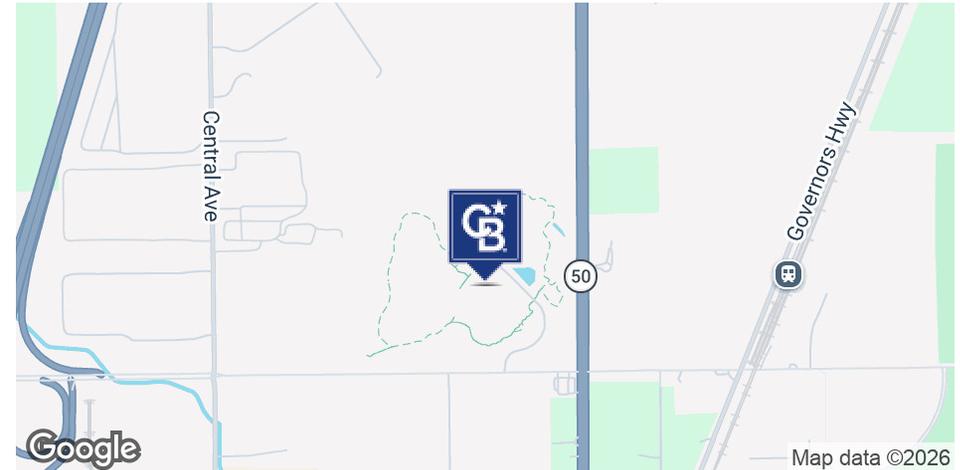


LEASE

200 APPLIED PARKWAY
200 Applied Parkway University Park, IL 60449



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (Gross)
Building Size:	150,000 SF
Available SF:	10,000 - 150,000 SF
Lot Size:	40 Acres
Price / SF:	\$0.00
Year Built:	1996
Zoning:	Office
Market:	Chicago Southland
Submarket:	University Park South Will County Peotone Area

PROPERTY OVERVIEW

Exceptional opportunity to acquire or occupy a fully built-out corporate campus in University Park, IL. This two-story office building with lower level features a dramatic two-story atrium, large auditorium, full-service cafeteria, multiple conference rooms, private offices, open workstations, and extensive support areas. Situated on approximately 40 acres with expansive surface parking spaces, the property offers a true campus-style environment with landscaped grounds, outdoor seating areas, and on-site loading/receiving. Ideal for research & development, institutional, training, or corporate headquarters use. Strategic location approx. 15 minutes to I-80/I-294, 15 minutes to proposed Peotone airport, and 45 minutes to Midway Airport. Low Will County real estate taxes.

PROPERTY HIGHLIGHTS

- 150,000 SF institutional / office facility on 40 Acres
- Two-story building with a lower level in a true campus-style setting

Charles Groebe
(708) 205-8703



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200 APPLIED PARKWAY

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

200 Applied Parkway is located within a low-density corporate and institutional corridor in University Park, Illinois, offering a quiet, secure, and campus-oriented environment ideal for educational, governmental, research, and training users. The property is surrounded by open green space and adjacent to Governors State University, creating a setting that supports academic, institutional, and professional operations. The site offers convenient regional connectivity, situated approximately 15 minutes from Interstates 80 and 294, providing direct access to the greater Chicago metropolitan area. The property is also approximately 15 minutes from the proposed Peotone passenger and cargo airport, enhancing long-term strategic value for regional and institutional users, and approximately 45 minutes from Midway International Airport.

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