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Preliminary Fact Sheet
1000 Sunset Ridge Avenue
Northbrook, IL

Total Campus Building SF: Building #1: 153,982 SF office
Building #2: 42,761 SF flex
Building #3: 20,160 SF office, warehouse, showroom
216,903 SF Total

Land Area: 7.2 acres (expandable as needed for additional parking and detention).

Location: Highly accessible site with the Edens Expressway (Dundee exit at I-94 is ½ mile north) and Public Transportation (Metra line stations in Glencoe and Northbrook) close by. Site has high visibility at the junction of Skokie Boulevard and Sunset Ridge.

Building Features: Built in 1968 and renovated in 1999. The property is composed of a unique combination of headquarters executive offices, support offices and functional areas for fulfillment and storage. Flexible ceiling heights and truck docks allow for multi-purpose operations. Existing parking available is for 340 cars which is expandable up to 850 cars to the rear of the property.

Neighborhood Features:

1. North Shore quality amenities are abundant including a newly renovated Renaissance Hotel with a Ruth's Chris Restaurant located immediately across Skokie Boulevard.

2. New high quality "lifestyle" mixed-use developments are in the process of development which will transform this emerging area and add a significant amount of value for the employees with two major projects as follows:

    - Focus Development (Michael Krasny-founder of CDW) is developing 18.5 acres at 1000 Skokie Blvd (just southeast of the subject property) which will transform the property into 300,000 SF of office, retail and restaurants with various housing options such as townhouses and condominiums.

    - The Center of the North Shore development is planned at the northwest of Dundee and Skokie Blvd. The 14.4-acre site will include 517,000 SF of mixed uses including a 190-room hotel; 202,000 SF of retails shops and restaurant space; 31,000 SF of office space; healthclub and spa; outdoor skating rink and 70 deluxe condominiums above the retail space.

    - A drive-through Starbucks is being developed just north of the subject property.

3. The Village of Northbrook is extremely supportive and motivated to make sure that this site/address is either leased or re-developed.

Contemplated Uses: Office, warehouse, showroom, medical, small office condominiums.

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