

A CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP INVESTMENT OPPORTUNITY

R.R. DONNELLEY & SONS COMPANY

ST. CHARLES, IL



1750 Wallace Avenue



609 South Kirk Road

14+ YEARS OF LEASE TERM | NATIONALLY RECOGNIZED TENANT | STRONG CHICAGO MARKET FUNDAMENTALS



THE OFFERING

Cushman & Wakefield's National Industrial Advisory Group has been retained by ownership as its exclusive advisor in the sale of the R.R. Donnelley Portfolio (the "Portfolio"), located at 609 South Kirk Road and 1750 Wallace Avenue in St. Charles, IL. The Portfolio totals 783,668 square feet in the Southern Fox Valley submarket of Chicago.

With 14.6 years of remaining lease term, the Portfolio is 100% leased to R.R. Donnelley & Sons Company ("RRD"), a global leader in business communications, marketing, and print solutions. RRD recently executed an early seven-year lease extension commencing in 2034, reinforcing its long-term commitment to the subject facilities, which serve as critical production and distribution hubs.

The Portfolio provides investors with the opportunity to acquire two fully leased assets backed by a nationally recognized tenant, offering durable, long-term cash flow in a strong-performing submarket.



1750 Wallace Avenue



609 South Kirk Road

PROPERTY SNAPSHOT



783,668
SF



2
of Buildings



**R.R. DONNELLEY
& SONS
COMPANY**
Tenant



ABSOLUTE NNN
Lease Structure



14.6 YEARS
Remaining Term



YRS 1-8: 3.50%
YRS 9-15: 3.25%
Annual Escalations

PROPERTY SNAPSHOT



14+ Years of Lease Term Remaining



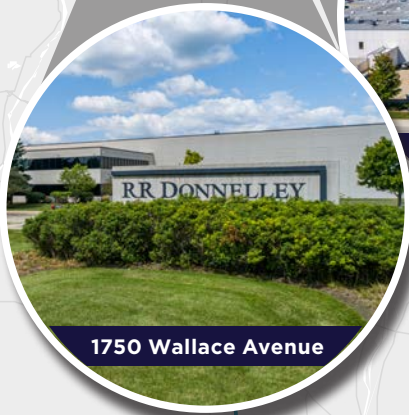
Nationally Recognized Tenant



Critical Operation Facilities



Strong Market Fundamentals



1750 Wallace Avenue



609 South Kirk Road

ADDRESS	MARKET / SUBMARKET	TOTAL SF	YEAR BUILT	CLEAR HEIGHT	OFFICE %	% LEASED	# OF TENANTS	REMAINING TERM	ANNUAL ESCALATIONS	
									YRS 1-8	YRS 9-15
609 South Kirk Road, St Charles, IL	Chicago / Southern Fox Valley	503,580 SF	1995	30'	5.9%	100%	1 (R.R. Donnelley & Sons Company)	14.6 Years	3.50%	3.25%
1750 Wallace Avenue, St Charles, IL	Chicago / Southern Fox Valley	280,088 SF	1991	21'6"-31'6"	10.2%	100%	1 (R.R. Donnelley & Sons Company)	14.6 Years	3.50%	3.25%
Total / Wtd. Avg.		783,668 SF	1993	28'	7.4%	100%		14.6 Years	3.50%	3.25%

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