

A CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP INVESTMENT OPPORTUNITY

2400 & 2500-2550 MILLBROOK DRIVE

BUFFALO GROVE, IL



PREMIER LAKE COUNTY SUBMARKET • BEST-IN-CLASS ASSETS • BUSINESS PARK SETTING



THE OFFERING

Cushman & Wakefield's National Industrial Advisory Group has been retained by Ownership as its exclusive advisor in the sale of **2400 & 2500-2550 Millbrook Drive** (the "Portfolio"). The Portfolio is a collection of two assets located in the Lake County submarket of Chicago.

Totalling 231,964 square feet, the Portfolio is 100% leased to two tenants, Zebra Technology and Plexus Corporation, with 3.6 years of weighted average lease term remaining. Ideally positioned in the Millbrook Business Center in Buffalo Grove, IL, this Portfolio attracts high quality and sticky tenants, with an average tenure of 19 years.

The offering provides investors with the opportunity to acquire two irreplaceable assets located within an infill submarket that are fully leased to highly committed tenants.



231,964
SQUARE FEET



100%
LEASED



2
TENANTS



3.6 YEARS
WALT



1998/2000
BUILT



28' & 32'
CLEAR HEIGHT



PORTFOLIO SNAPSHOT

ADDRESS	MARKET / SUBMARKET	TOTAL SF	YEAR BUILT	CLEAR HEIGHT	OFFICE %	% LEASED	# OF TENANTS	WALT	MARK-TO-MARKET
2400 Millbrook Drive Buffalo Grove, IL	Chicago / Lake County	141,000	2000	32'	30%	100%	1	4.3 Years	9%
2500-2550 Millbrook Drive Buffalo Grove, IL	Chicago / Lake County	90,964	1998	28'	36%	100%	2	2.5 Years	10%
TOTAL / WTD AVG		231,964	2000	30'	32%	100%	2	3.6 Years	10%



Sticky Tenancy



Located in Established Business Park



Best-In-Class Asset



Premier Lake County Submarket

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