



WOODFIELD PRESERVE

OFFICE CENTER

10 & 20 NORTH MARTINGALE ROAD | SCHAUMBURG, IL

PERFECTION REPLICATED



FLEXIBLE FLOORPLATES

Typical floor plates with 3 stairwells are flexible and efficient at approximately 53,000 SF (divisible)

SCENIC SETTING

Situated in a campus-like setting on 29 acres with views of the Ned Brown Forest Preserve and Olympic Park

PRIME LOCATION

Immediate tollway access to Route 53/290 and less than one mile from Woodfield Mall

OUTDOOR PLAZA

Newly renovated outdoor plaza featuring seating, two pergolas, a water feature and views of the serene landscape

AMPLE PARKING

Two 5-level parking decks connected to each building and dedicated visitor surface parking

— **PREMIER PROPERTY** —



TWO

EACH
BUILDING'S
OCCUPANTS
ENJOY
THEIR OWN
FULL SET OF
AMENITIES



2

- Conference centers
- Fitness centers
- Game rooms
- Tenant wi-fi lounges
- Full-service delis with catering
- Parking decks with direct underground access to office buildings
- Mother's rooms

AMENITIESAMPLIFIED





A PLETHORA OF NATURAL LIGHT

- Ceiling heights: 9' (10' on ground floor)
- 20' ceiling height in the coupla ceiling on the 6th floor
- Zero soffits - true floor-to-ceiling windows
- Natural light favors 23% increase in productivity & 94% higher employee satisfaction

RAISED FLOOR ACCESSIBILITY

- State-of-the-art under-floor air distribution system
- Individual occupant controls heating/cooling improving employee health & performance
- Energy efficient: 20-30% reduced usage
- Improved data/telecom access: more efficient to reconfigure & 10-20% reduction in costs



**ENERGY STAR
CERTIFICATION EVERY
YEAR SINCE 2004**

— PROMOTE PRODUCTIVITY —



HIGHLIGHTS

- Two pergolas
- Water feature
- Sunrise yoga
- Yellow Tractor Program/gardening
- Outdoor game days
- Wifi
- Lighting
- Two fire pits and piped music



