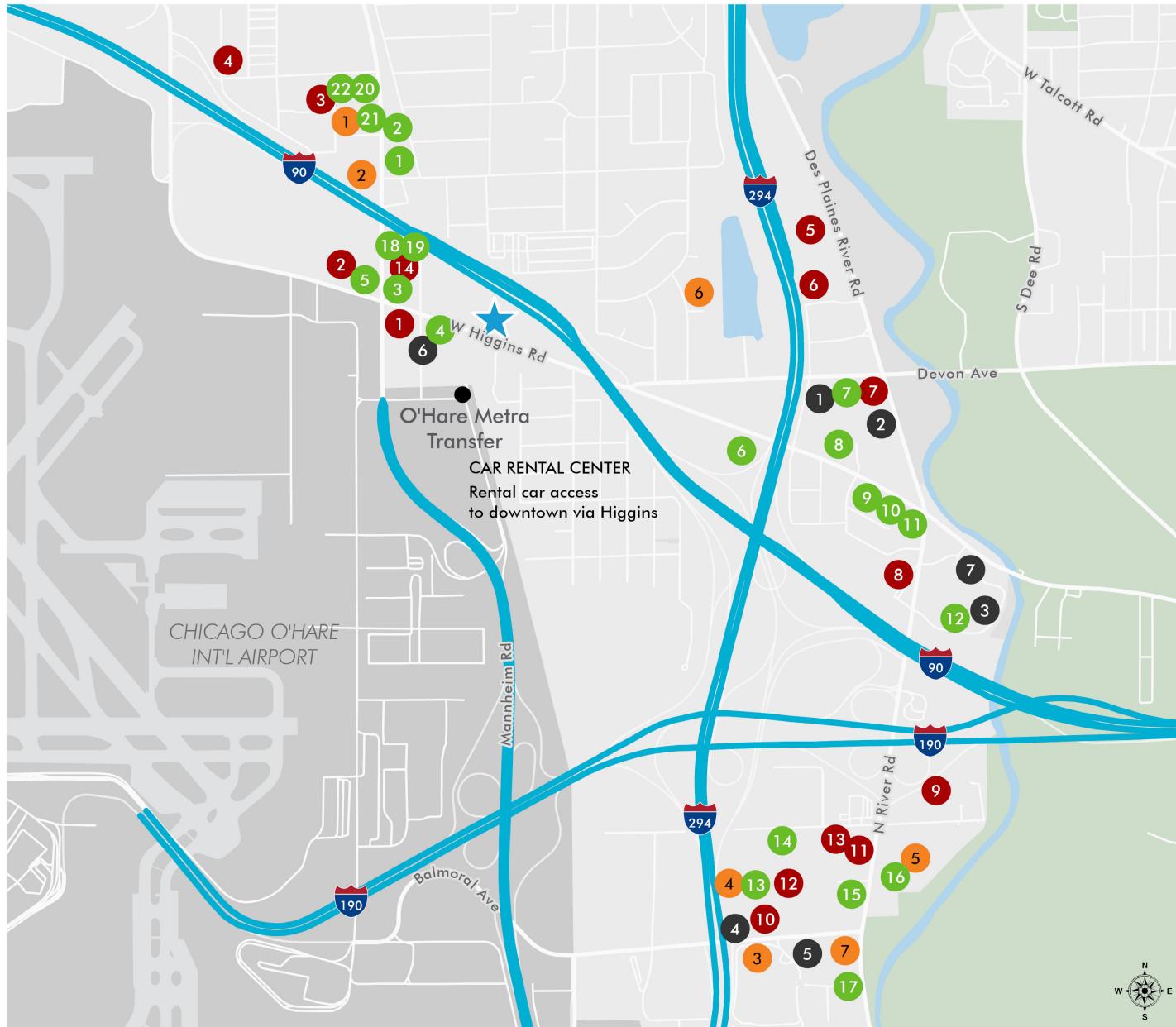
# LOCATION + ACCESS

## UBER + pace



**1700 has its own traffic lights on Higgins, so turning into our car park is a breeze and with the ability to provide over 550 car spaces, we have the best parking ratio in the market – you could choose a different car spot every day for a year and half. Convenient transportation options to/from the building include an Uber ride share service to the blue line, a pace bus stop outside the front door, the O'Hare Metra Transfer Center and the new O'Hare Airport rail link. Access is first class.**

