

T3

OAK BROOK

CBRE

Hines



TIMBER



TECHNOLOGY



TALENT





INTRODUCING T3 OAK BROOK COMMONS

A new generation of engineered timber building that redefines the standard for the modern office. T3 is a vintage concept built new, a workplace designed for recruitment and retention of top talent, a place where cutting-edge innovators can find a home. T3 is the new art of office made of Timber, Technology, and Talent.







OAK BROOK COMMONS AT A GLANCE

THE BELOW SPECIFICATIONS REPRESENT THE CURRENTLY DESIGNED T3 BUILDING.
A BUILD TO SUIT IS AVAILABLE FOR A FULLY CUSTOMIZED DESIGN.

TYPICAL FLOOR PLATE SIZE	31,500 RSF
FLOOR TO FLOOR HEIGHT	TYPICAL: 12' GROUND LEVEL: 13'
FLOOR TO UNDERSIDE OF SLAB	TIMBER SLAB THICKNESS: 11" TYPICAL: 11'-1" CONCRETE SLAB THICKNESS: 10" GROUND LEVEL: 12'-2"
FLOOR TO BOTTOM OF BEAM	BEAM DEPTH: 2' TYPICAL: 9'1"
TYPICAL WINDOW GLASS HEIGHT	9'-6"
COLUMN SPACING	20' X 25'
CORE DEPTH / LEASE SPAN	50'
COLUMN SIZE	12" X 18" FLOORS 2 & 3 12" X 16" FLOORS 4 & 5 12" X 14" FLOORS 6 & 7
PARKING RATIO	3.5 / 1000
AMENITIES	FITNESS CENTER CONFERENCE CENTER ON SITE MANAGEMENT BICYCLE ROOM 2 TENANT BALCONIES ON EACH FLOOR FIRST FLOOR SOCIAL WORKSPACE THE PITCH - OUTDOOR PARK SETTING
FULL FLOOR TENANT LOSS FACTOR	14%