• PROMOTE COMMUNITY •



FLEXIBLE FLOORPLATES

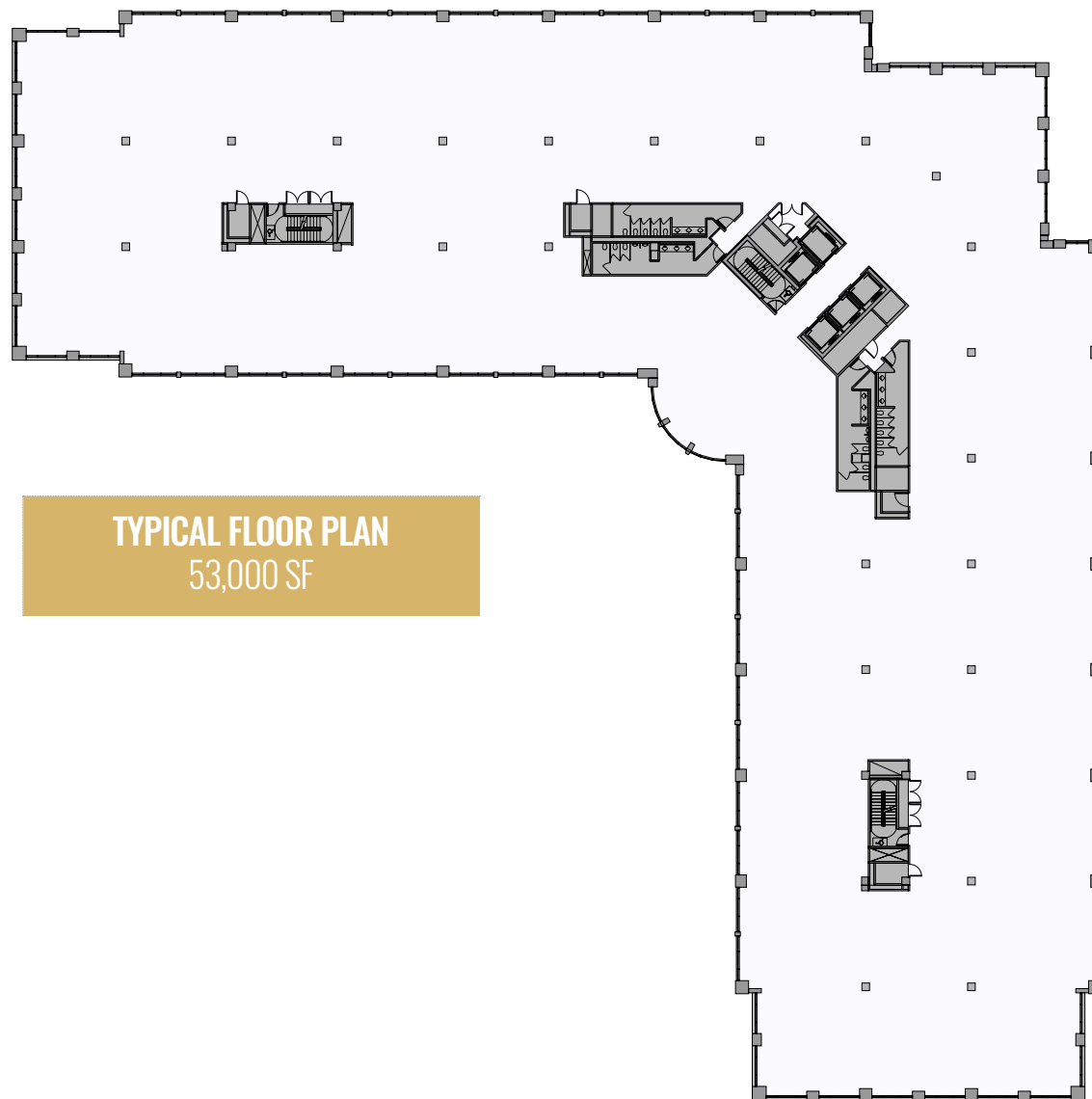
Floor plates with 3 stairwells are flexible and efficient at approximately 53,000 SF (divisible)

SCENIC VIEWS

Situated in a campus-like setting on 29 acres with views of the Ned Brown Forest Preserve and Olympic Park with a plethora of natural lighting and newly renovated outdoor plaza

