



425 **W** 475

Woodfield
CORPORATE CENTER

A PLACE TO *Thrive*

425/475 North Martingale Rd., Schaumburg, IL 60173

THE WOODFIELD CORPORATE CENTER EXPERIENCE

425/475 Woodfield Corporate Center is the Class A office destination where tenants *thrive*.

This two-building, 718,962 SF office complex, designed by acclaimed architectural firm Holabird & Root, is situated right at the full interchange of I-290 and Higgins Road, allowing for highly convenient access to O'Hare International Airport, Downtown Chicago, and the neighboring suburbs.

The efficient, rectangular 22,000 SF floor plates include 6' high windows that provide natural light and sweeping views of the 3,500 acre Busse Woods and the Chicago skyline. Recent investment into shared spaces and building amenities make 425/475 Woodfield Corporate Center a top-of-the-market office experience.



THRIVE OUTDOORS

425/475 Woodfield Corporate Center features award-winning landscaping and access to outdoor space, including a walking path, a renovated patio and the nearby 3,500 acre Busse Woods.





TOP-OF-THE-MARKET AMENITIES

- + **Furnished spec suites** ready for immediate occupancy
- + **Covered parking** for all employees and visitors
- + **Expansive outdoor space** with award-winning landscaping
- + **Modernized fitness center**
- + **24-hour on-site security**
- + **100 seat conference center** and **60 seat training room**
- + **24/7 tenant lounge**
- + **EV charging stations**
- + **Adjacent to 400-room Marriott Hotel**
- + **Easy access to wide range of nearby restaurants and hotels**
- + **Amenity improvements** include the new state-of-the-art Thrive Cafe and Tenant Lounge with adjacent outdoor seating, new elevators, and improved common areas



Thrive Café



Outdoor Patio

CAPITAL IMPROVEMENTS

A new state-of-the-art café and tenant lounge with adjacent outdoor patio!



Thrive Café



Tenant Lounge



Thrive Café



Tenant Lounge

Brand new
8,700 SF
Thrive Café

Outdoor
Patio

Tenant
Lounge





UNBEATABLE ACCESS

425/475 Woodfield Corporate Center has the **best location in the northwest suburbs, sitting directly on the interchange of I-290 and Higgins Road.**

- 4** minutes to Woodfield Mall
- 15** minutes to O'Hare International Airport
- 30** minutes to Downtown Chicago

A PLACE TO *Twine*

CBRE

Leasing Information

Mark C. Smith
847 706 4916
mark.smith@cbre.com

Daniel E. Graham
847 706 4032
dan.graham@cbre.com

LINCOLN
PROPERTY
COMPANY

Management

Kristopher Entler
847 585 5878
kentler@lpc.com

©2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_October2023



425

475

Woodfield
CORPORATE CENTER