



Building Type:	Office
Available SF:	120,000
Total SF:	120,000
Number of Stories:	Two
Expandable:	No
Zoning:	Office
Site Size:	37 Acres
Former Use:	Corporate headquarters
Can Subdivide:	Yes
Within City Limits:	Yes
Lease Rate:	\$17.5
Lease Terms:	Modified Gross
Last Updated:	Aug 24, 2021


Realtor/Owner Contact

Andrew Prunty
Apex Commercial Realty, LLC
847-650-8299 |
Andrew@commercialrealtybyapex.com

Property and Area Description


Formerly a single user corporate headquarters, the Reserve is currently undergoing a unique redevelopment transforming the property into a multi-tenant office oasis with modern amenities and technologies. The Reserves features open spaces, high ceilings, and an abundance of natural light, creating a light, airy feel for an optimal work environment. The grounds feature over 37 acres of rolling landscape situated on Salem Lake, next to Heron Creek Forest Preserve. Located off of Route 22 and 15 minutes from I-94 Expressway. A variety of layouts are available to accommodate spaces ranging from 7,145 SF - 120,000 SF. See attached brochure for further description.

Population

	599,649 10 Mile Radius	2,495,124 20 Mile Radius	5,504,229 30 Mile Radius
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Source: ESRI®, 2024

Households

	236,647 10 Mile Radius	947,369 20 Mile Radius	2,229,616 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Interstate: I-94
Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Property Images

