

OFFICE SUITES FOR LEASE

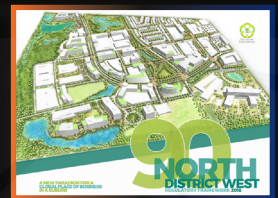
SPEC SUITES AVAILABLE

Directly Across from 90 North Entertainment District



Lakewoods Corporate Center

650 E. ALGONQUIN ROAD, SCHAUMBURG IL



NEXT LEVELTEAM

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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|----------------|--------------------|
| LEASE RATE: | \$17.00 SF/yr (MG) |
| BUILDING SIZE: | 81,522 SF |
| AVAILABLE SF: | 2,023 - 9,660 SF |
| LOT SIZE: | 5.68 Acres |
| YEAR BUILT: | 1987 |
| RENOVATED: | 2018 |
| ZONING: | B-3 |
| SUBMARKET: | Northwest Suburbs |
| TRAFFIC COUNT: | 32,600 VPD |
| SPEC SUITES: | Available |

PROPERTY OVERVIEW

Lakewoods Corporate Center is a stunning, all-glass, four-story curvilinear office building located at the NE corner of Quentin and Algonquin Roads. The property features a newly renovated, two-story lobby and bathrooms, outstanding window-lines with abundant natural light throughout, and janitorial service M-F, included in the rent.

Three suites are available for lease ranging in size from 4,129 - 7,039 SF, with two contiguous units on the 4th floor which can total 9,660 SF. Each suite has kitchenettes with plumbing. **Spec suites include glass wall offices and conferences rooms with high-end finishes throughout.**

LOCATION OVERVIEW

Lakewoods Corporate Center is located on the East side of downtown Schaumburg, IL which is one of the major suburban commercial hubs in the Chicagoland area. It is conveniently located immediately across from the new 90 North District, the new Village of Schaumburg Entertainment District featuring Top Golf, entertainment, restaurants, shopping, hotels and both residential and business campuses. Adjacent to the property is North 680, a brand new, four-building, luxury apartment complex featuring high-end units, a resort-style pool, and a variety of upscale amenities, as well as Kinder Care Day Care. In addition, the property is 2 miles north of Woodfield Mall, one of the largest malls in the USA. The interchange for I-90 at Meacham Road is a little over 1 mile from the building, and the full interchange for I-290, I-355, and IL-53 is less than 2 miles away. O'Hare International Airport is less than 15 miles away and downtown Chicago is approximately 30 miles from the property.

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COMPLETE HIGHLIGHTS

- Spec Suites Available!
- Highly Visible Office Building Directly on Algonquin Road, at the Lighted Quentin Road Intersection
- Immediately Across from Schaumburg's New Entertainment District - 90 North
- Adjacent to North 680 - A New, Luxury Apartment Development
- Monument Signage Available 5,500 SF Tenant
- Very Abundant Parking - 6/1000 Parking Ratio
- All Suites Have Kitchenettes with Plumbing
- Monday - Friday Janitorial Included in Rent
- Adjacent to Day Care - Kinder Care
- UPS and FedEx Drop Boxes On-Site



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LEASE SPACES

LEASE INFORMATION

| | | | |
|--------------|------------------|-------------|---------------|
| LEASE TYPE: | MG | LEASE TERM: | Min. 3 Years |
| TOTAL SPACE: | 2,023 - 9,660 SF | LEASE RATE: | \$17.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------|-----------|------------------|----------------|---------------|---|
| Suite 250 | Available | 7,039 SF | Modified Gross | \$17.00 SF/yr | (Available 12/1/2024) Multiple interior and exterior offices and conference rooms with glass walls throughout, large kitchen, high-end finishes throughout, glass entry door. Please refer to floor plan. This is a spec suite! |
| Suite 303 | Available | 2,023 SF | Modified Gross | \$17.00 SF/yr | (Available 8/1/2024) Features built-in cubicles, a kitchenette, 2 private offices, and a waiting area. Please refer to floor plan for details. |
| Suite 404 | Available | 4,129 - 9,660 SF | Modified Gross | \$17.00 SF/yr | (Available 12/1/2024) 6 offices with glass walls and a large open area with abundant natural light, multiple storage areas, kitchenette with plumbing, elevator identity reception area with glass entry door. Please refer to floor plan. This suite can be combined with suite 405 to provide 9,659 SF contiguous space. This is a spec suite! |
| Suite 405 | Available | 5,531 - 9,660 SF | Modified Gross | \$17.00 SF/yr | (Available 4/1/2024) Corner office suite with 9 perimeter private offices of various sizes, 2 perimeter conference rooms, multiple admin/storage rooms, breakroom with plumbing, open area with cubicle stations, reception and waiting area. This suite can be combined with suite 404 to provide 9,660 SF contiguous space. Take a look at our rendering for spec suite finishes! |