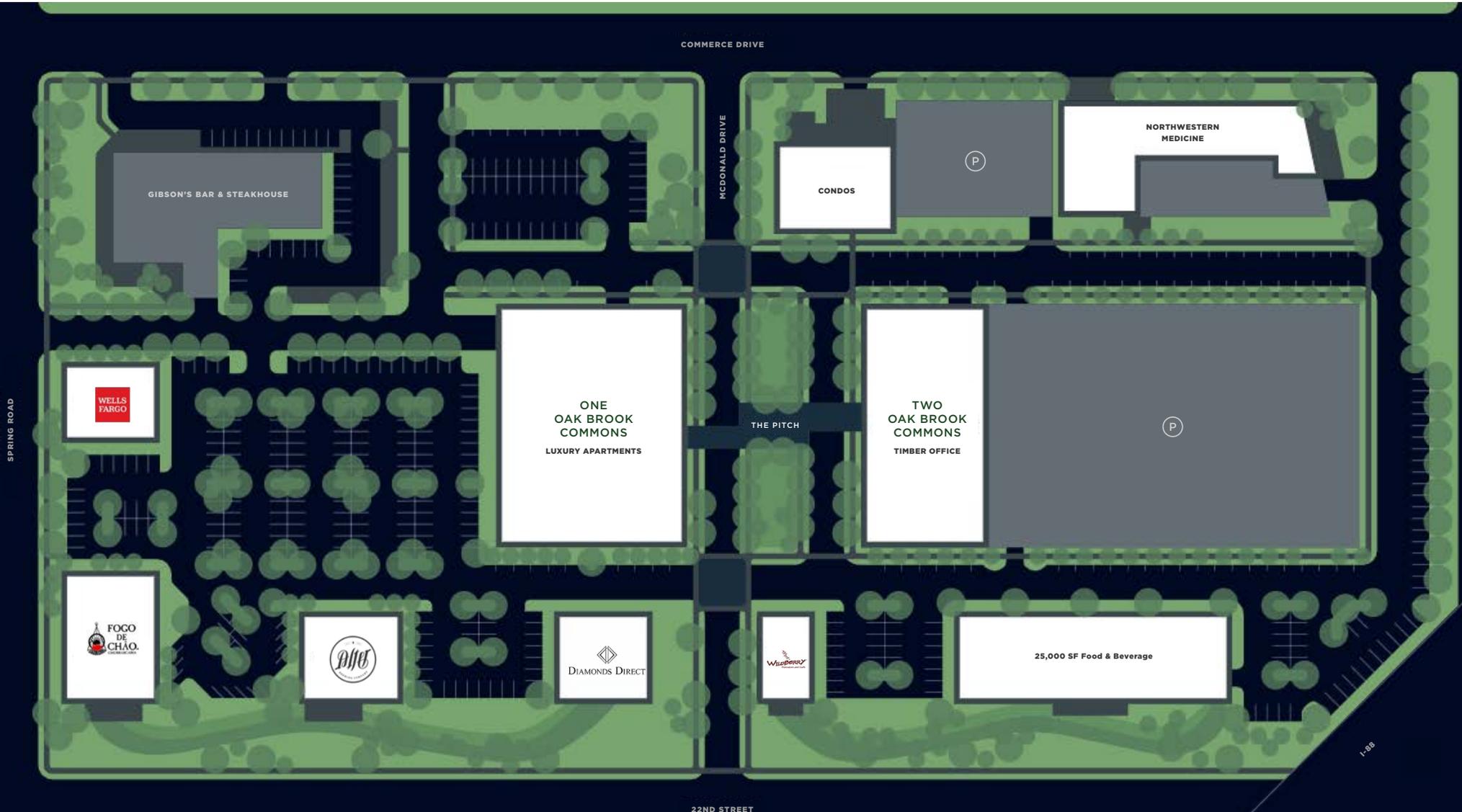
EVERYTHING IS HERE



5 RESTAURANTS ON SITE AND WALKING DISTANCE TO OAKBROOK MALL

OAK BROOK COMMONS

Integrated into a new mixed-use community at the epicenter of the Oak Brook submarket, T3 is the ideal building in the perfect location for any company trying to attract and retain top quality talent. Oak Brook Commons will deliver 300+ new residences, retail, food and beverage, a hotel, and a park. All of this is directly across from Oakbrook Center, Chicago's most successful shopping center with over 160+ shops, 40+ restaurants, and 25 million visitors per year.



BUILDING AMENITIES



Social Workspace and Coffee Bar designed for collaboration and connection



Coveted private terraces provide respite, fresh air, and a large place to gather



Best in market, modern fitness facilities to ensure sound body and mind



Conference rooms with state-of-the-art AV and high speed wifi



Secure bike storage with repair station for the cyclist in you



Front door access to The Pitch, a beautifully landscaped park at the heart of Oak Brook Commons