**1700 is located in the heart of Chicago's O'Hare Submarket with access to a full compliment of area amenities. The campus is surrounded by dining, retail and hotel options including the destination attraction, MB Financial Park at Rosemont. Whether employees and guests are coming from downtown or the suburbs, 1700 W Higgins Rd is only a short drive or ride away with immediate access to major roads and transportation options, along with proximity to a fantastic array of local amenities.**



#### LODGING

- 1. Sheraton
- 2. Best Western
- 3. Residence Inn
- 4. Extended Stay America
- 5. Hilton Garden Inn
- 6. Courtyard by Marriott
- 7. Hyatt Rosemont
- 8. The Westin O'Hare
- 9. Hyatt Regency O'Hare
- 10. Aloft
- 11. Embassy Suites
- 12. Crown Plaza
- 13. Hilton Rosemont
- 14. Holiday Inn Express

#### RETAIL/ATTRactions/ENTERTAINMENT

- 1. Target
- 2. AllState Arena
- 3. Fashion Outlets of Chicago
- 4. Park Bank Entertainment District  
Kings Dining & Entertainment, Joe's Live, AMC Rosemont 18, Zaines, iFly
- 5. Donald E Steven's Convention Center
- 6. Rivers Casino
- 7. Rosemont Theater

#### DINING

- 1. Pot Belly
- 2. Starbuck's
- 3. McDonald's
- 4. Harry Carry Italian Steakhouse
- 5. Shoeless Joe's Ale House & Grille
- 6. TGI Friday's
- 7. Gino's East
- 8. Ram Restaurant
- 9. Gene & Georgetti
- 10. Giordano's
- 11. McDonald's
- 12. Carlucci
- 13. Park Bank Entertainment District -  
Sugar Factory, Park Tavern, Fogo de Chao  
Five Roses, Hofbrauhaus
- 14. Morton's Steakhouse
- 15. Gibson's
- 16. Starbuck's
- 17. McCormick & Schmick's
- 18. Which Wich
- 19. Dunkin'
- 20. Chipotle
- 21. Panda Express
- 22. Naf Naf Grill

#### DINING

- 1. MB Bank
- 2. Reyes Holdings
- 3. US Foods
- 4. Big Ten Network
- 5. Cisco Systems
- 6. Ernst & Young
- 7. PriceWaterhouse



**1700 has its own traffic lights on Higgins, so turning into our car park is a breeze and with the ability to provide over 550 car spaces, we have the best parking ratio in the market – you could choose a different car spot every day for a year and half. Convenient transportation options to/from the building include an Uber ride share service to the blue line, a pace bus stop outside the front door, the O'Hare Metra Transfer Center and the new O'Hare Airport rail link. Access is first class.**

**1700 is located in the heart of Chicago's O'Hare Submarket with access to a full compliment of area amenities. The campus is surrounded by dining, retail and hotel options including the destination attraction, MB Financial Park at Rosemont. Whether employees and guests are coming from downtown or the suburbs, 1700 W Higgins Rd is only a short drive or ride away with immediate access to major roads and transportation options, along with proximity to a fantastic array of local amenities.**

