

THE OFFICE SPACE

1700 HIGGINS



O'Hare Chicago

1700 W Higgins Rd
Des Plaines, IL 60018

CBRE

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THE OFFICE SPACE



**A GRADE ASSET
WITH ATTRACTIVE
TENANT ECONOMICS**

70,000^{SF}

FROM 1,000^{SF} - 40,000^{SF}

25+

RESTAURANTS WITHIN A MILE

2,000

HOTEL ROOMS

217

PLACES TO FLY TO

THE OFFICE SPACE



“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

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

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

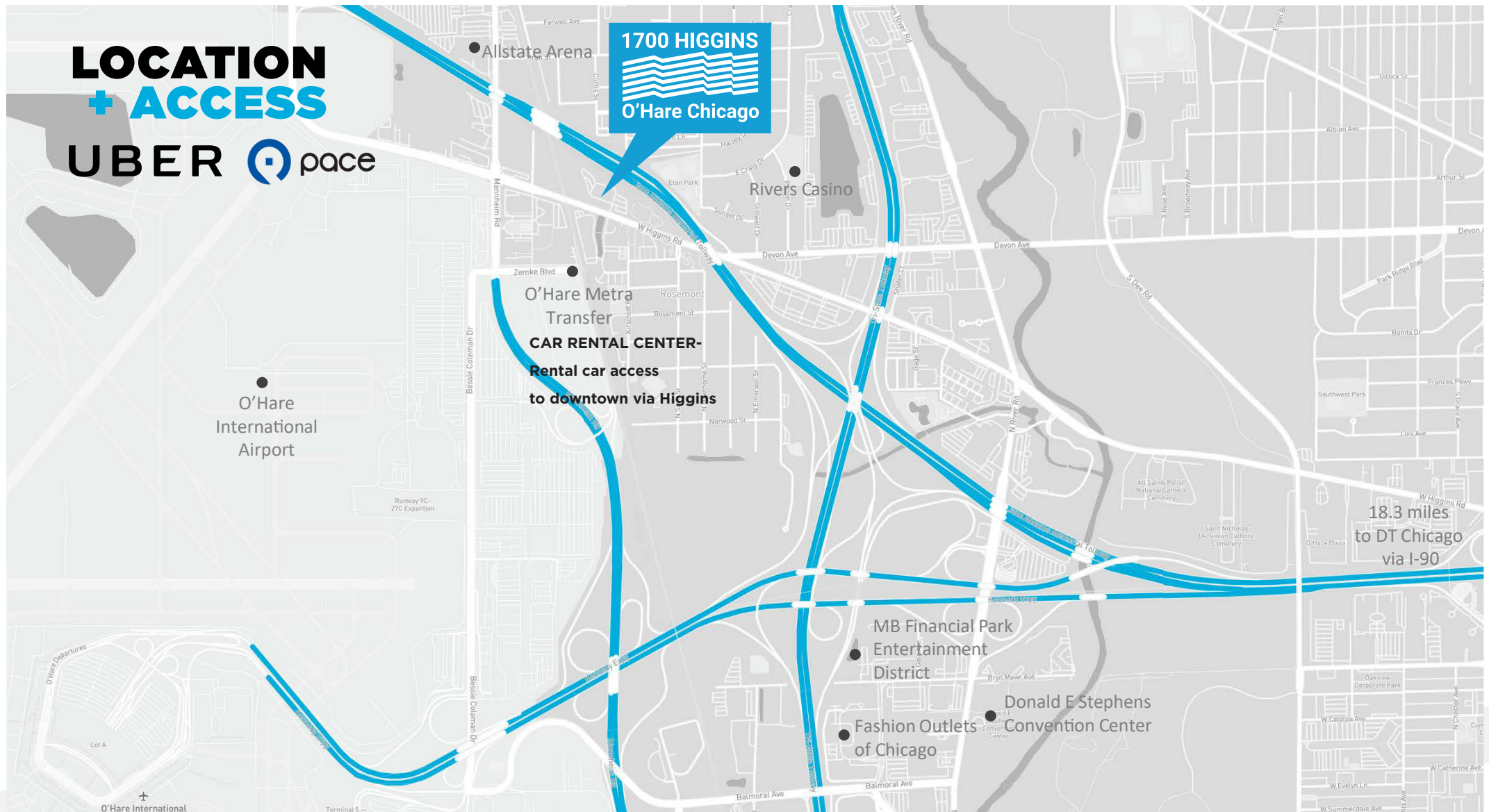
HIGGINS ROAD
25,000

VEHICLES PER DAY



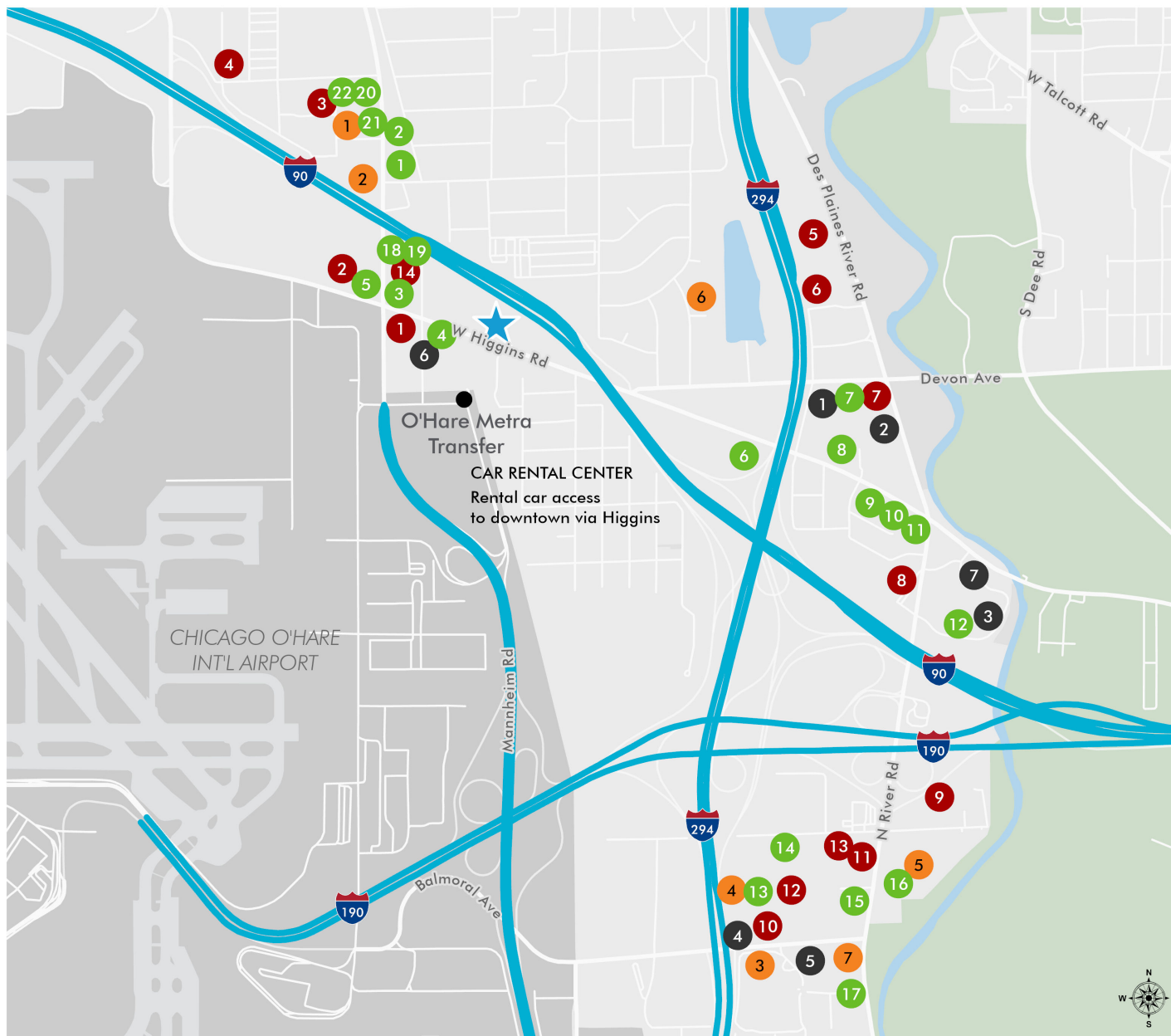
**LOCATION
+ ACCESS**

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.