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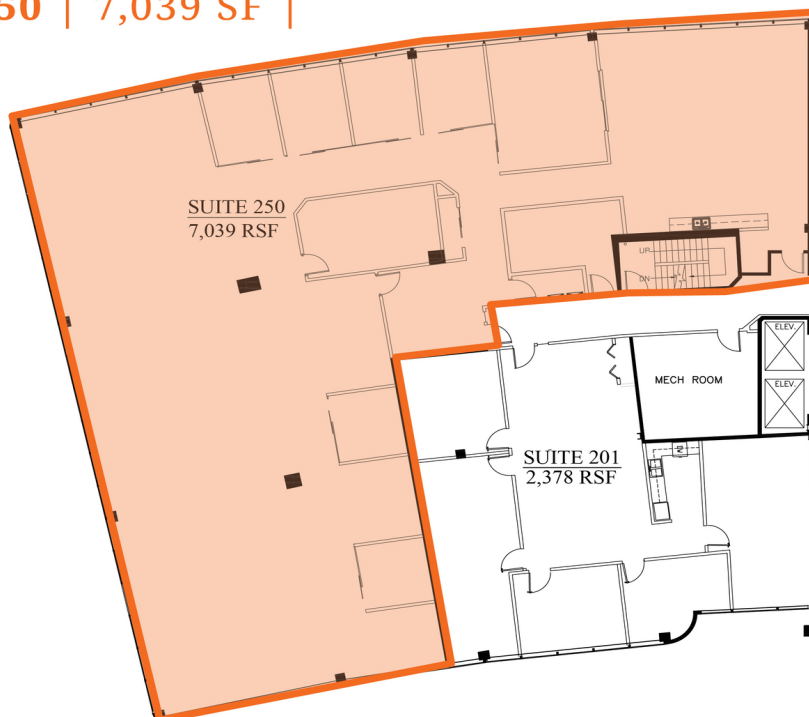
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FLOOR PLAN SUITE 250

SPACE AVAILABLE 12/1/2024

2ND FLOOR | SUITE 250 | 7,039 SF |



CLICK FOR
VIRTUAL TOUR
SUITE 250



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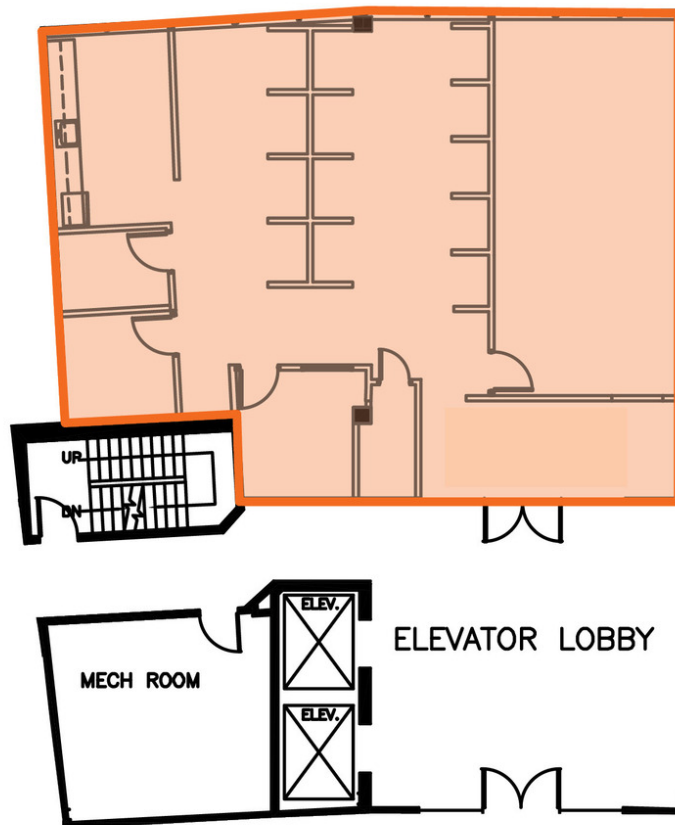
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FLOOR PLAN SUITE 303