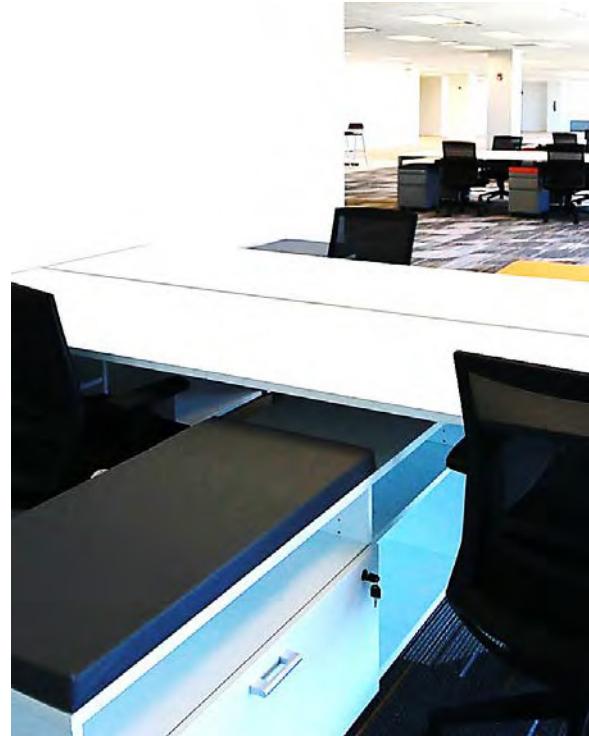
THE  
OFFICE  
SPACE



# THE OFFICE SPACE

With a floor plate of 27,000sft, 1700 can accommodate both large and small tenants, with best in market packages.

**For users, 1700 offers A grade office space at economic rents, ease of access and multiple transport options, plentiful parking, a range of amenities in the area and a on site building manager in Podolsky Circle, whose corporate office is on level 2.**



Building amenities include:

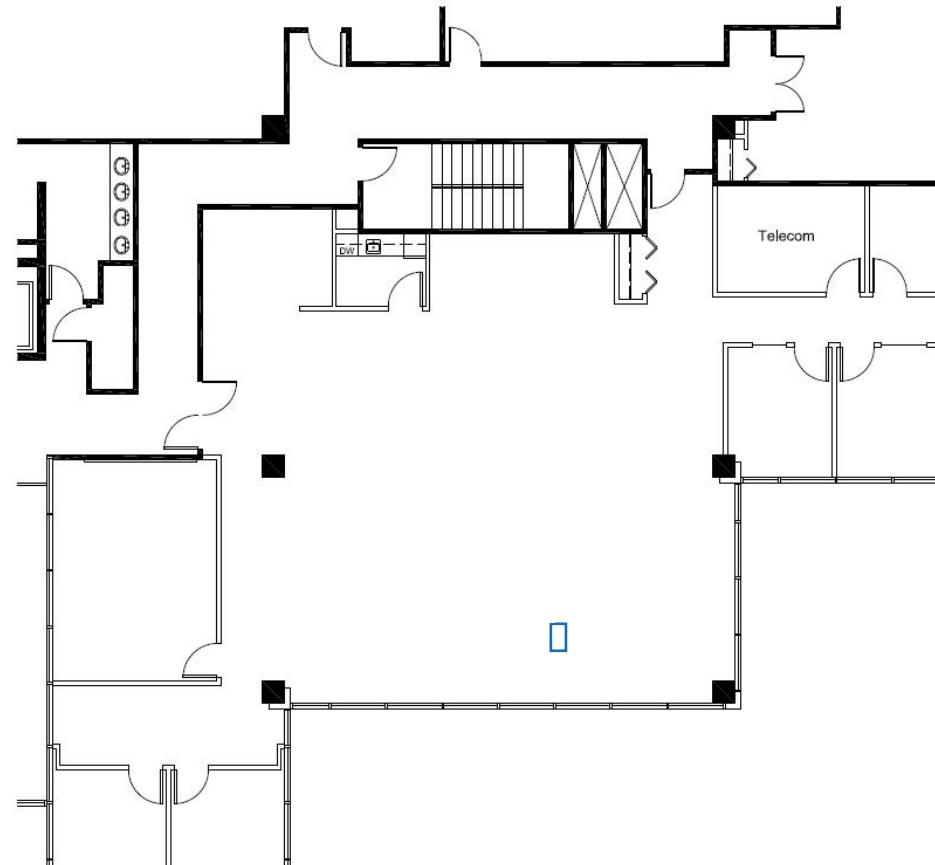
**Grab and go deli food services**

**Tenant zones with stylish, comfortable seating and wifi**  
**Flexible meeting space for up to 60 people**

**E-car charging stations**  
**Executive covered parking**

**Adjacent fitness center**

# THE OFFICE SPACE



**AVAILABLE  
SPACES  
LEVEL 2**

**SUITE 200  
3,896 SF**

**CBRE**

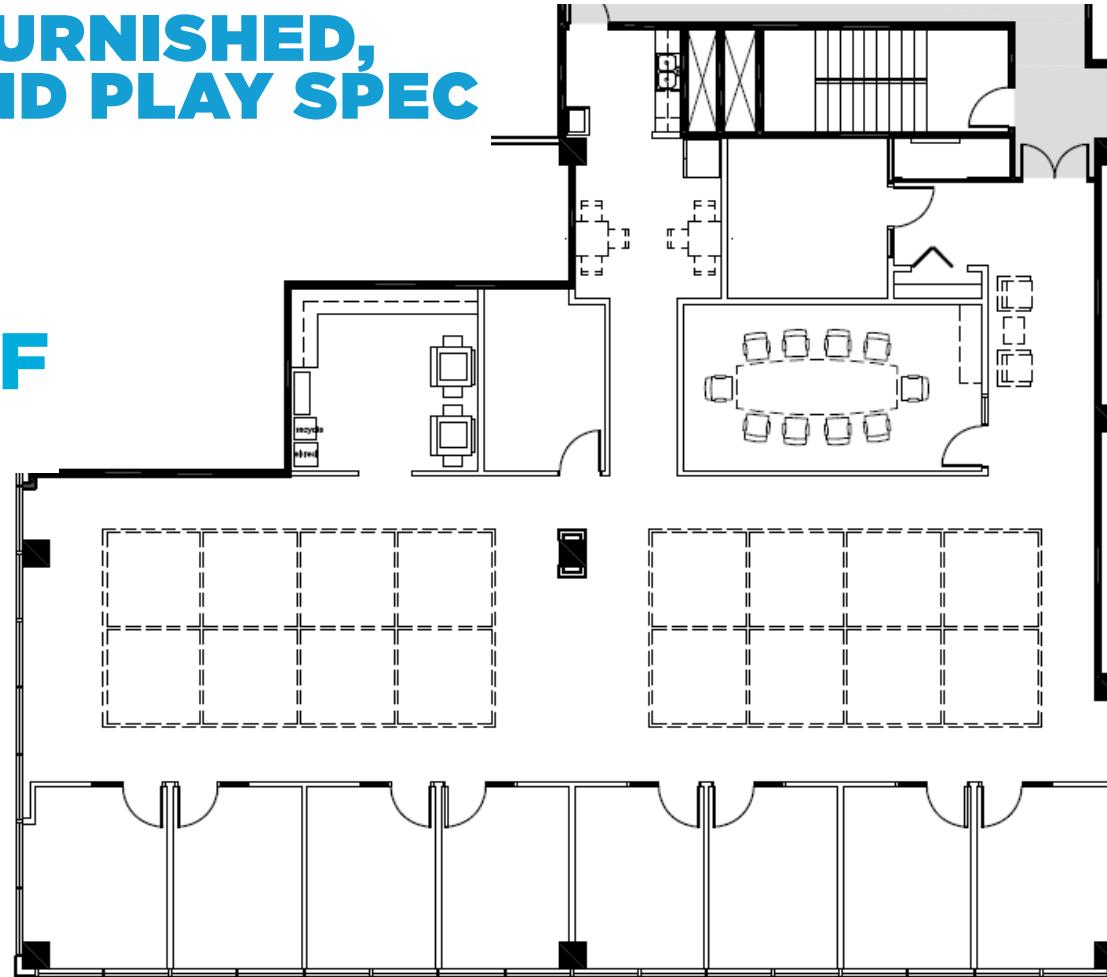
Dan Graham  
+1 847 706 4032  
[dan.graham@cbre.com](mailto:dan.graham@cbre.com)

Michael Graham  
+1 847 706 4033  
[michael.graham@cbre.com](mailto:michael.graham@cbre.com)