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

LODGING

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



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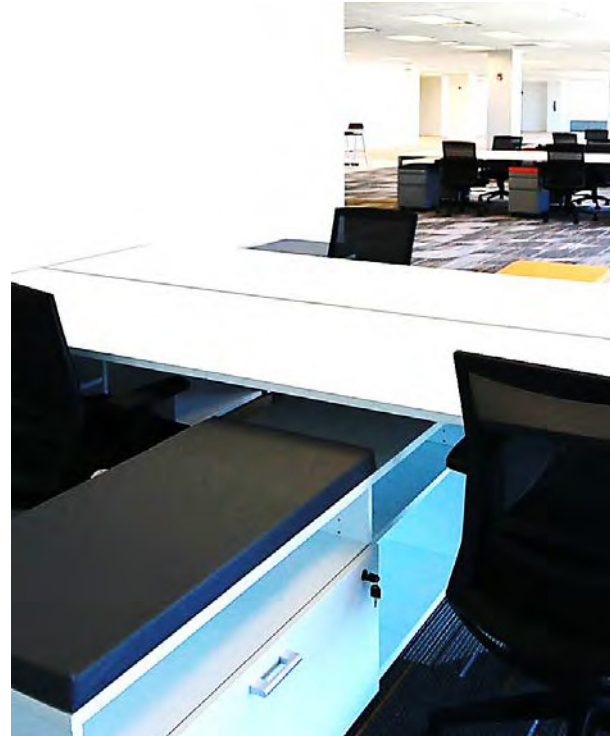
THE OFFICE SPACE



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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.



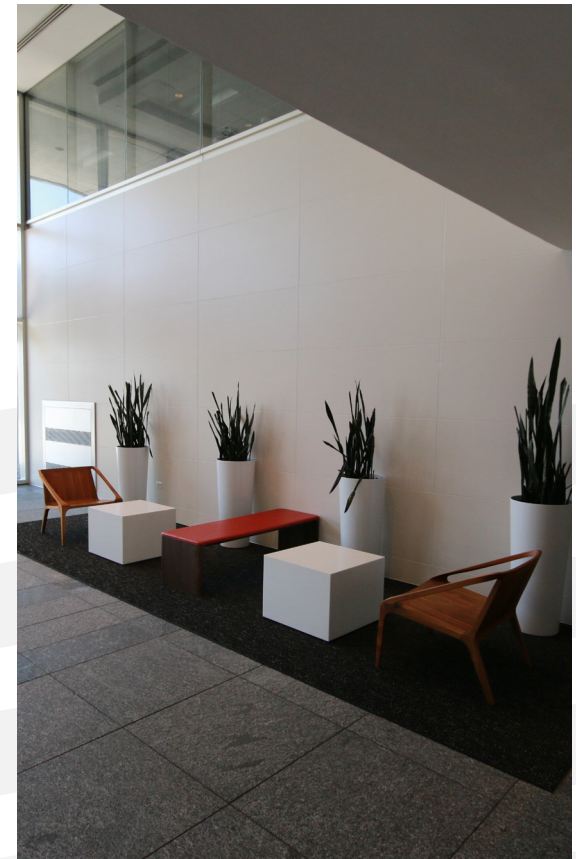
Building amenities include:

