

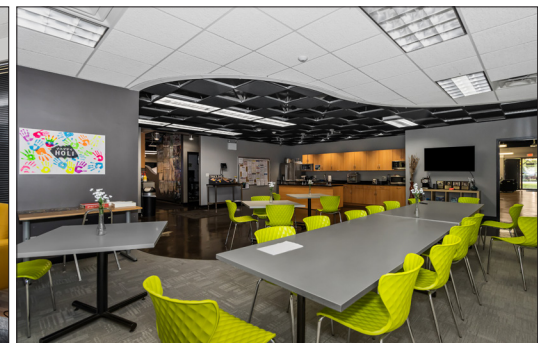
MILLENNIUM
PROPERTIES R/E

100 Hillcrest Boulevard Schaumburg, IL

Sublease Offering - Call For Attractive Lease Rate

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PROPERTY OVERVIEW



100 Hillcrest Boulevard is a 13,126 square foot office suite in a 17,700 square foot multi-tenant, single-story building located in Schaumburg, Illinois. This office suite is beautifully appointed and is currently configured to accommodate multiple tenants or a single user. This flexible office space is ideal for tenants seeking a high-end, beautifully built-out suburban headquarters or satellite location. The available suite can be sub-divided to accommodate a wide variety of uses, including general office, medical, physical therapy, wellness or specialty professional services. This suite features eight exterior offices, two conference rooms, ten interior offices, cafe with kitchen, multipurpose room with gym equipment and multiple bathrooms, one with a shower. The plug and play space features a clean and modern interior with high ceilings and an efficient floor-plan that can be adapted to meet a variety of uses. The property, which is part of an office park, sits on a 7.23 acre parcel with ample surface parking adjacent to the building, providing easy access for employees and clients.

Although principally known for the area around Woodfield Mall, Schaumburg has a burgeoning pool of young, highly educated talent that chooses this area because of the opportunities. This commercial corridor has a greater employment base for managerial, tech and sales than Oak Brook, Lake Cook and O'Hare. The village is located 28 miles northwest of Chicago and has easy access to O'Hare International Airport. Amenities in the area include numerous hotels, restaurants, shopping and convention centers.

PROPERTY HIGHLIGHTS

- 13,126 SF office suite
 - 8 exterior offices, 10 interior offices
 - 2 conference rooms
 - 20 workstations
- Other amenities include a cafe with kitchen, multi-purpose room with gym equipment, multiple wash-rooms, including one with a shower
- Ability to sub-divide space
- Well laid-out floor plan with high-end appointments
- Plug and play, open office space
- Potential to include furniture
- Attractions in the area include: IKEA, Medieval Times, Best Buy, Petco, Woodfield Mall, Lurie Children's Hospital and a multitude of restaurants and retailers
- Easy access to I-90 Expressway and neighboring suburbs
- Ample parking
- Current lease expires March 2034
- Zoning: B-3