AVAILABLE 8/1/2024

3rd FLOOR | SUITE 303 | 2,023 SF



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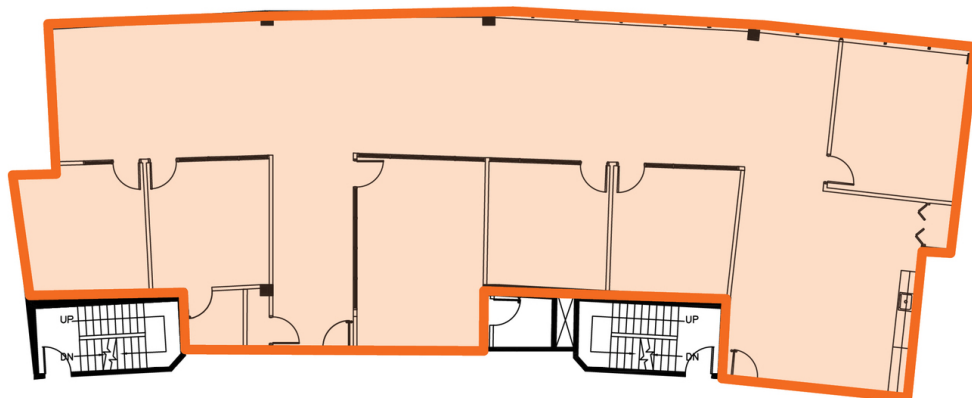
FLOOR PLAN SUITE 404

SPACE AVAILABLE 12/1/2024

4th FLOOR | SUITE 404 | 4,129 SF



CLICK FOR
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SUITE 404



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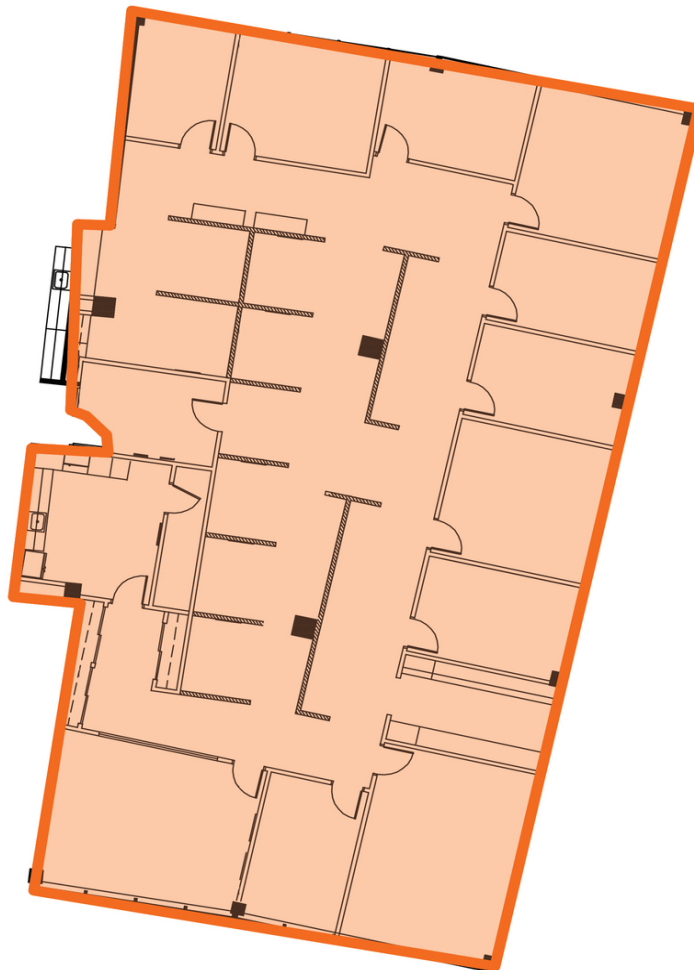
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FLOOR PLAN SUITE 405