Grab and go deli food services

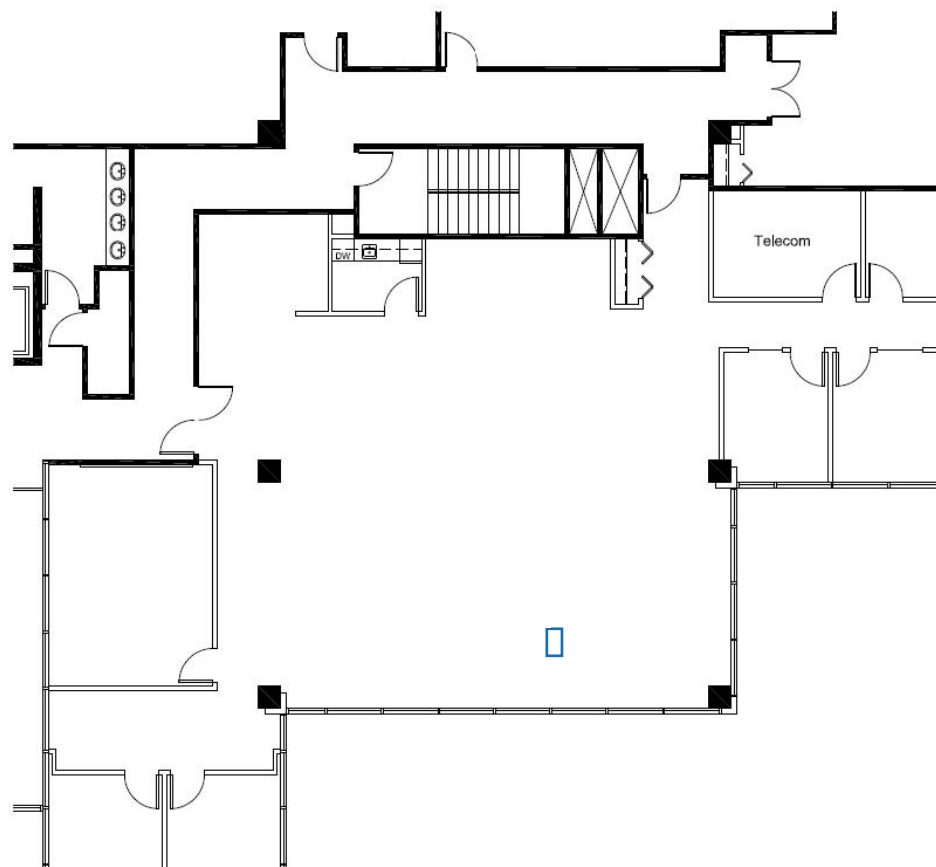
**Tenant zones with stylish,
comfortable seating and wifi
Flexible meeting space for up
to 60 people**

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

Adjacent fitness center



THE OFFICE SPACE



AVAILABLE
SPACES
LEVEL 2

SUITE 200

3,896 SF

CBRE

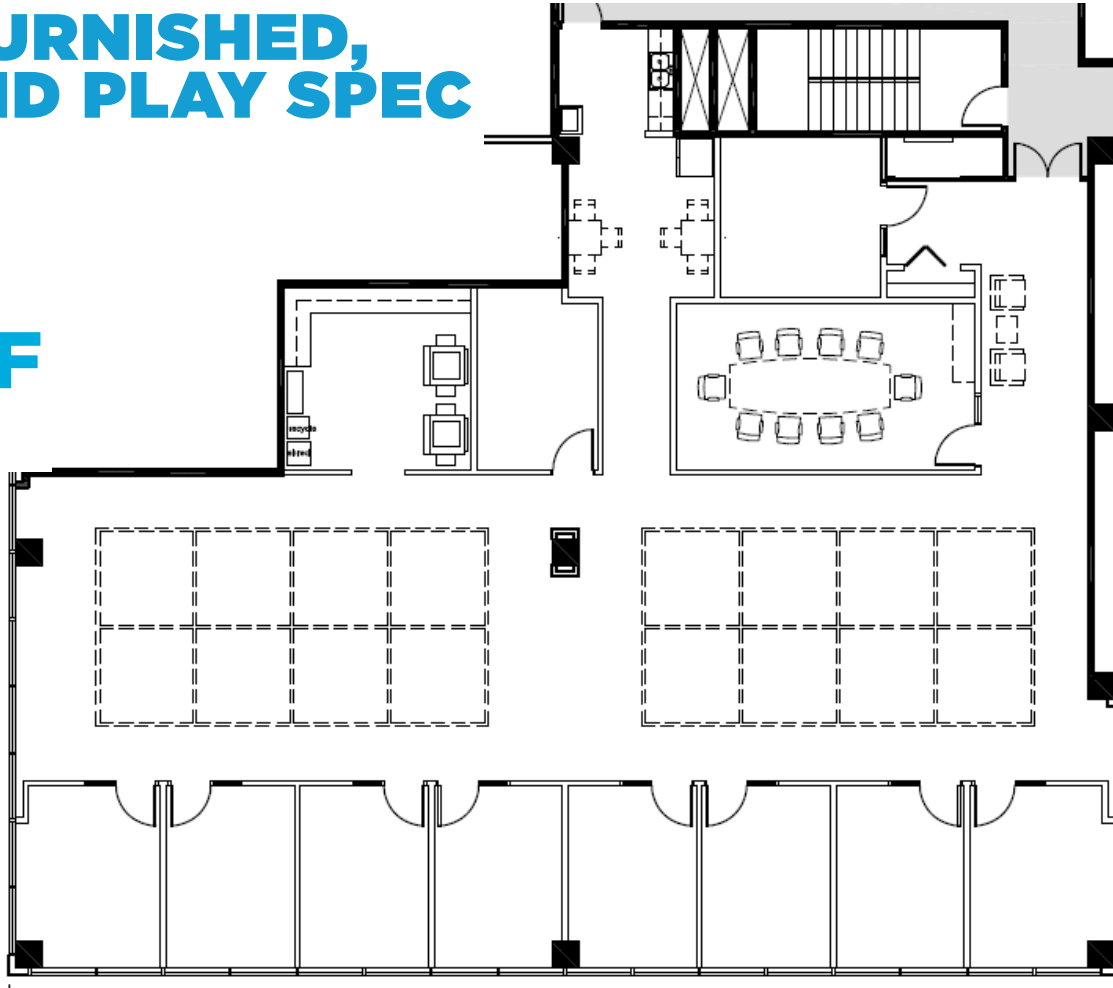
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FULLY FURNISHED, PLUG AND PLAY SPEC SUITE

