

FOR LEASE

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5500
PEARL STREET

ROSEMONT | IL

New Center of Rosemont!

Ideally located next to two new entertainment, hospitality and restaurant developments, Parkway Bank Park and Rosemont's Pearl Entertainment District.

133,237
SF AVAILABLE



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Best Access!

5500 Pearl Street offers tenants an unbeatable employee experience with outstanding highway entry in all directions and access to public transportation including the Metra and CTA.



Dual Power Feeds



Parking
5.6/1,000



Public Transportation
Access > 2 Mins



Bike Storage



Highway Access



Fitness Center



24-Hour Security



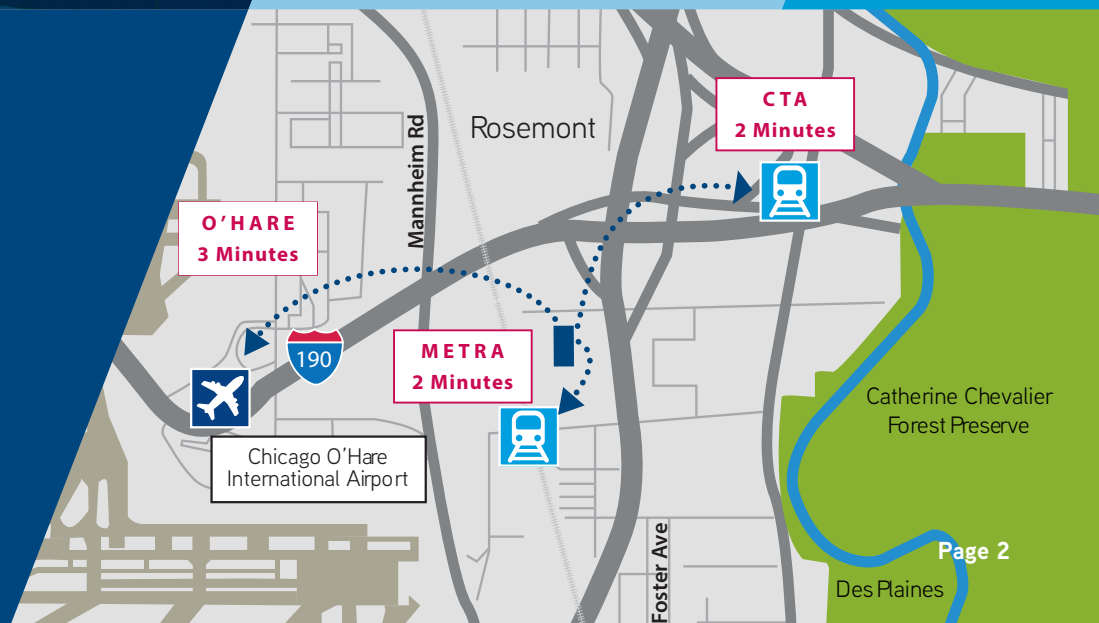
Conference & Training Center



Fibre-Optic Enabled



O'Hare Airport
3 min. Drive



INFRASTRUCTURE HIGHLIGHTS

- Robust infrastructure including dual power feeds from separate sub stations
- 5.6: 1,000 SF parking ratio in covered garage; highest parking ratio in O’Hare submarket
- Building top signage opportunity on I-294 creating brand awareness
- Large and efficient floor plates totaling 34,000 SF
- Class A finishes & amenities