SPACE AVAILABLE 4/1/2024

4th FLOOR | SUITE 405 | 5,530 SF



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LOBBY PHOTOS

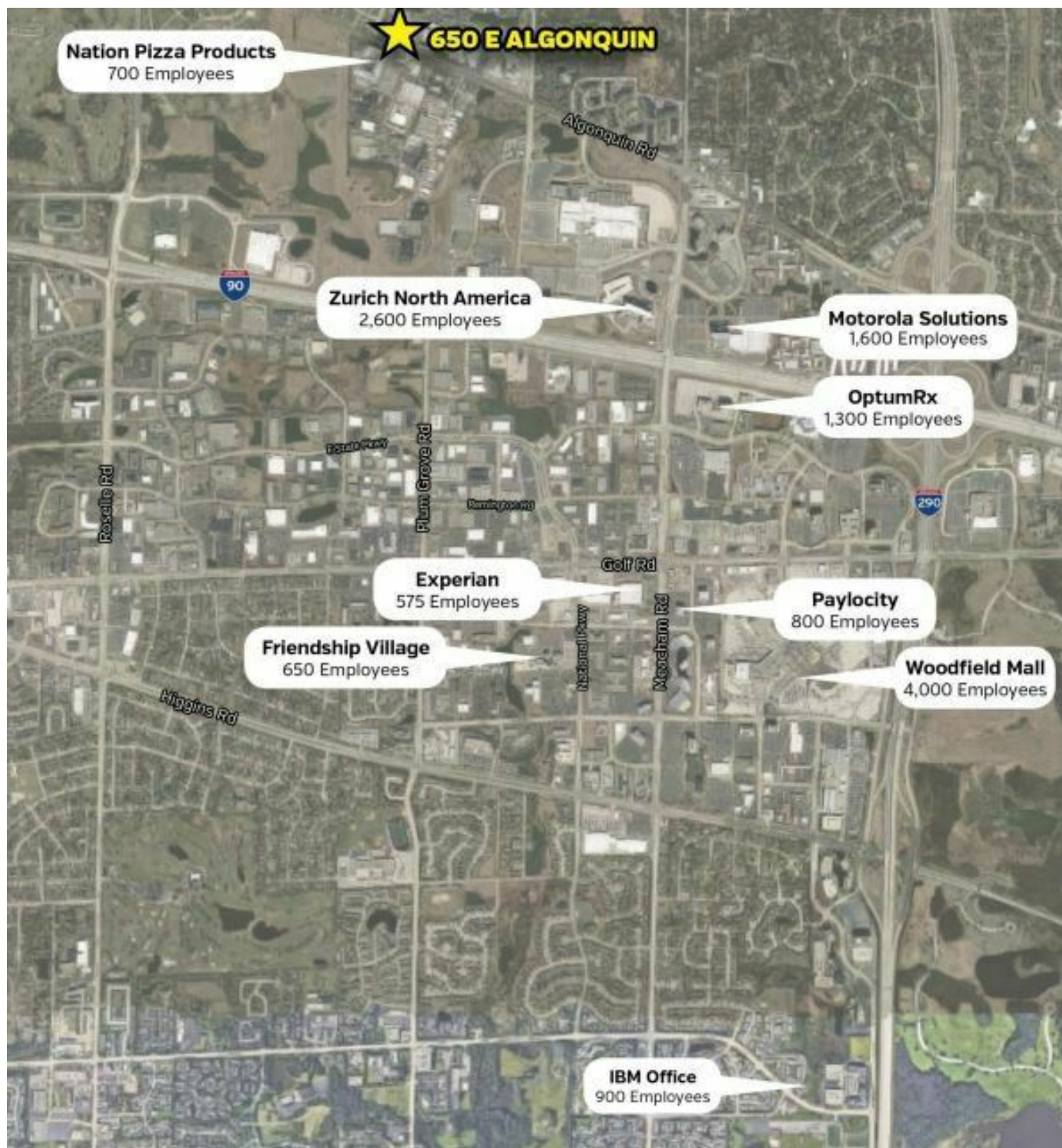


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SCHAUMBURG - MAJOR COMPANIES



