



WOODFIELD PRESERVE

OFFICE CENTER

10 & 20 NORTH MARTINGALE ROAD | SCHAUMBURG, IL

PERFECTION REPLICATED



Zeller Realty Group®

CBRE



FLEXIBLE FLOORPLATES

Typical floor plates with 3 stairwells are flexible and efficient at approximately 53,000 SF (divisible)

SCENIC SETTING

Situated in a campus-like setting on 29 acres with views of the Ned Brown Forest Preserve and Olympic Park

PRIME LOCATION

Immediate tollway access to Route 53/290 and less than one mile from Woodfield Mall

OUTDOOR PLAZA

Newly renovated outdoor plaza featuring seating, two pergolas, a water feature and views of the serene landscape

AMPLE PARKING

Two 5-level parking decks connected to each building and dedicated visitor surface parking

— **PREMIER PROPERTY** —



W&O

**EACH
BUILDING'S
OCCUPANTS
ENJOY
THEIR OWN
FULL SET OF
AMENITIES**

- Conference centers
- Fitness centers
- Game rooms
- Tenant wi-fi lounges
- Full-service delis with catering
- Parking decks with direct underground access to office buildings
- Mother's rooms

2

AMENITIES AMPLIFIED





A PLETHORA OF NATURAL LIGHT

- Ceiling heights: 9' (10' on ground floor)
- 20' ceiling height in the coupla ceiling on the 6th floor
- Zero soffits - true floor-to-ceiling windows
- Natural light favors 23% increase in productivity & 94% higher employee satisfaction

RAISED FLOOR ACCESSIBILITY

- State-of-the-art under-floor air distribution system
- Individual occupant controls heating/cooling improving employee health & performance
- Energy efficient: 20-30% reduced usage
- Improved data/telecom access: more efficient to reconfigure & 10-20% reduction in costs