# FULLY FURNISHED, PLUG AND PLAY SPEC SUITE

SUITE 280

**5,227 SF**



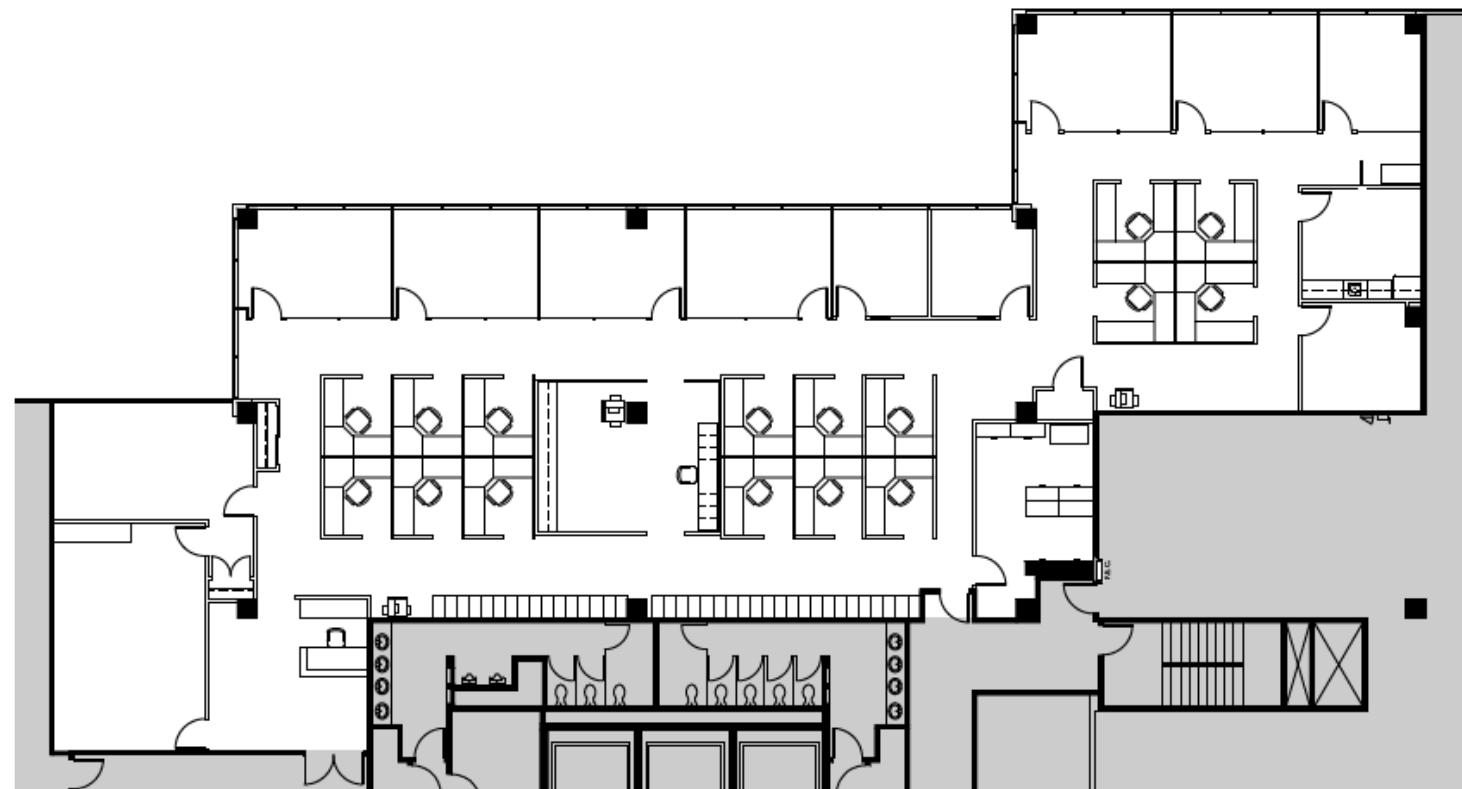
- Available in 30 days
- Fully furnished
- 8 private offices
- 16 workstations
- 2 conference rooms
- Kitchen

**CBRE**

Dan Graham  
+1 847 706 4032  
[dan.graham@cbre.com](mailto:dan.graham@cbre.com)

Michael Graham  
+1 847 706 4033  
[michael.graham@cbre.com](mailto:michael.graham@cbre.com)