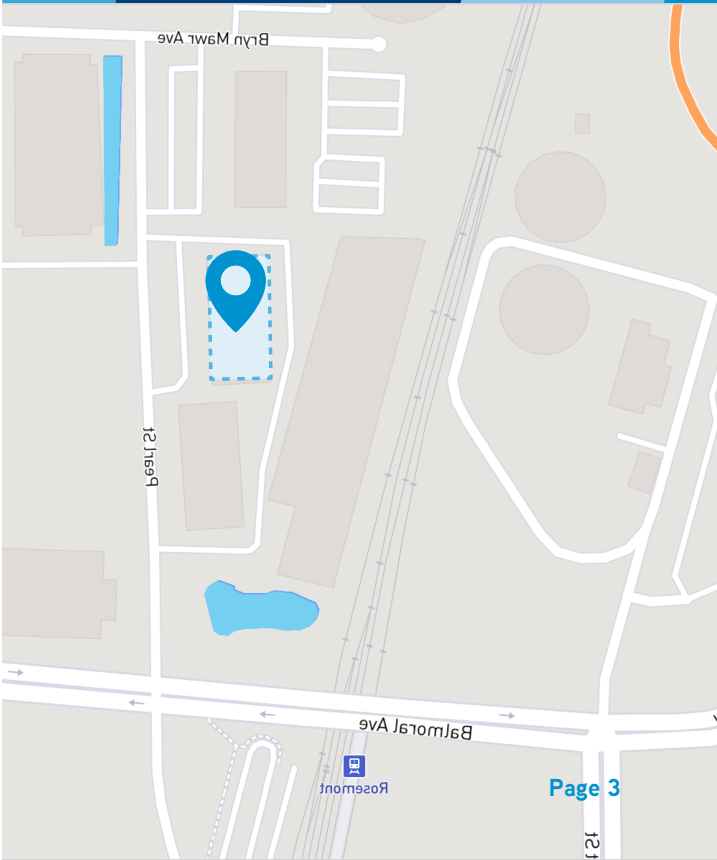


BUILDING SPECIFICATIONS

Address	5500 Pearl Street, Rosemont, IL
Owner	Intergris Ventures
Year Built	2001
Stories	4
Typical Floor	34,000 SF
Building Size	133,237 SF
Available	133,237 SF
Largest Contiguous	133,237 SF
Smallest Contiguous	5,300 SF
Lease Rate	\$18.00/SF Net
Real Estate Taxes	\$7.13/SF (E18)
CAM	\$5.90/SF (E18)

LOCATION HIGHLIGHTS

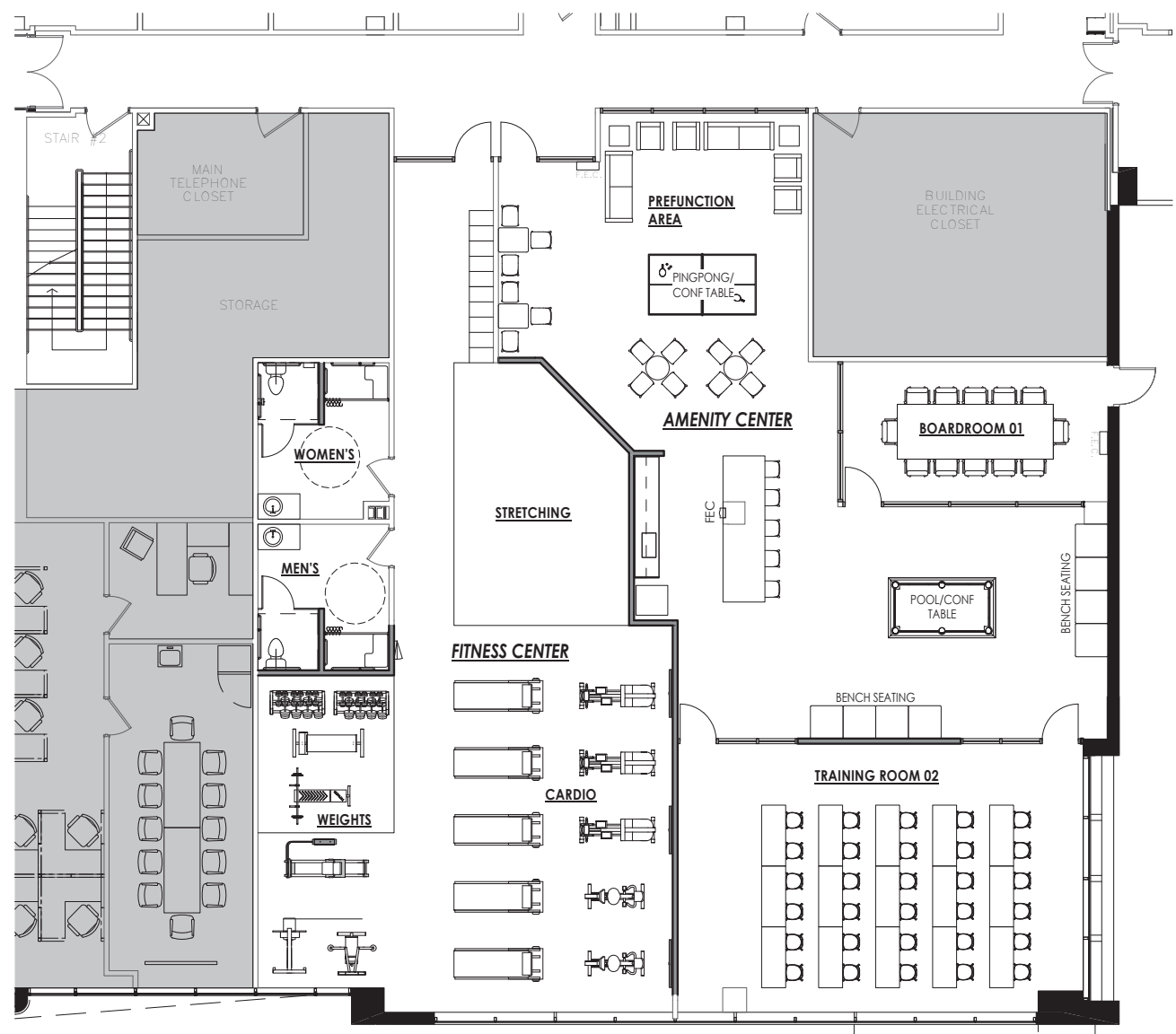
- Immediate access to I-190 (O’Hare), I-90, and I-294 North & South (via Balmoral Avenue)
- Proximity to Parkway Bank Park and The Pearl Entertainment Districts
- Adjacent to Metra Commuter Station
- Shuttle service to nearby CTA Blue Line & O’Hare Airport