Step outside and walk to numerous restaurants and hotels

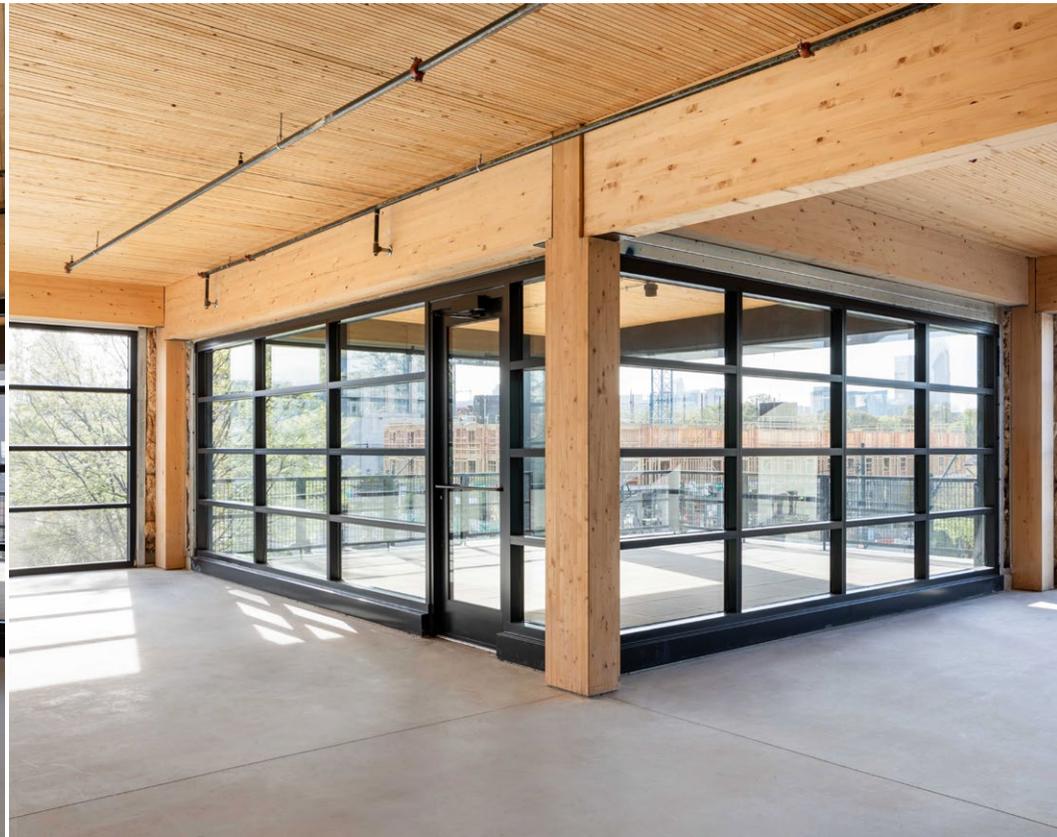


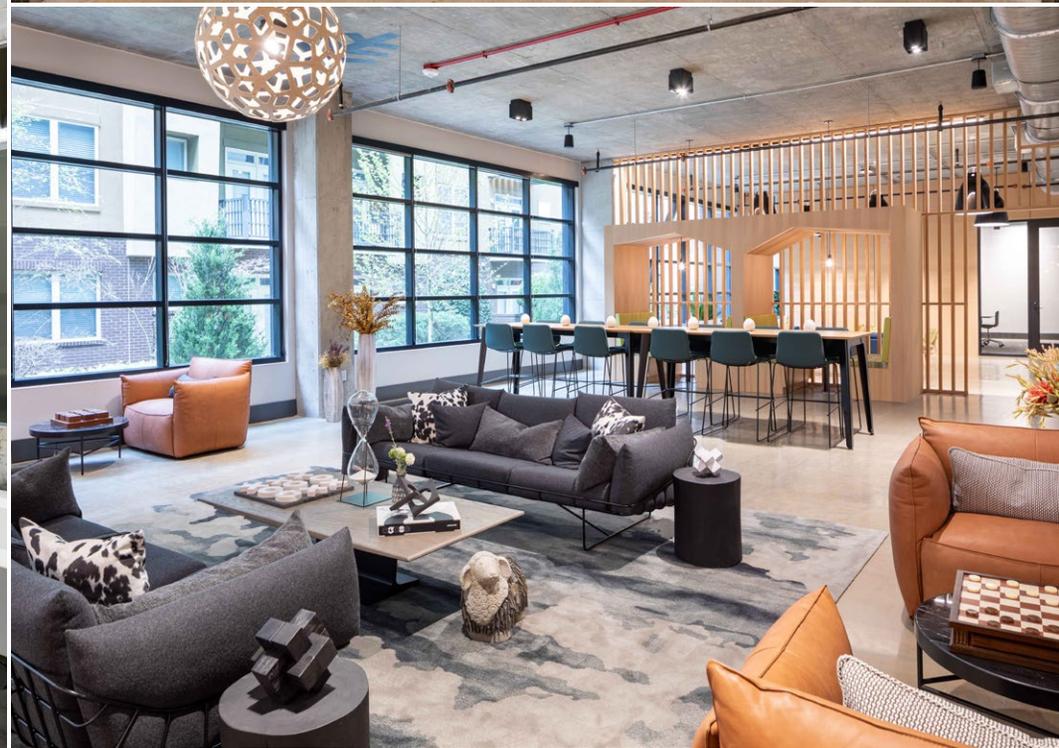
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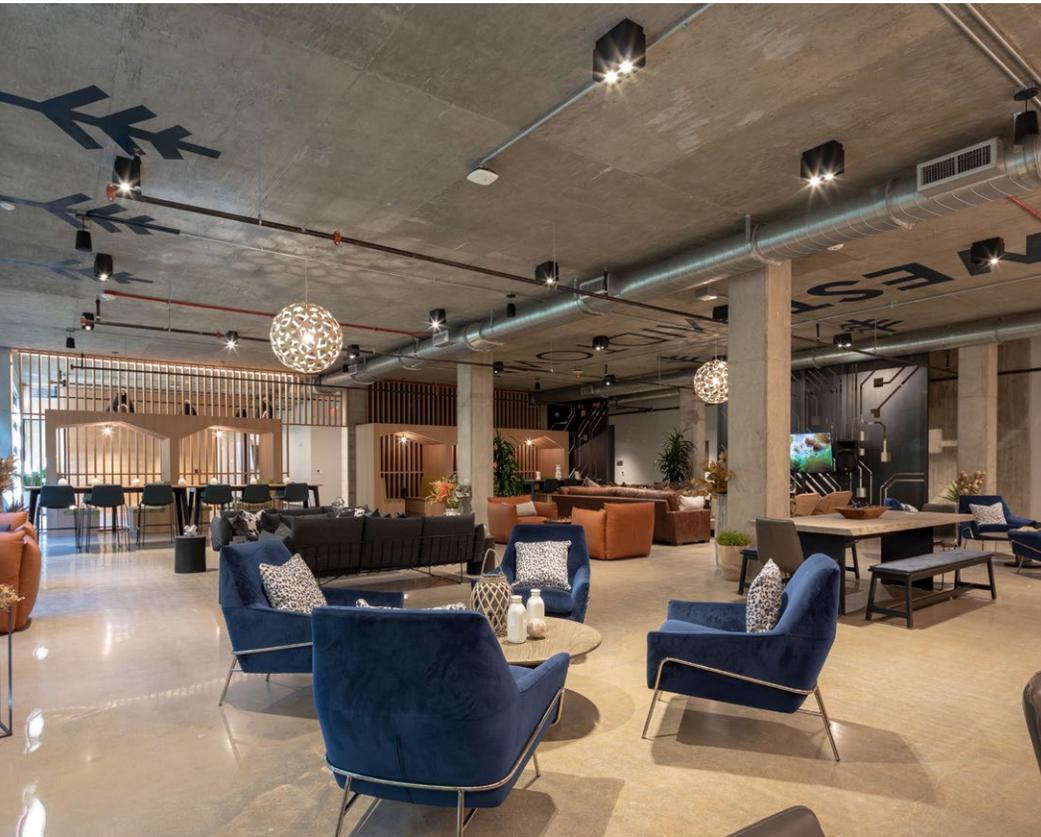