# THE OFFICE SPACE



**AVAILABLE  
SPACES  
LEVEL 3**

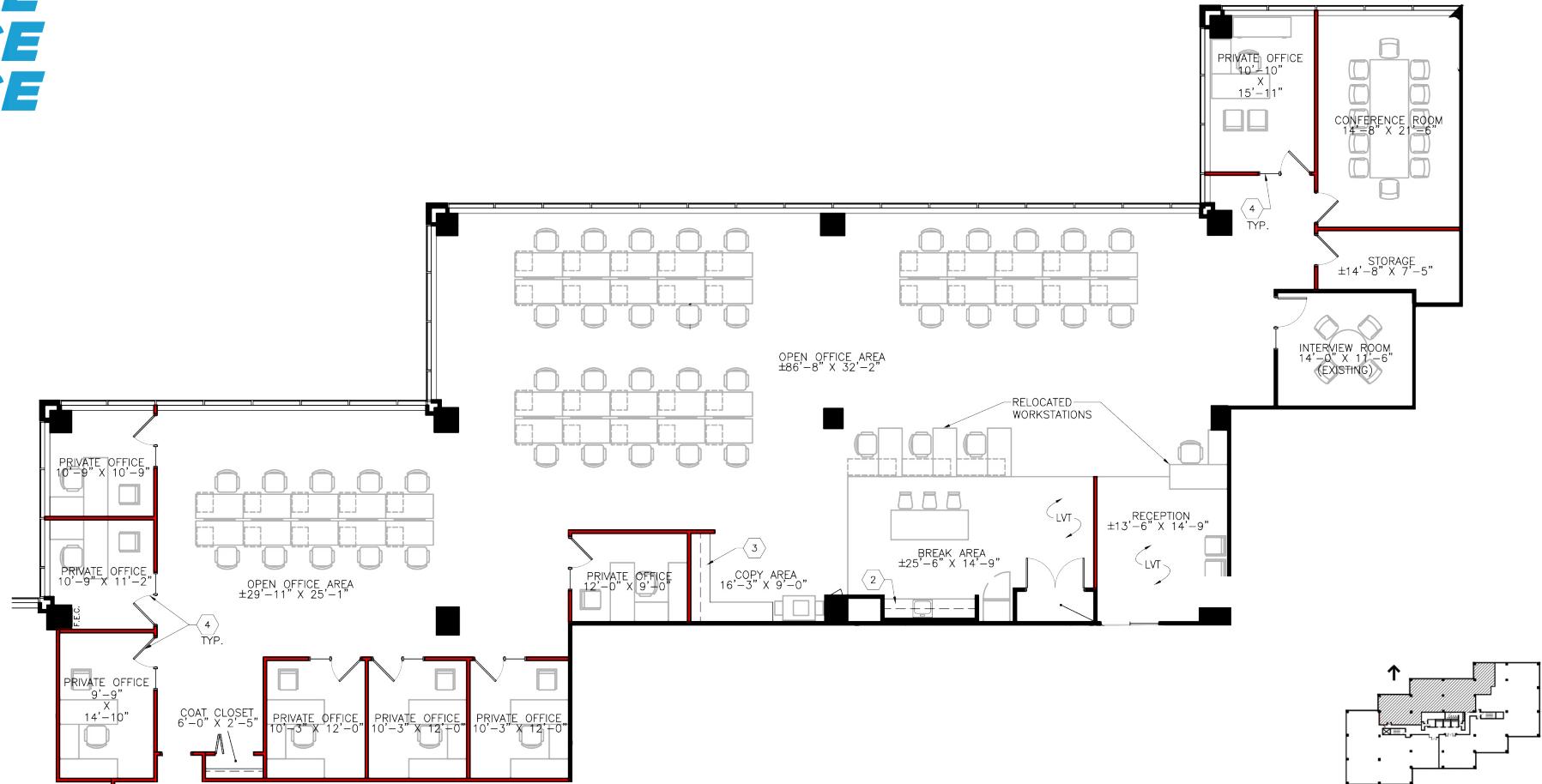
**SUITE 320  
7,181 SF**

**CBRE**

Dan Graham  
+1 847 706 4032  
[dan.graham@cbre.com](mailto:dan.graham@cbre.com)

Michael Graham  
+1 847 706 4033  
[michael.graham@cbre.com](mailto:michael.graham@cbre.com)