RAISED FLOOR SYSTEM

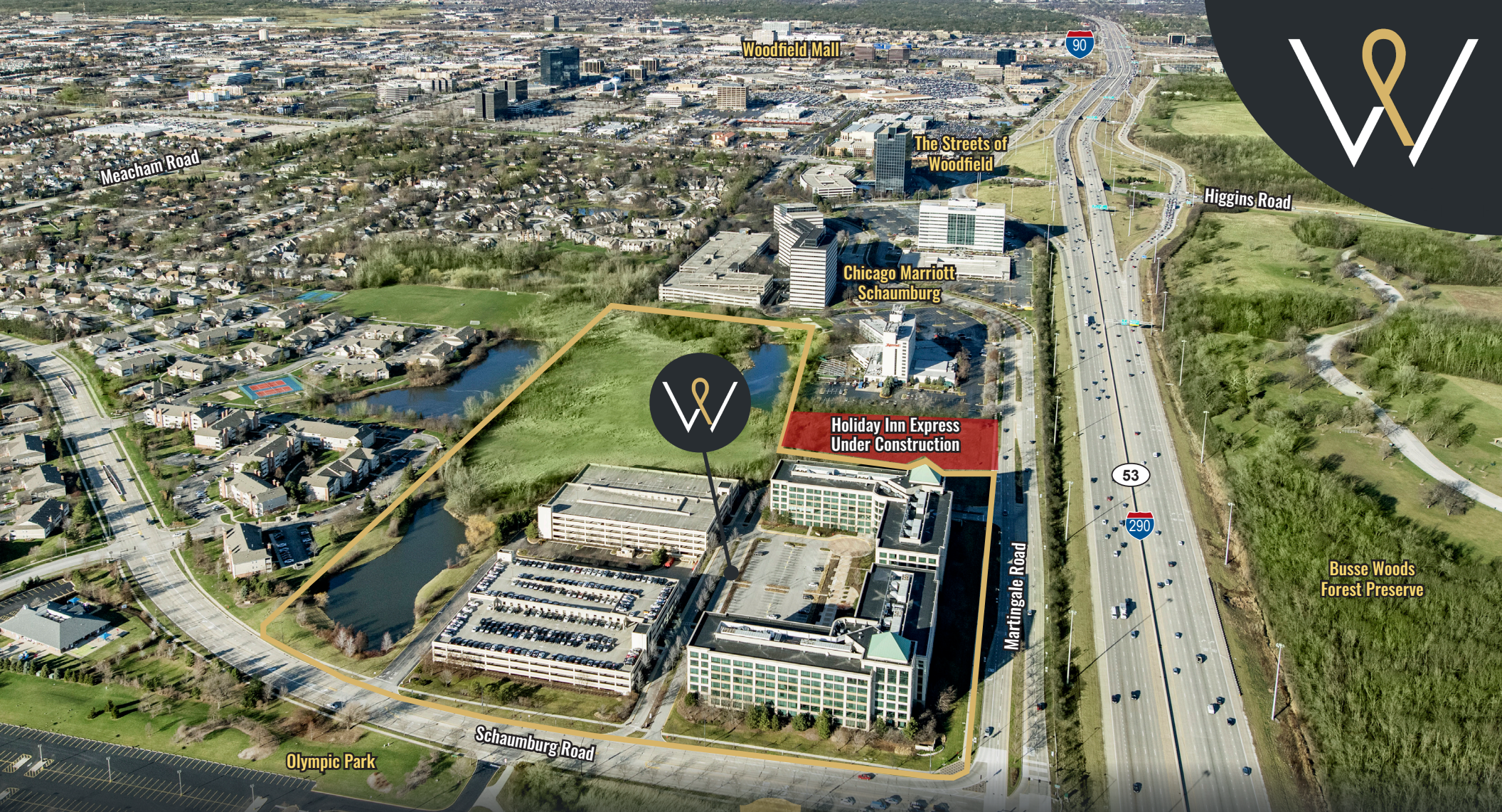
State-of-the-art, energy-efficient under-floor air system that provides precision climate control adjustments at individual workstations



TYPICAL FLOOR PLAN
53,000 SF



EXCEPTIONAL EFFICIENCY



Woodfield Mall

Meacham Road

The Streets of Woodfield

Higgins Road

Chicago Marriott Schaumburg

Holiday Inn Express Under Construction



Martingale Road

Busse Woods Forest Preserve

Olympic Park

Schaumburg Road



**112,000 daytime population
in a 3-mile radius**



**Over 250 restaurants
in a 3-mile radius**



**Over 30 hotels
in a 3-mile radius**



**Over 198,000
VPD on I-290**



**15 minutes to O'Hare
International Airport**

SUPERIOR SITE

RAISE THE FLOOR

11" RAISED FLOORING SYSTEM THROUGHOUT



- Improved indoor air quality compared to overhead air distribution systems
- HVAC delivered underfloor to desired locations
- In-floor "swirl" diffusers allow individual employees to control the temperature of their personal space
- 100% airflow efficiency
- Underfloor plenum used for cable management (electrical/data/telephone)
- Maximum planning flexibility and reduced employee/FF&E reconfiguration costs
- Faster cost effective construction

AMENITIES AMPLIFIED



AMERICAN CHARTERED BANK	CB RICHARD ELLIS	AMERICAN FAMILY INSURANCE	McGladrey
XU GROUP	NEW YORK LIFE	NISSAN LIFE BENEFITS	KELLY
		CATALINA MARKETING	

CBRE

 **Zeller**

BILL ELWOOD

william.elwood@cbre.com
630.573.7033

ROB GRAHAM

rob.graham@cbre.com
847.706.4034

ADAM LAWLER

adam.lawler@cbre.com
630.368.2610

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— **CONTACT US** —