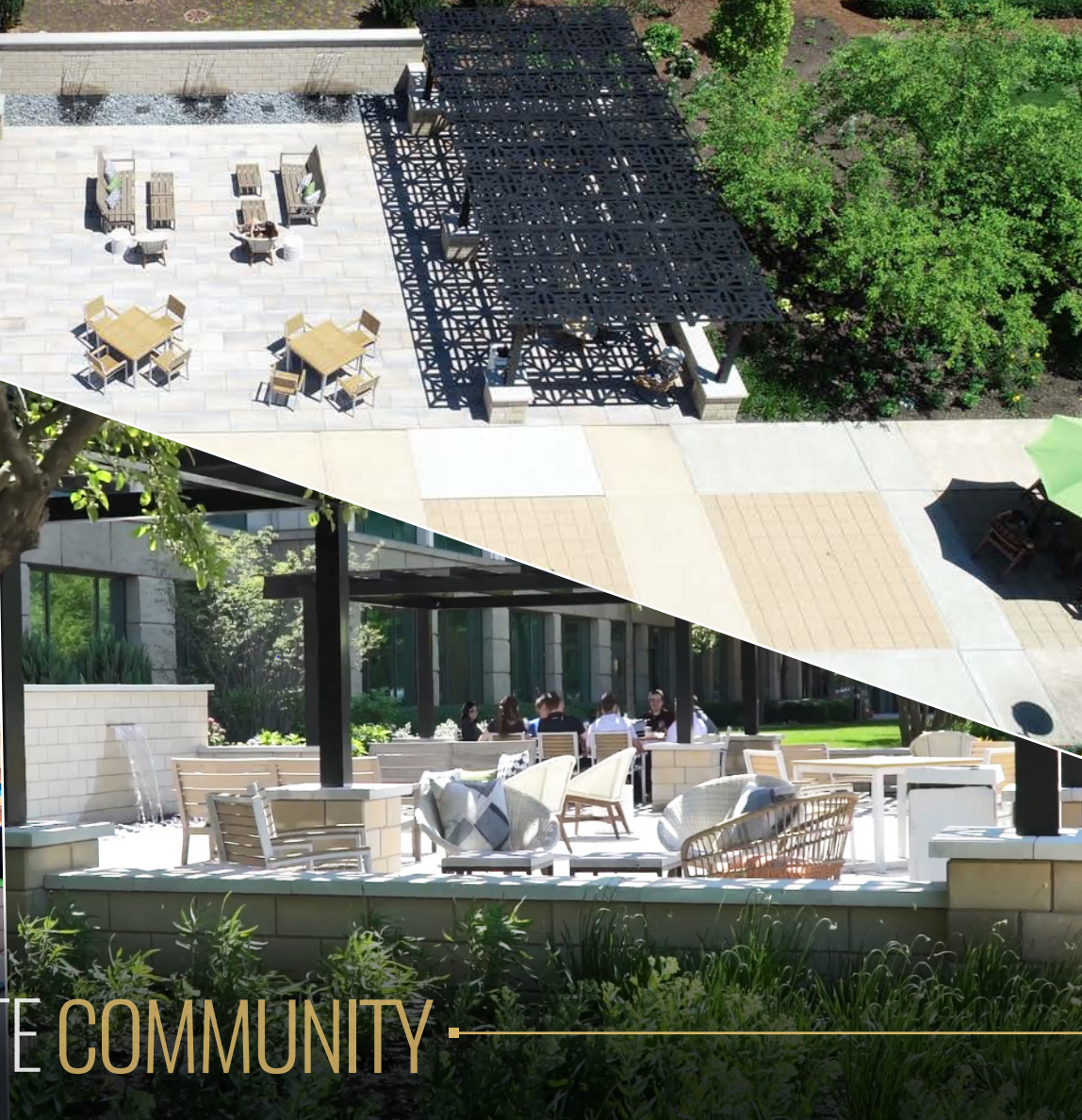
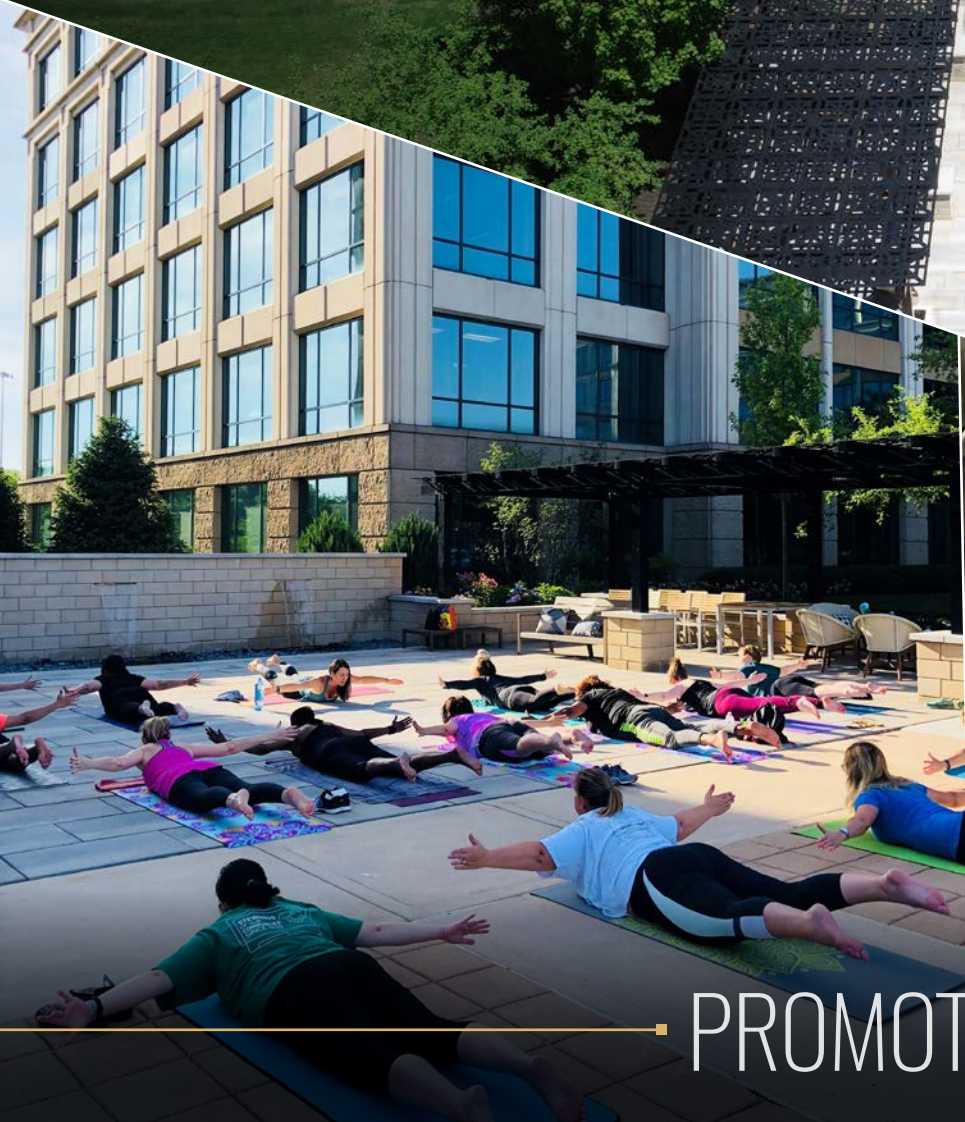
**ENERGY STAR
CERTIFICATION EVERY
YEAR SINCE 2004**

— **PROMOTE PRODUCTIVITY** —



HIGHLIGHTS

- Two pergolas
- Water feature
- Sunrise yoga
- Yellow Tractor Program/gardening
- Outdoor game days
- Wifi
- Lighting
- Two fire pits and piped music – coming soon!