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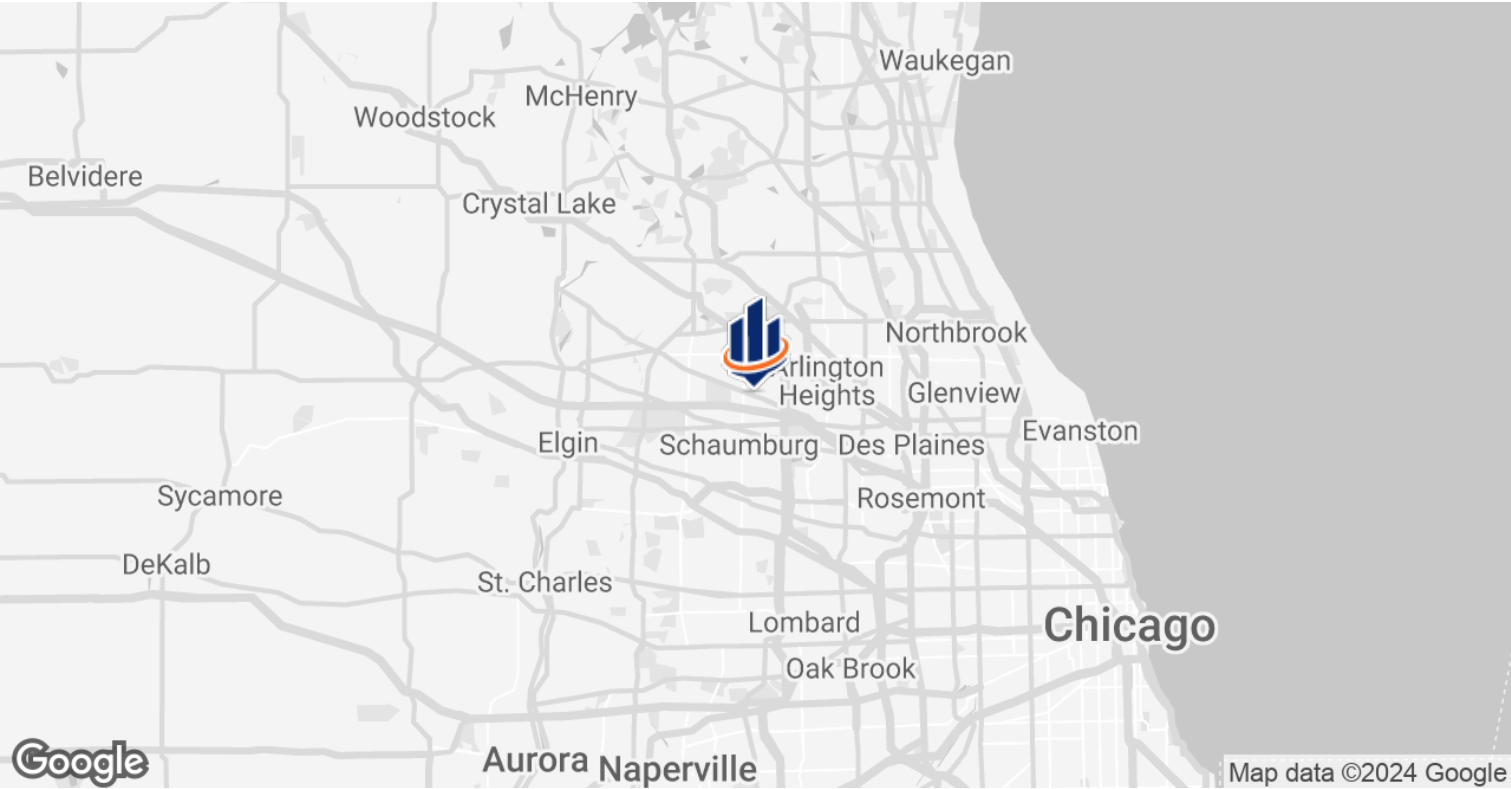
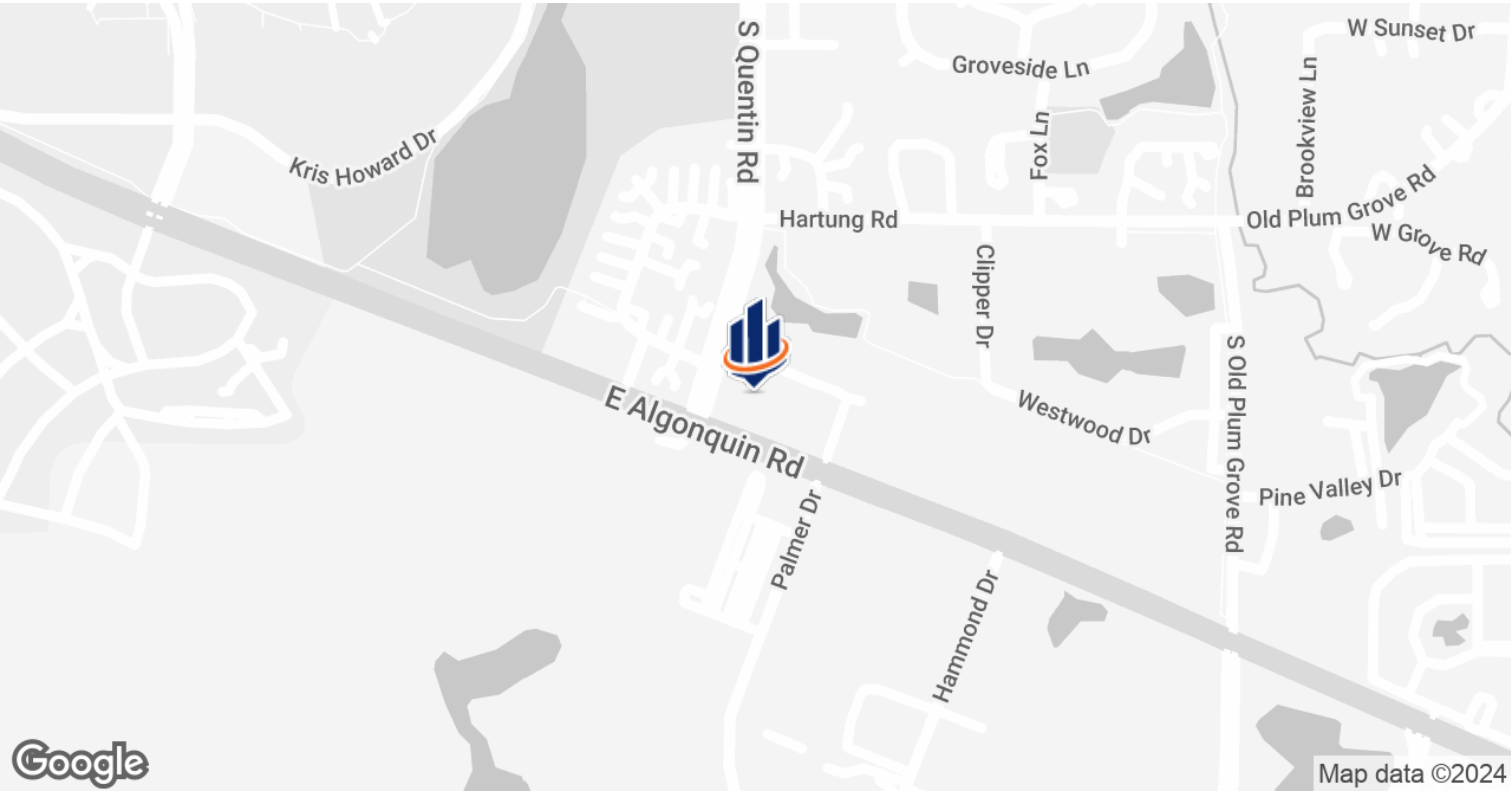
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AERIAL MAPS



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LOCATION MAPS



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DAYTIME DEMOGRAPHICS

[192 Company Headquarters in a 5 mile radius. 27,317 people are employed by these headquartered businesses.]

BUSINESSES
15,722



EMPLOYEES
210,956



WHITE COLLAR WORKERS
106,432



BLUE COLLAR WORKERS
47,088



TOTAL LABOR FORCE
224,682



UNEMPLOYMENT RATE
2.2%



5 MILE RADIUS



POPULATION
278,237



HOUSEHOLDS
113,770



AVERAGE HOUSEHOLD INCOME
\$105,865



MEDIAN AGE
61.3% of people are
aged 20-64



TOTAL HOUSING UNITS
117,405



MEDIAN HOME VALUE
\$270,909

TOTAL ANNUAL CONSUMER
EXPENDITURE



HOUSEHOLD
\$8.34B



NON-RETAIL
\$4.39B



RETAIL
\$3.95B

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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