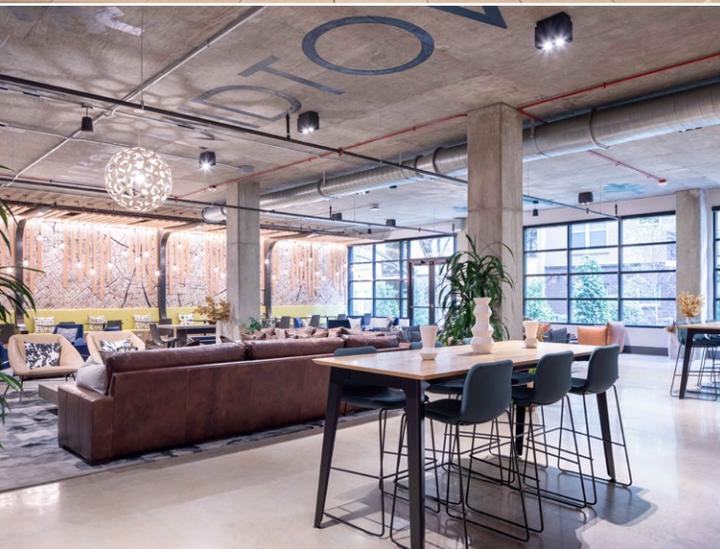
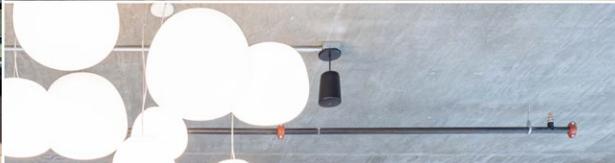