SUITE 280

5,227 SF



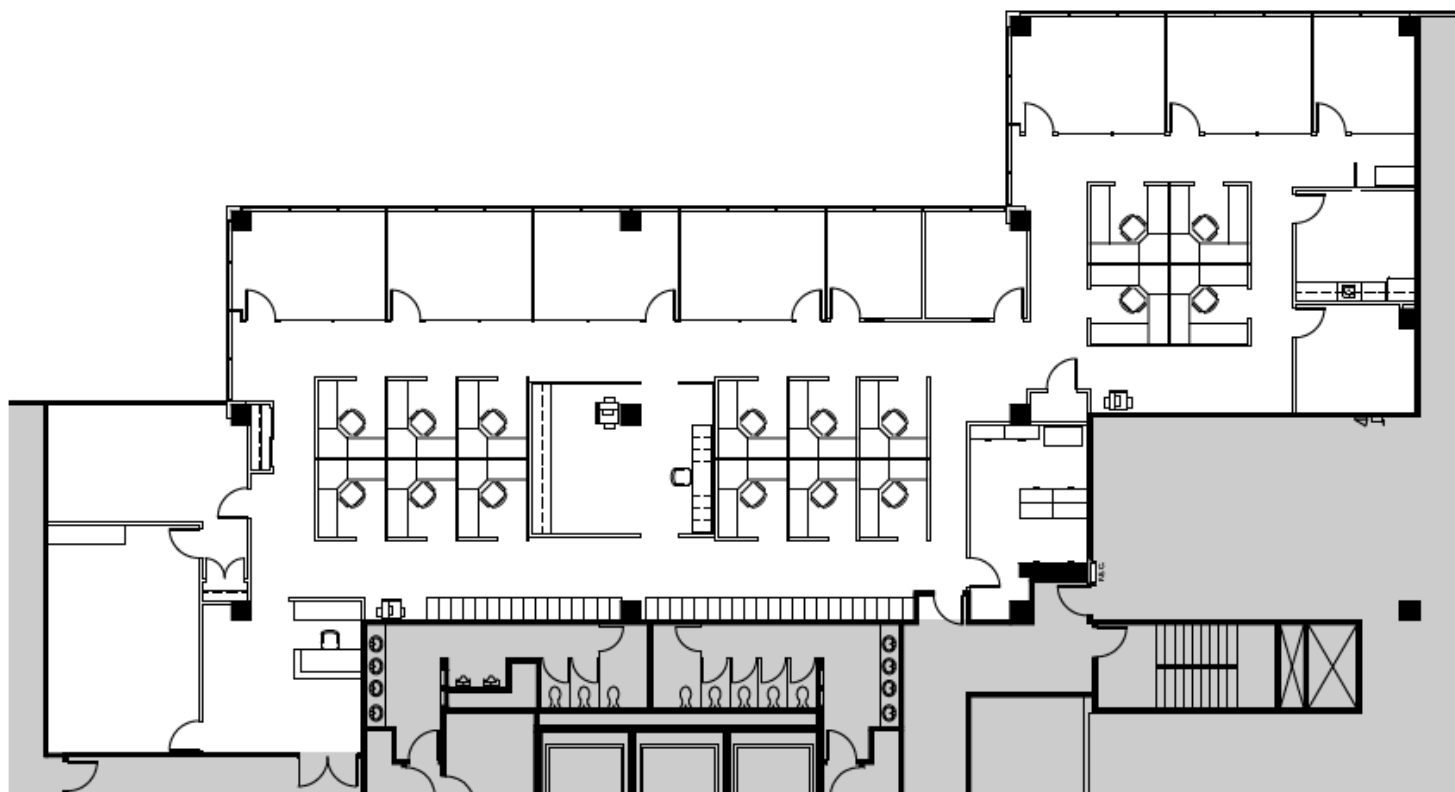
- Available in 30 days
- Fully furnished
- 8 private offices
- 16 workstations
- 2 conference rooms
- Kitchen