# THE OFFICE SPACE



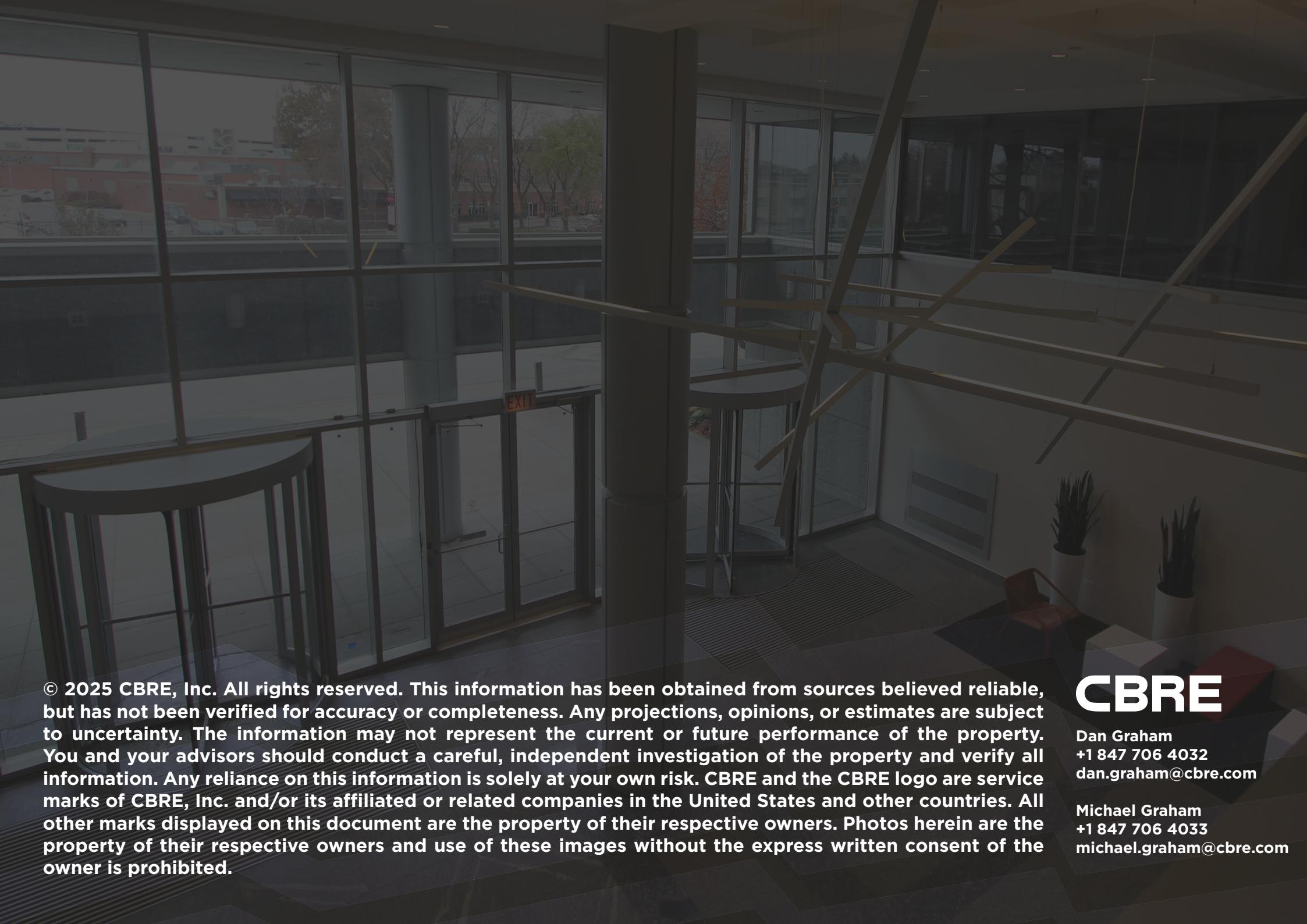
**AVAILABLE  
SPACES  
LEVEL 4**

SUITE 450  
**7,260 SF**

**CBRE**

Dan Graham  
+1 847 706 4032  
dan.graham@cbre.com

Michael Graham  
+1 847 706 4033  
michael.graham@cbre.com



© 2025 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.

**CBRE**

Dan Graham  
+1 847 706 4032  
[dan.graham@cbre.com](mailto:dan.graham@cbre.com)

Michael Graham  
+1 847 706 4033  
[michael.graham@cbre.com](mailto:michael.graham@cbre.com)