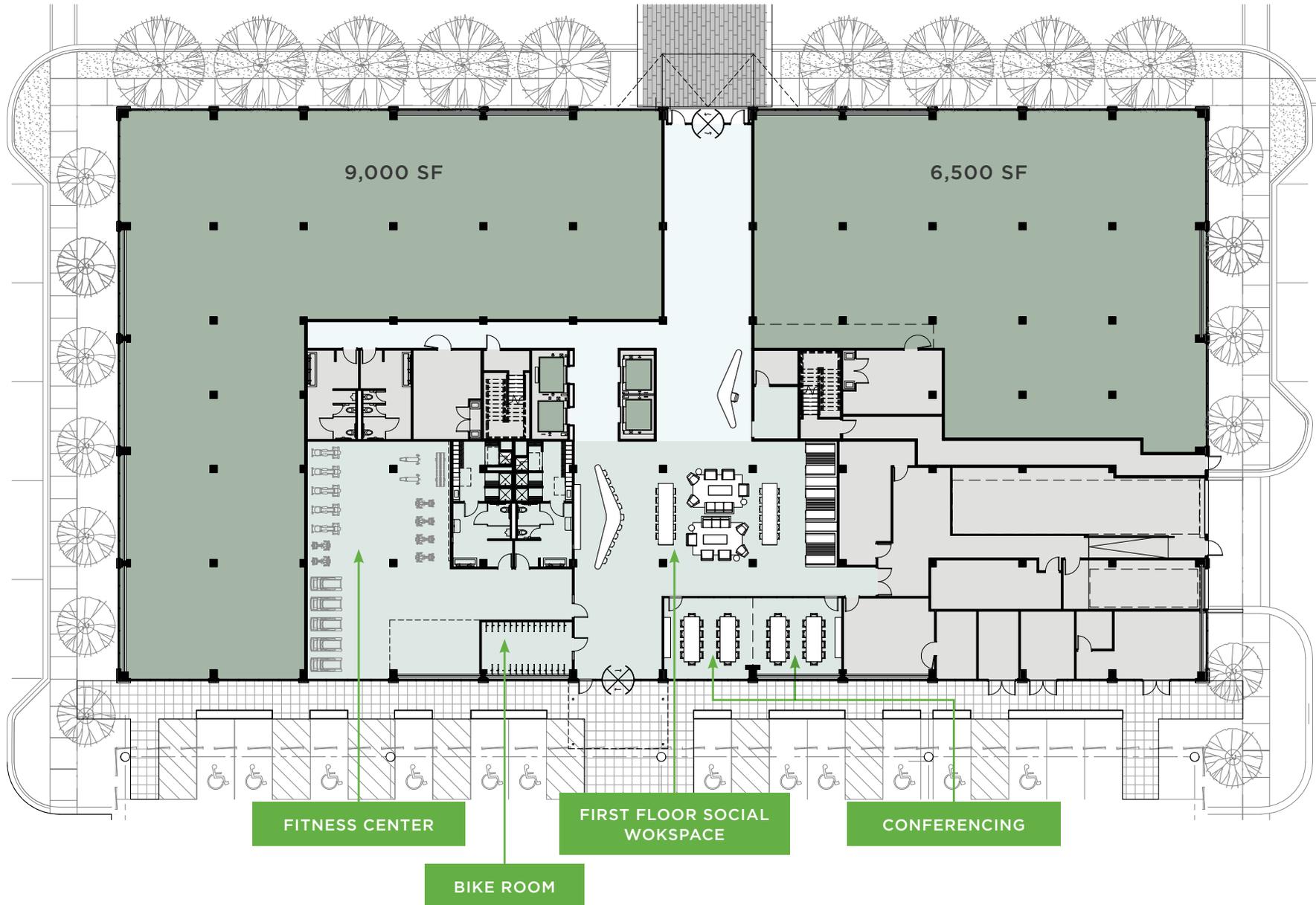


THE PITCH

- Incomparable outdoor amenity
- 22,500 square feet of open green space
- Seating throughout in both sun and shade
- Pavilion for community or private events
- The Centerpiece of the T3 Oak Brook development connecting its restaurants, retailers, residents and office workers