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THE OFFICE SPACE



AVAILABLE
SPACES
LEVEL 3

SUITE 320

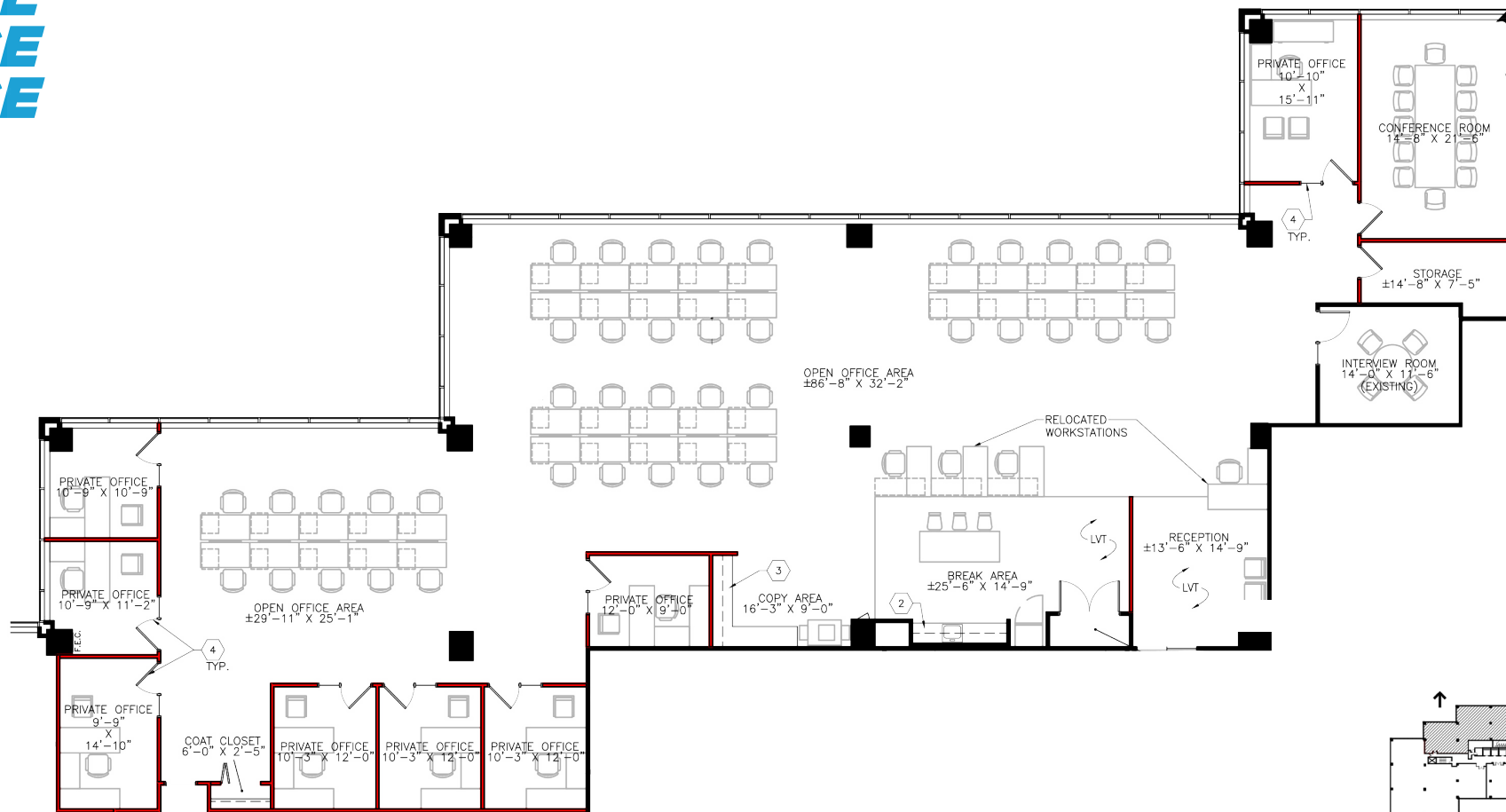
7,181 SF

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