

Former NIU Hoffman Estates Campus

5555 Trillium Blvd | Hoffman Estates, IL | US | Cook County

Available SF: 46,000



Building Type:	Office, Other, Commercial, Flex Tech
Available SF:	46,000
Total SF:	46,000
Number of Stories:	2
Expandable:	Yes
Zoning:	Business District, Industrial-Light, Office, Manufacturing, Planned Business Park
Site Size:	3.9 Acres
Year Built:	1992
Former Use:	College classes and corporate conference center
Specialty Features:	Enterprise Zone
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Brick
Floor Type:	Concrete
Last Updated:	Nov 8, 2022

Economic Development Contact

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Village of Hoffman Estates
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Realtor/Owner Contact

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Property and Area Description

5555 Trillium Blvd is an excellent opportunity to purchase an ideally located educational/municipal/corporate building in the Prairie Stone Business Park. This building of over 46,000 SF was originally developed in 1992 as Northern Illinois University's Hoffman Estates campus and includes: • 46,000 SF, two-story building on 3.9 acres • On-site parking for 150 vehicles • Layout includes a mixture of classroom space, office areas, computer labs and an auditorium with 250-person seating capacity • Fiber optic based - high speed network ready • Additional land on site for building expansion • The building boasts convenient access and excellent branding within the Prairie Stone Business Park • Opportunities exist to reposition the building for single tenant office or flex

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: Higgins Rd (Rt. 72) (.5 mi.)
Nearest Interstate: I-90 (1 mi.)
Nearest Airport: O'Hare International Airport (20 mi.)
Nearest Commercial Airport: O'Hare International Airport (20 mi.)
Distance to Mass Transit: .25
Rail Served: No
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Electric: ComEd
Natural Gas: Nicor
Water: Village of Hoffman Estates
Sewer: Village of Hoffman Estates
Telecommunications: AT&T/Comcast

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