

## Prairie Stone Commons 1

5401 Trillium Blvd | Hoffman Estates, IL | US | Cook County

Available SF: 40,334 | Lease Rate: \$18 | Lease Terms: Unknown



Building Type:	Office
Available SF:	40,334
Total SF:	50,000
Expandable:	No
Zoning:	Office
Site Size:	5.00 Acres
Specialty Features:	Enterprise Zone
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Unknown
Sale Price Note:	Not for Sale
Lease Rate:	\$18
Lease Terms:	Unknown
Last Updated:	Nov 11, 2022

### Property and Area Description

• 3-story office buildings with campus-like setting • Excellent location near numerous amenities • Immediate proximity and access to I-90 provides accessibility to the Chicagoland area • Top of building signage opportunity • The building is currently leased to 5 tenants ranging in size from 1,467 to 5,332 SF with 25 vacant unit(s) of 85,168 SF Prairie Stone Commons of Hoffman Estates, IL (the "Property"), situated in a scenic, 780-acre, master-planned business park. Prairie Stone Commons offers a variety of upscale amenities including direct access to the Marriott Hotel, KinderCare, Northern Illinois University's satellite campus conference facilities, and the 100,000 square-foot Prairie Stone Sports and Wellness Center. Common area upgrades were completed in 2016 and feature modern touches. Prairie Stone Commons is located approximately 30 miles northwest of downtown Chicago and less than 20 miles to O'Hare International Airport, in the thriving, business friendly suburb of Hoffman Estates. Prairie Stone Commons is transportation accessible, located near two I-90 interchanges, and public transit hubs for both PACE and the CTA blue line. Such attributes have been major drivers in attracting a diverse array of major office users including Sears Holdings, Wells Fargo, Siemens, Zurich Insurance, Verizon and others. The convenient location and accessibility of the submarket is further enhanced by its proximity to a deep, highly educated labor pool complemented by nearby amenities, strong public school systems, leading medical facilities and diverse housing for executives and employees alike.

### Population



Source: ESRI®, 2024

### Households



Source: ESRI®, 2024

### Economic Development Contact

**Kevin Kramer**  
Village of Hoffman Estates  
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Hoffman Estates, 60169  
(847) 781-2662 |  
kevin.kramer@hoffmanestates.org

### Realtor/Owner Contact

**Daniel Svachula**  
Cushman & Wakefield, Inc.  
8475189100

### Transportation

**Nearest Highway:** I-72 (Higgins Rd) (1.00 mi.)  
**Nearest Interstate:** I-90 (1.00 mi.)  
**Nearest Commercial Airport:** O'Hare International Airport (20.00 mi.)  
**Rail Served:** No  
**Rail Served By:** Other  
**Rail Infrastructure in Place:** No

### Utilities

**Natural Gas:** Nicor  
**Water:** Village of Hoffman Estates  
**Sewer:** Village of Hoffman Estates

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