THE OFFICE SPACE



**AVAILABLE
SPACES
LEVEL 4**

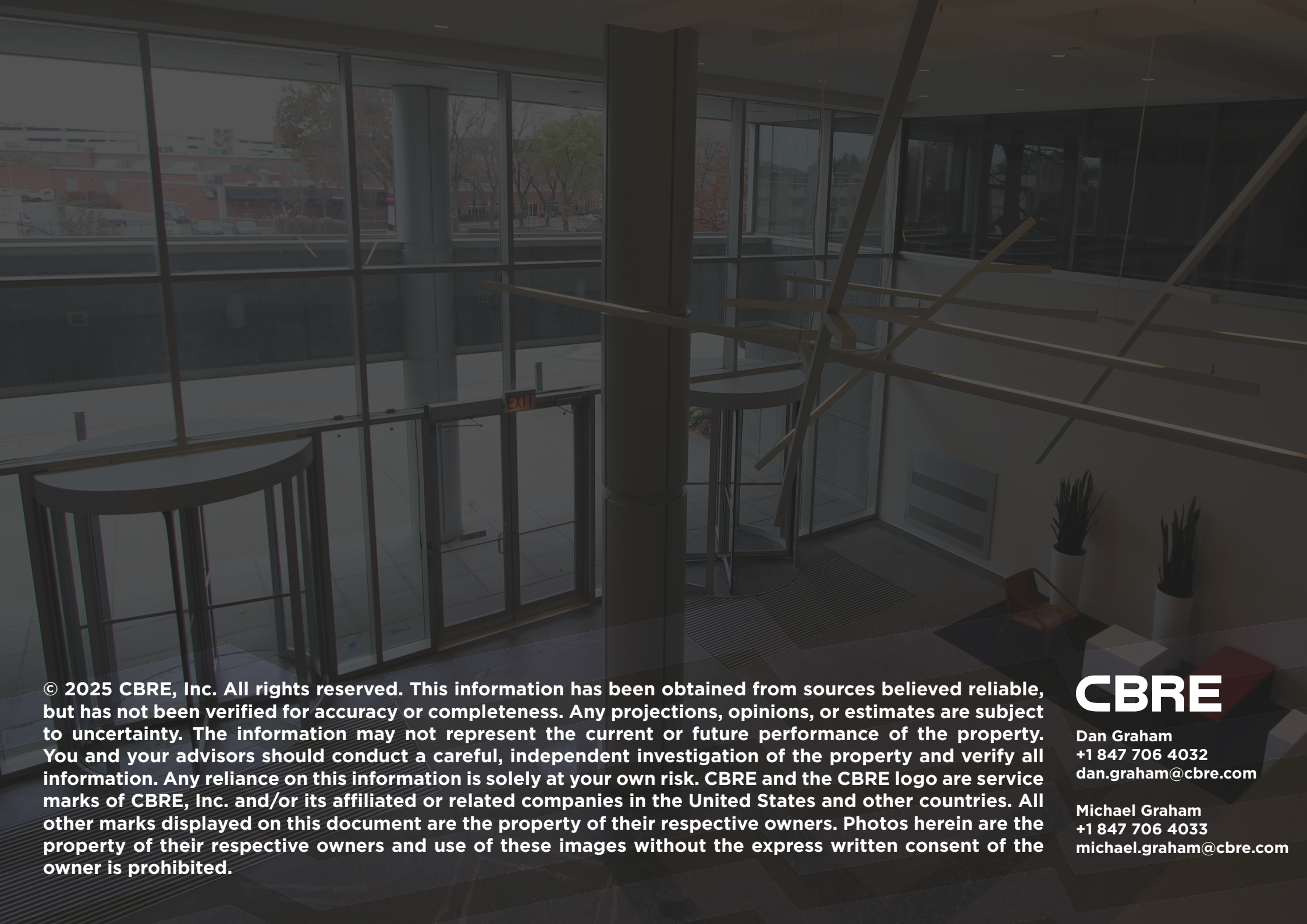
SUITE 450

7,260 SF

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