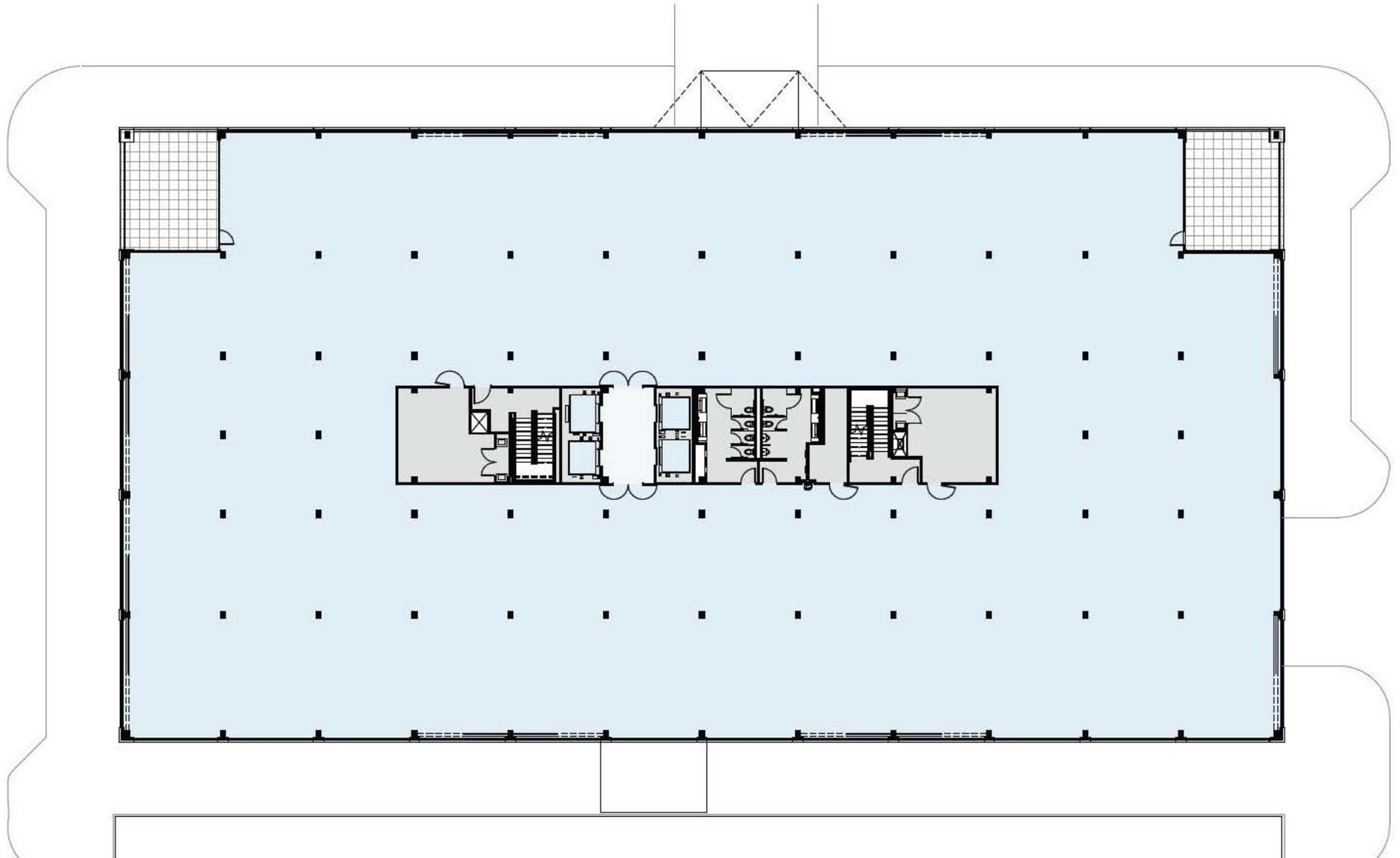


OAK BROOK COMMONS GROUND FLOOR



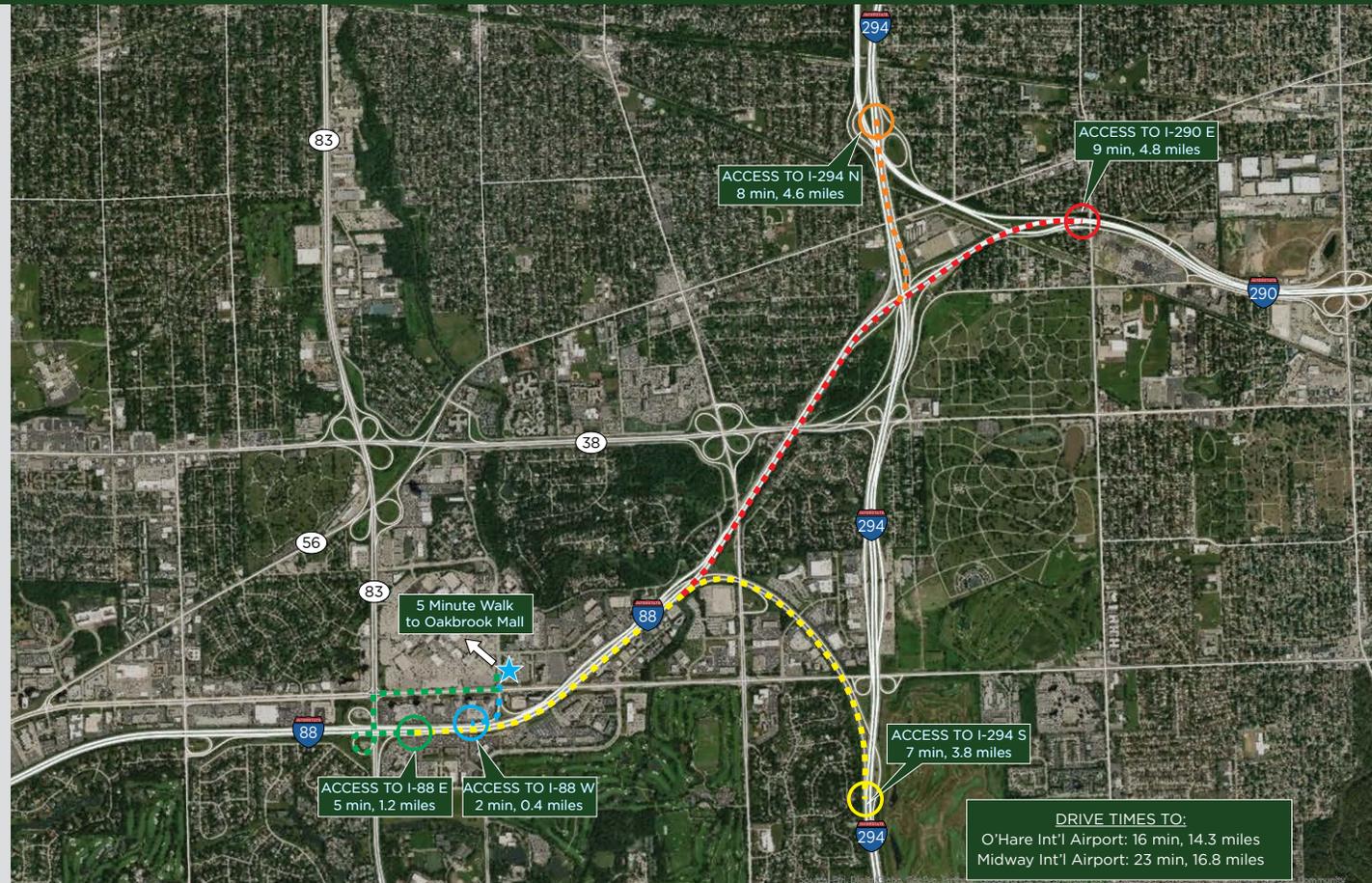
OAK BROOK COMMONS

TYPICAL FLOOR PLAN - 31,500 SF



LOCATION ADVANTAGES

- World class shopping located 1 block east at Oakbrook Center — the top mall in Chicago area and top 15 mall nationally.
- Oak Brook real estate taxes are 25%-35% than surrounding suburbs and 300% less than Class A office properties in Downtown Chicago
- T3 will offer the newest multi tenant office development in Oak Brook in over 20+ years providing the most current design, features, amenities, technology, in an environmental friendly footprint.
- T3 will offer a 30% rent savings in comparable Class A buildings in Downtown Chicago.
- T3 location provides immediate access from the major expressway arteries of I-88 /I-290(east -west) and 294 (north-south)
- Major hotel brands located with 5 minutes including:
 - Le Meridian
 - Marriot
 - Hilton Doubletree
 - Hilton Suites
 - Hyatt Place
 - Westin
 - Drake Oak Brook