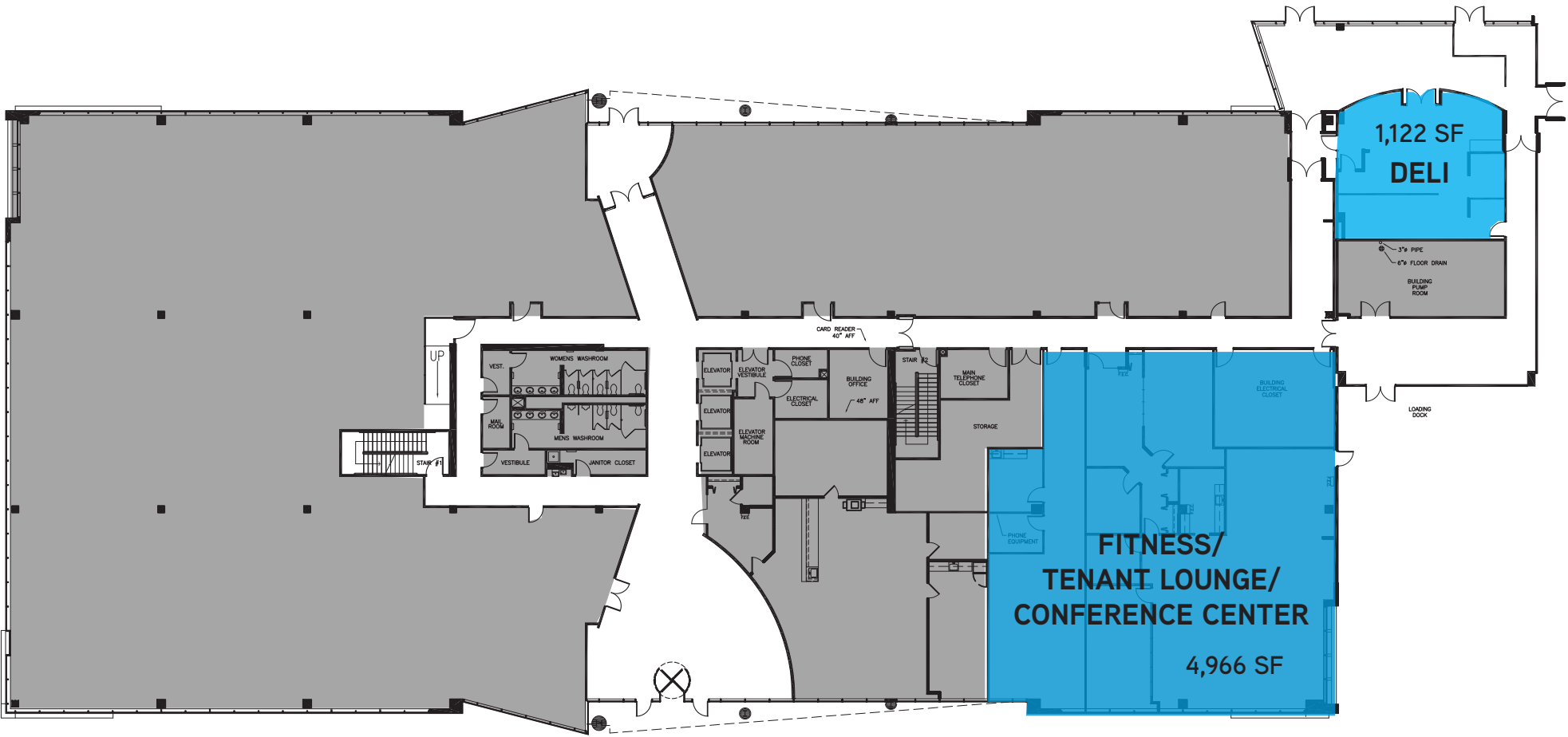


CLOCKWISE FROM TOP LEFT: Rivers Casino, Pearl Entertainment District, Parkway Bank Park Entertainment District, Impact Field, Fashion Outlets of Chicago - www.rosemont.com/thepark