• PROMOTE COMMUNITY •



FLEXIBLE FLOORPLATES

Floor plates with 3 stairwells are flexible and efficient at approximately 53,000 SF (divisible)

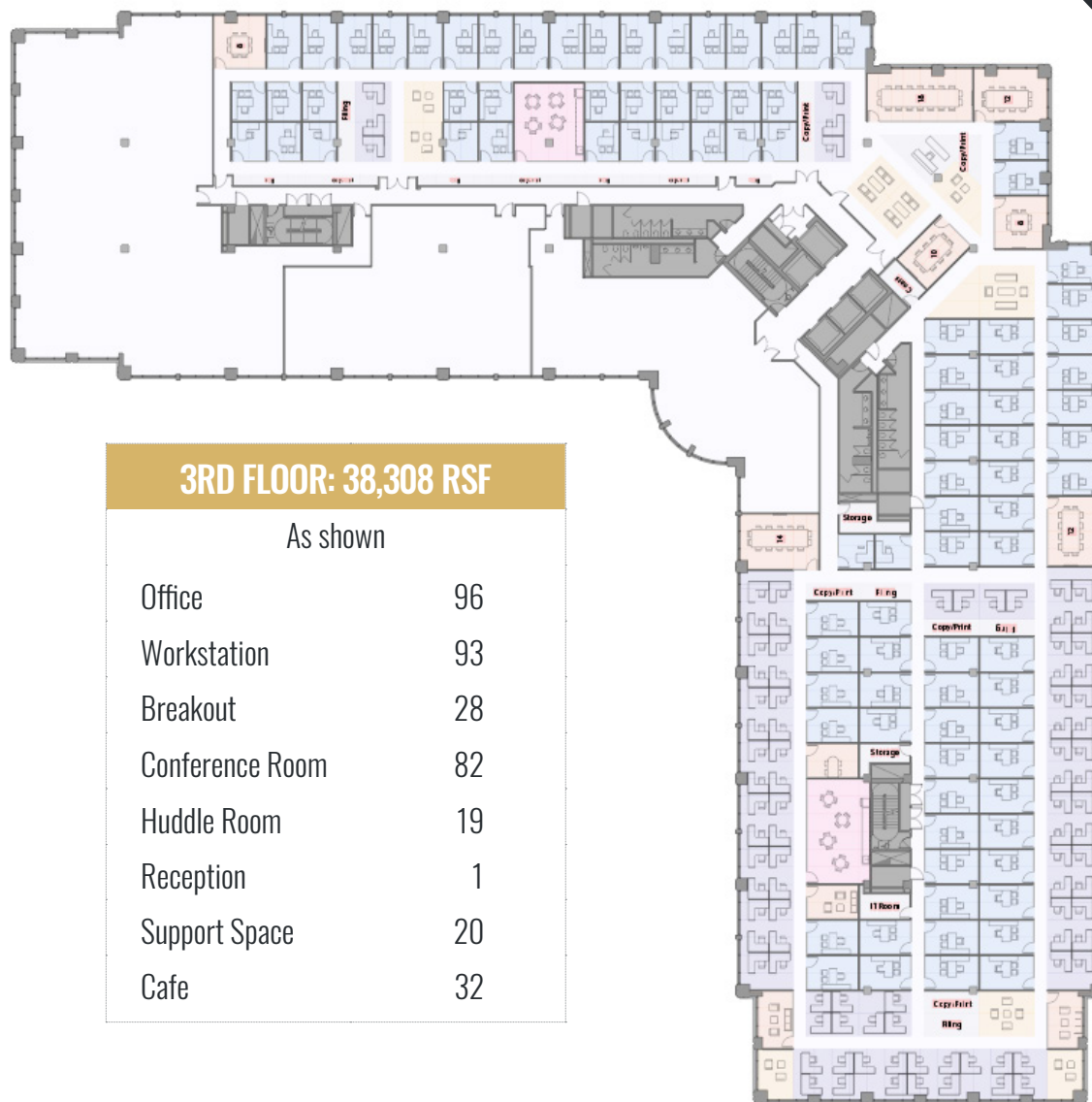
SCENIC VIEWS

Situated in a campus-like setting on 29 acres with views of the Ned Brown Forest Preserve and Olympic Park with a plethora of natural lighting and newly renovated outdoor plaza