T3 Talent accessibility:

- 51% of residents over 25 years of age in DuPage county have a Bachelor degree or higher.
- 19 accredited colleges and universities in DuPage county
- 64,000 positions offered in Professional Scientific and Technical Services.
- DuPage County is home to 2 major laboratories including Argonne National and Fermilab National Accelerator.

T3 CONSTRUCTION

TIMBER

Timber construction guarantees a unique, warm and inviting aesthetic

TALENT

Designed for recruitment and retention of top talent.

Tenants at other Hines T3 properties include Facebook Amazon and Industrious

TECHNOLOGY

The building technology package delivers modern connectivity and redundancy



THE BENEFITS OF T3 CONSTRUCTION

WELLNESS

- **Certified LEED**
- **Anti-microbial benefits of Timber**
- **Wood Construction allows for highest interior acoustic sound criteria**
- **Wellness friendly common areas throughout**
- **State-of-the-art HVAC systems provide indoor air quality that is superior to current market standards**
- **Glass technology that maximizes natural light through 9' tall windows while minimizing UV heat gain**
- **Activated and accessible outdoor spaces**



STRUCTURE

- Pine/ Spruce / Fir Timber sourced from North American West Coast and Austria
- Constructed to meet or exceed International office building codes
- Minimizes vibrations and control deflections

SUSTAINABILITY

- CO2 absorption benefits of Timber
- Lower carbon footprint than traditional construction
- Constructed from young trees, not old growth, preserving forest-land for future generations
- Avoids 1,411 metric tons of carbon dioxide emissions
- Stores an estimated 3,646 metric tons of carbon dioxide
- Large portion of wood used is “Beetle Kill” which would fall dead within 5 yrs

SAFETY

- Heavy Timber maintains structural integrity
- Construction of oversize framing and concrete slab exceed strict heavy timber standards



JOIN THE MOMENTUM T3 WORLDWIDE



**T3 RINO
DENVER
250,000 SQ. FT.**



**T3 WEST MIDTOWN
ATLANTA
205,000 SQ. FT.**



**T3 DURHAM
NORTH CAROLINA
313,000 SQ. FT.**



**T3 GOOSE ISLAND
CHICAGO
270,000 SQ. FT.**



**T3 MINNEAPOLIS
MINNEAPOLIS
224,000 SQ. FT.**



**T3 - THE FINERY
NASHVILLE
320,000 SQ. FT.**



**T3 STEWART
AUSTRALIA
55,208 SQ. FT.**



**T3 COLLINGWOOD
AUSTRALIA
195,655 SQ. FT.**



**T3 STERLING
TORONTO
420,000 SQ. FT.**



**T3 BAYSIDE
TORONTO
251,000 SQ. FT.**

AMAZON, FACEBOOK, INDUSTRIOUS

OAK BROOK COMMONS

LARGER DEVELOPMENT OPTION - 357,000 SF



Hines

Hines is a leading global real estate investment manager. We own and operate \$91.8 billion of assets across property types and on behalf of a diverse group of institutional and private wealth clients. Every day, our 4,600 employees in 30 countries draw on our 68-year history to build the world forward by investing in, developing, and managing some of the world's best real estate.

To learn more, visit www.hines.com and follow @Hines on social media.



300 NORTH LASALLE



RIVER POINT

HINES AT A GLANCE

\$91.8 in assets under management

4,600 team members worldwide

30 countries in which Hines operates

65 funds sponsored since 1993

68 years of operations since 1957

As of 6/30/2025



WOLF POINT



ONE SOUTH DEARBORN



OAK BROOK

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CBRE

Hines

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