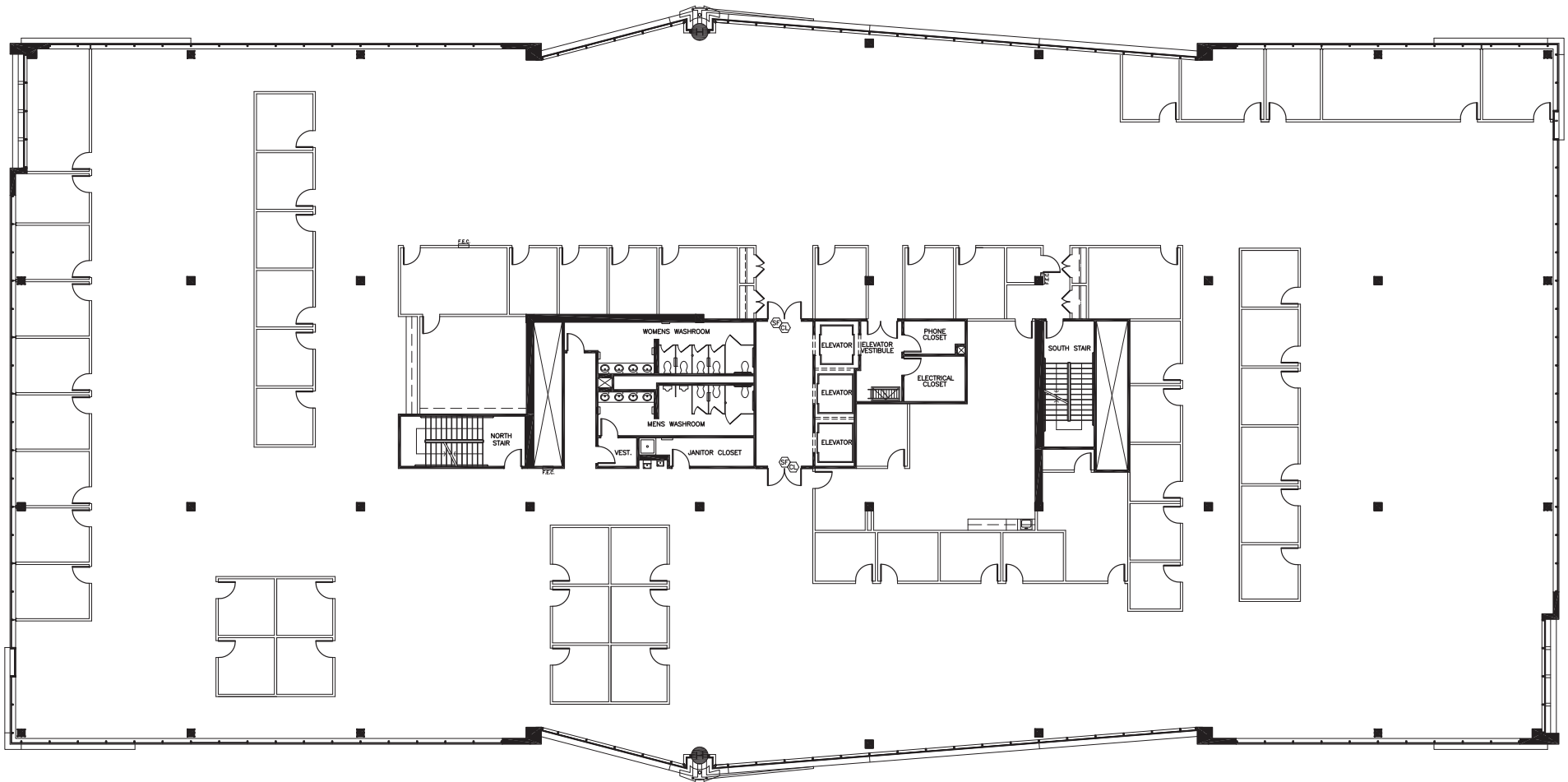
NEW AMENITIES CENTER - 4,966 SF



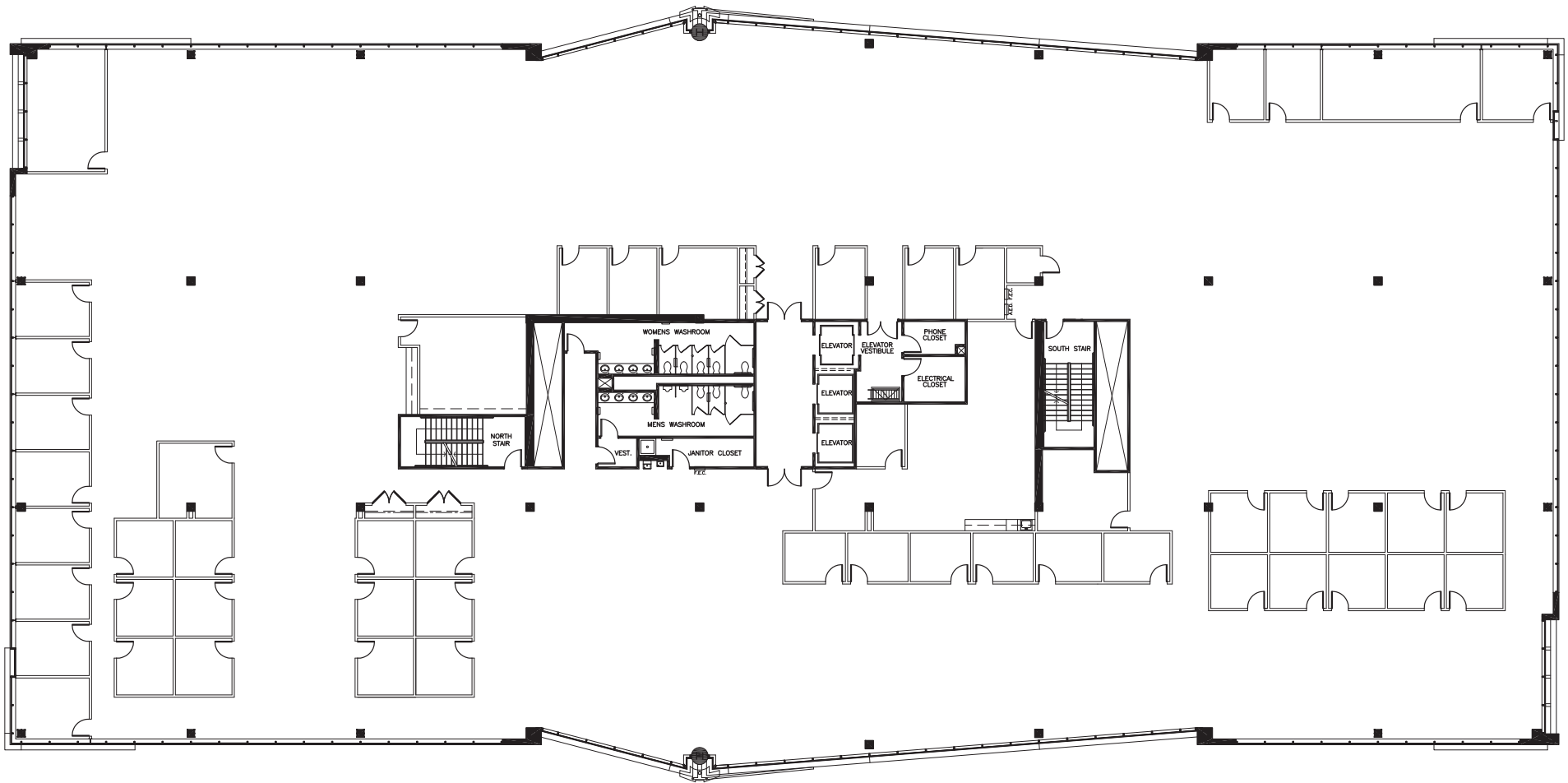
FIRST FLOOR - 29,790 RSF



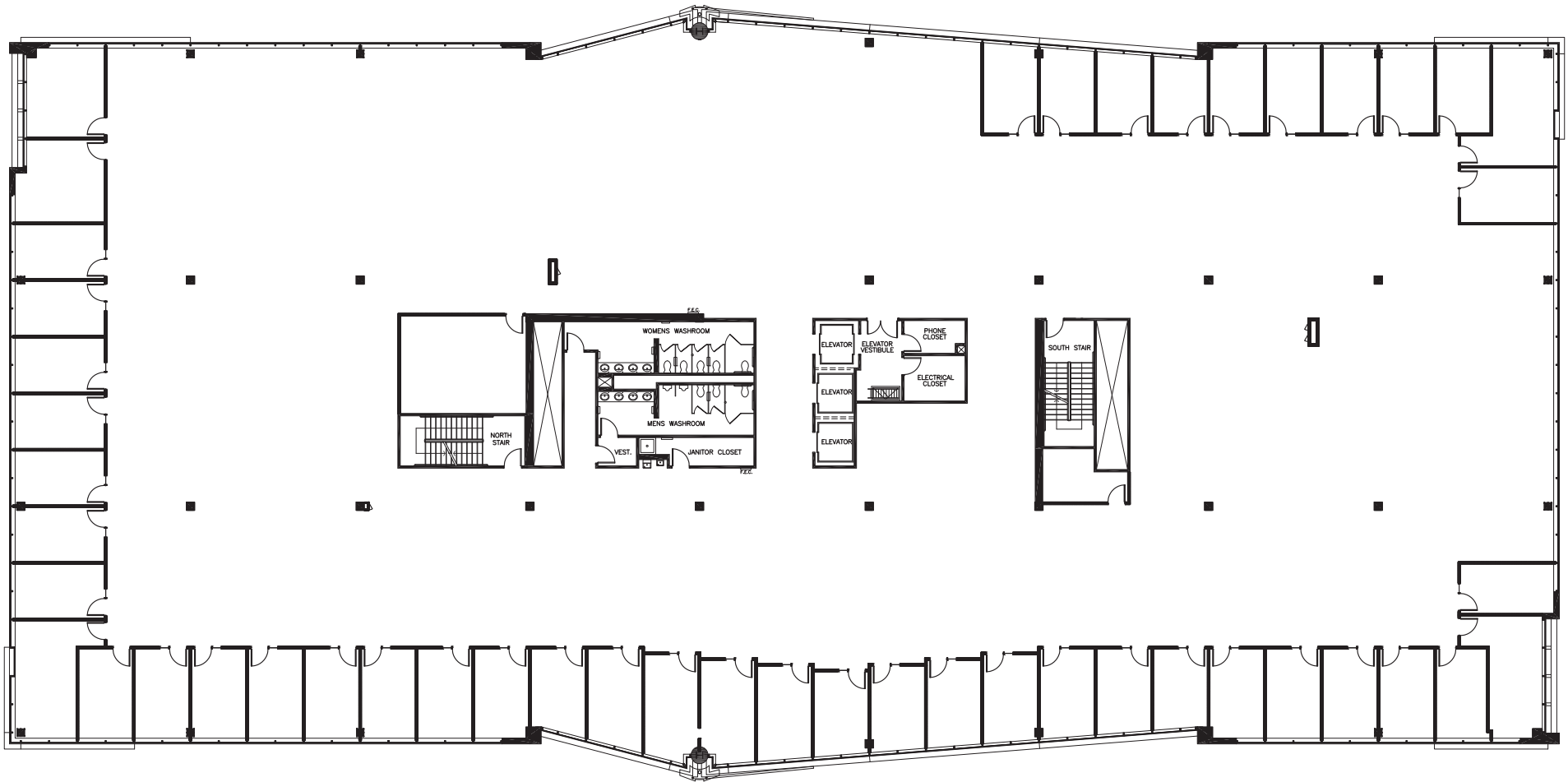
SECOND FLOOR - 34,497 RSF



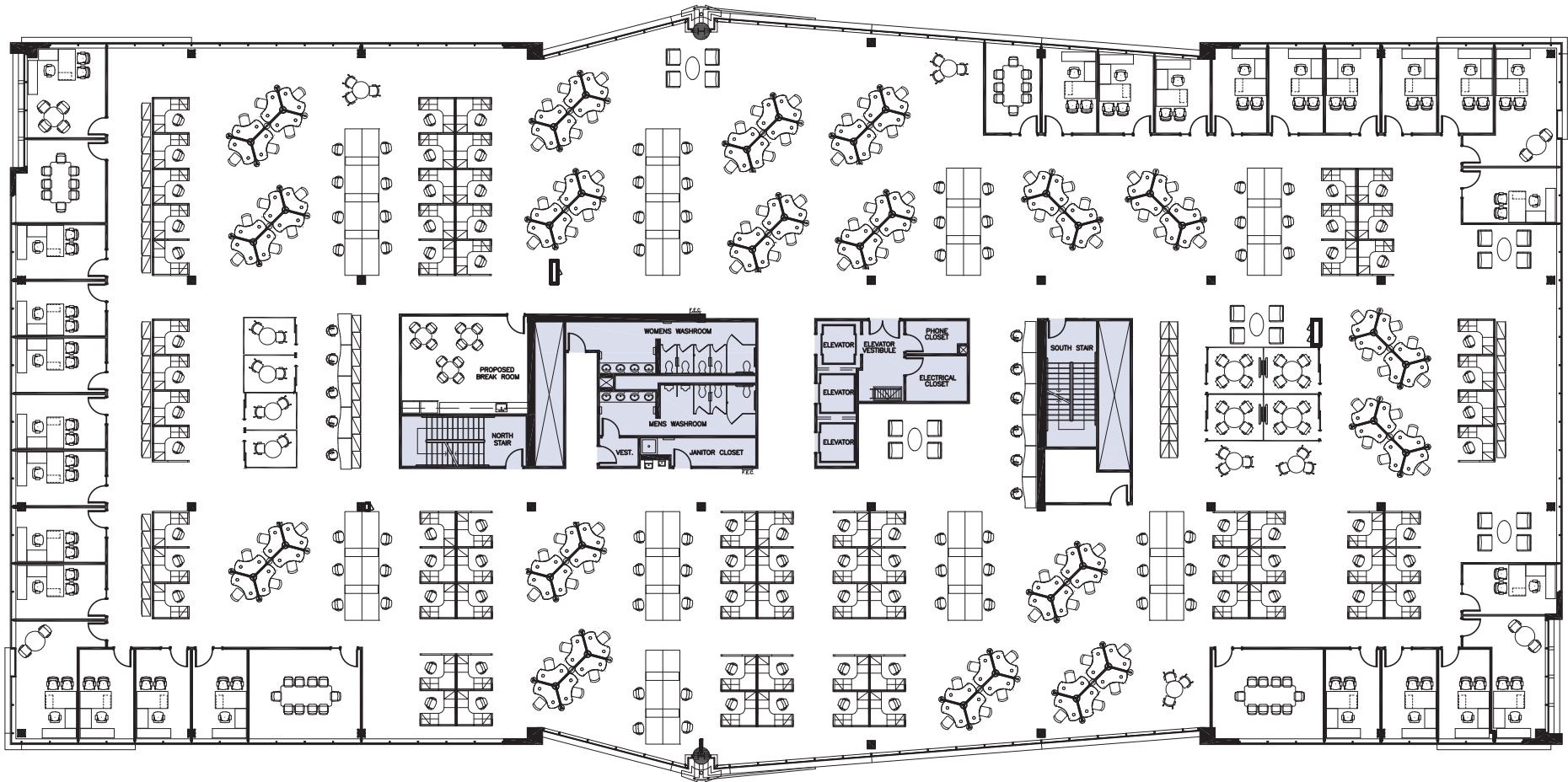
THIRD FLOOR - 34,497 RSF



FOURTH FLOOR - 34,453 RSF