RAISED FLOOR SYSTEM

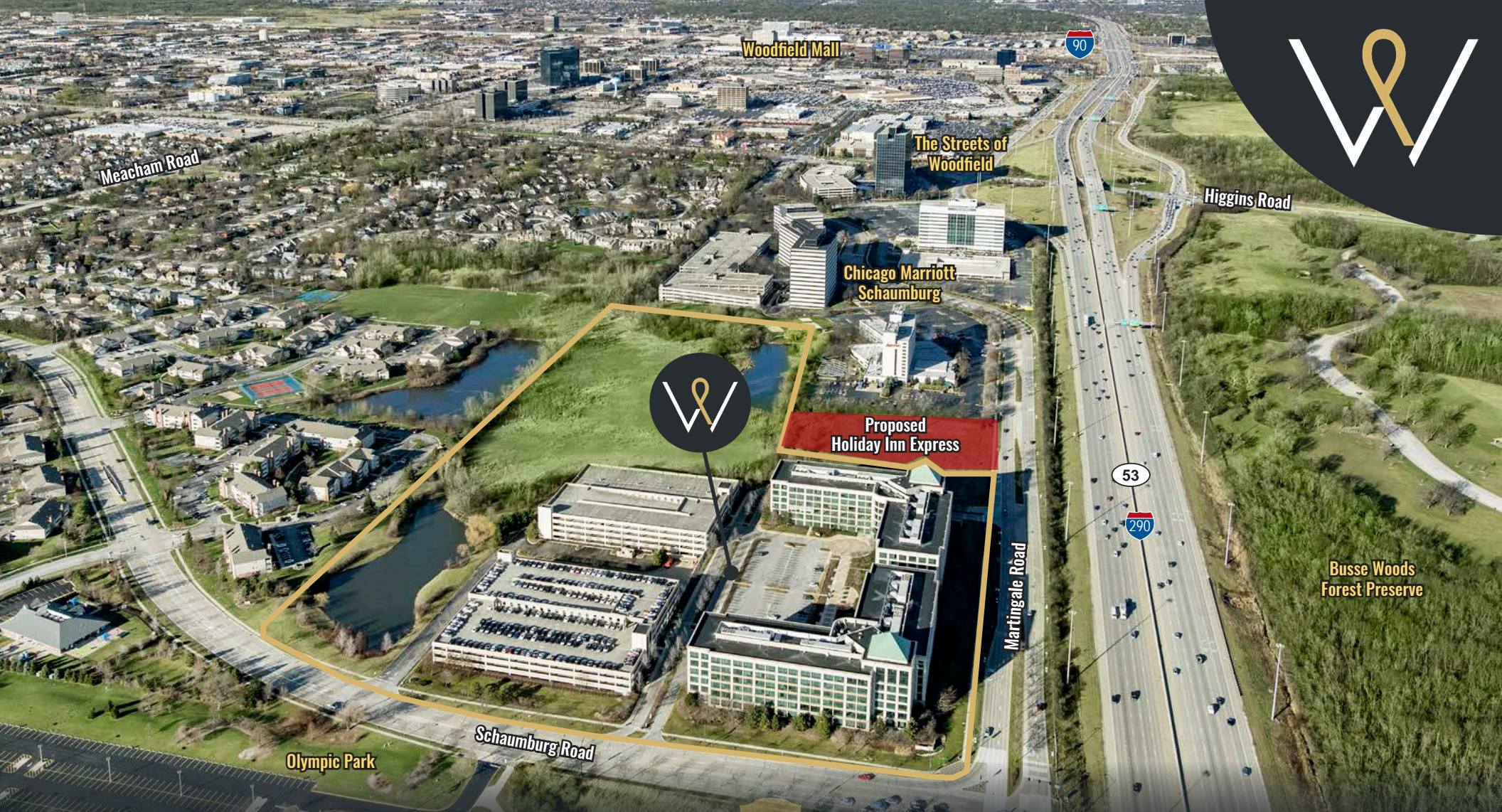
State-of-the-art, energy-efficient under-floor air system that provides precision climate control adjustments at individual workstations

20 N. MARTINGALE RD.



3RD FLOOR: 38,308 RSF	
As shown	
Office	96
Workstation	93
Breakout	28
Conference Room	82
Huddle Room	19
Reception	1
Support Space	20
Cafe	32

EXCEPTIONAL EFFICIENCY



**Proposed
Holiday Inn Express**


**112,000 daytime population
in a 3-mile radius**


**Over 250 restaurants
in a 3-mile radius**


**Over 30 hotels
in a 3-mile radius**


**Over 198,000
VPD on I-290**


**15 minutes to O'Hare
International Airport**

SUPERIOR SITE



CBRE

BILL ELWOOD

william.elwood@cbre.com

+1 630 573 7033

ROB GRAHAM

rob.graham@cbre.com

+1 847 706 4034

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