CONCEPTUAL FLOOR PLAN - 34,497 RSF



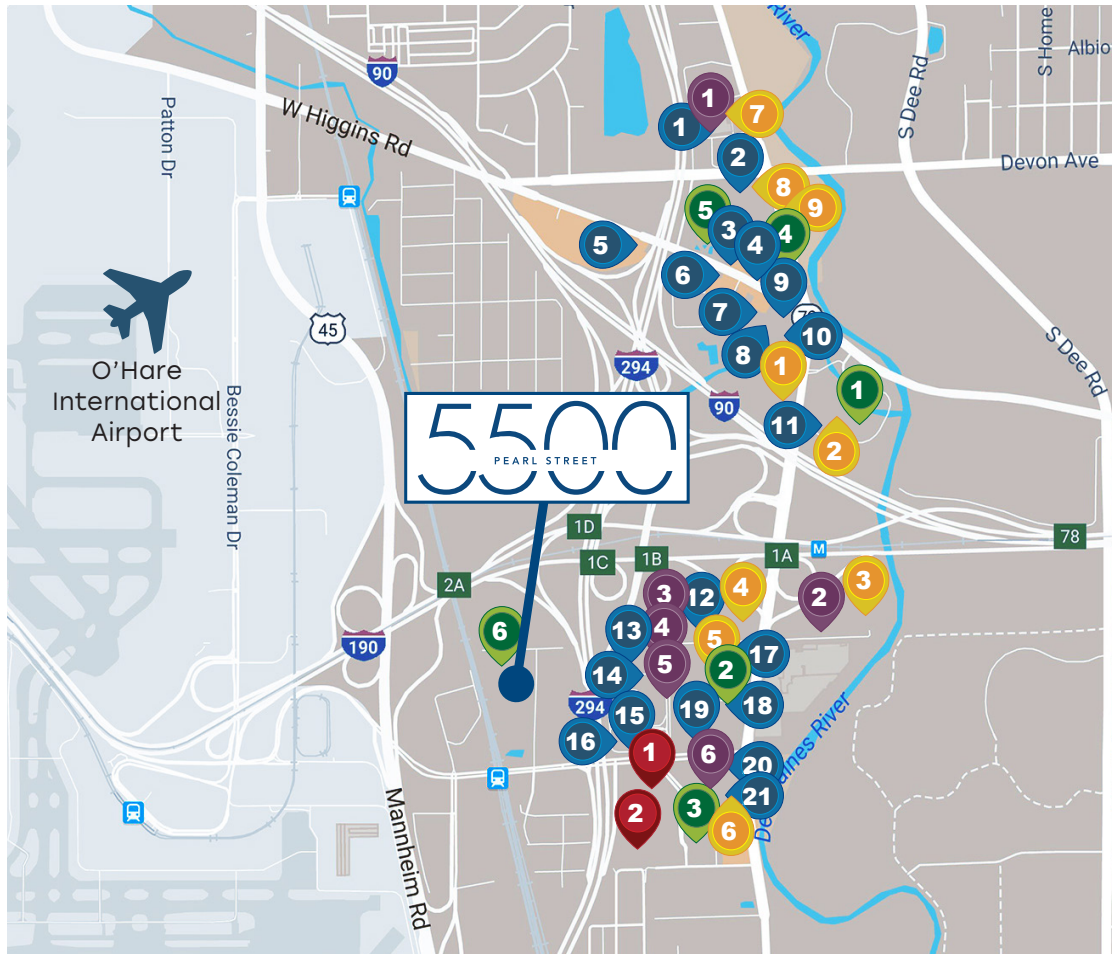
EXAMPLE MULTI-TENANT FLOOR PLAN - 34,453 RSF



CLOSE-UP MARKET OVERVIEW



GREATER O'HARE MARKET OVERVIEW



CORPORATE

1. US Foods
2. Big Ten Network
3. Cisco Systems
4. Reyes Holdings
5. MB Bank
6. Advocate



HOSPITALITY

1. The Westin
2. Marriot Suites
3. Hyatt Regency O'Hare
4. Hilton
5. DoubleTree by Hilton
6. Loews Hotel
7. Hilton Garden Inn
8. Hyatt Rosemont
9. Hampton Inn Suites



ENTERTAINMENT

1. Rivers Casino & Resort
2. Donald E. Stephens Convention Center
3. Muvico Rosemont Cinema
4. Kings Bowl America
5. Joe's Live
6. Rosemont Theatre



RETAIL

1. Rosemont Shopping Outlet
2. Fashion Outlets of Chicago



DINING

1. Hugo's Frog Bar & Chop House
2. Gino's East
3. Ram Restaurant & Brewery
4. Starbucks
5. TGI Fridays
6. Subway
7. Taco Bell
8. Gene & Georgetti
9. Giordano's
10. McDonald's
11. Carlucci
12. Morton's Steakhouse
13. Five Roses Pub
14. Hofbräuhaus Chicago
15. Park Tavern
16. Fogo de Chão
17. Liberty Tavern
18. Gibson's Bar & Steakhouse
19. Chicago Fire Oven
20. The Capital Grille
21. McCormick & Schmick's

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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