



OAKMONT POINT

A RYAN COMPANIES DEVELOPMENT

OAKMONT LANE | WESTMONT, IL



Up to 275,000 SF available in multiple office buildings with 200-car below-grade parking on 18 acres in Westmont, IL, just one mile from Oakbrook Center mall



WHERE *urban design* MEETS *suburban efficiency*



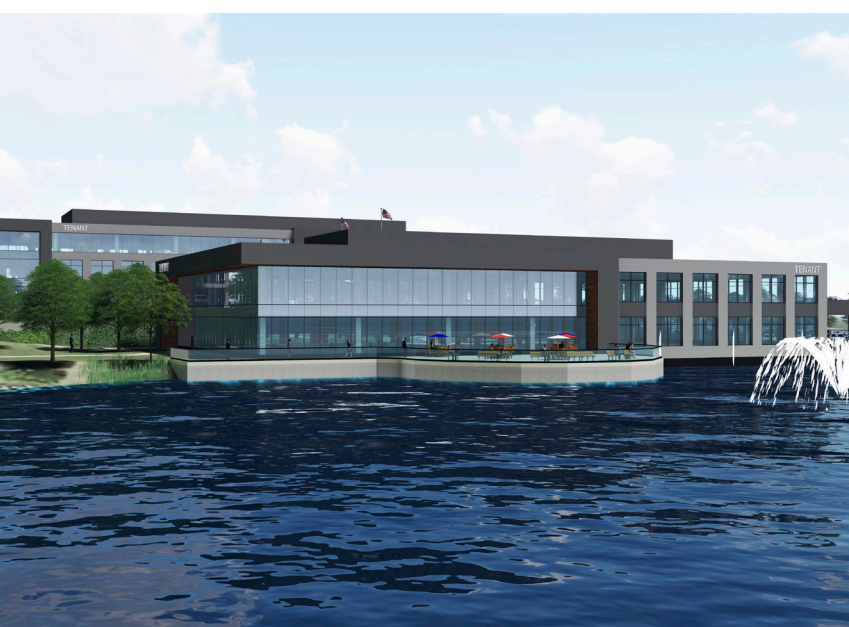
DESIGN, EFFICIENCY, LOCATION

Oakmont Point, located at 700 Oakmont Lane in Westmont, Illinois, is a redevelopment opportunity perfectly situated in the heart of Westmont in a park setting west of Route 83 and south of 31st Street, minutes from I-88 and the I-294/Ogden Avenue four-way interchange.

Westmont is the south neighbor of Oak Brook, and this area serves as the economic engine of the 50 million SF East-West Corridor Office Market. Within one mile, Oakmont Point can boast some of the region's most identifiable retailers, restaurants, hotels and corporate office users. The convenient location provides easy access to the entire suburban market through the I-294 North-South Artery, the I-88 East-West Artery, as well as convenient access to the city of Chicago via I-290. Both O'Hare and Midway International Airports are only 25 minutes away.

The 18-acre site at Oakmont Point offers multiple buildings totaling 275,000 SF of office/flex space. Users will have the flexibility to customize their office environment for spaces 25,000-175,000 SF each. The site will boast above-market parking ratios up to 7/1,000 if needed and distinctive landscape amenities including a 3.6-acre pond. Flexible plans and layout configurations are available depending on user size.

As a Ryan Companies development, Oakmont Point will provide one of the most cutting-edge office developments in the suburban market.



AMENITIES



Land Area

18 Acres



Parking

200-car executive
below-grade parking
up to 7/1,000 parking ratio



Leasing Opportunities

25,000-275,000 SF



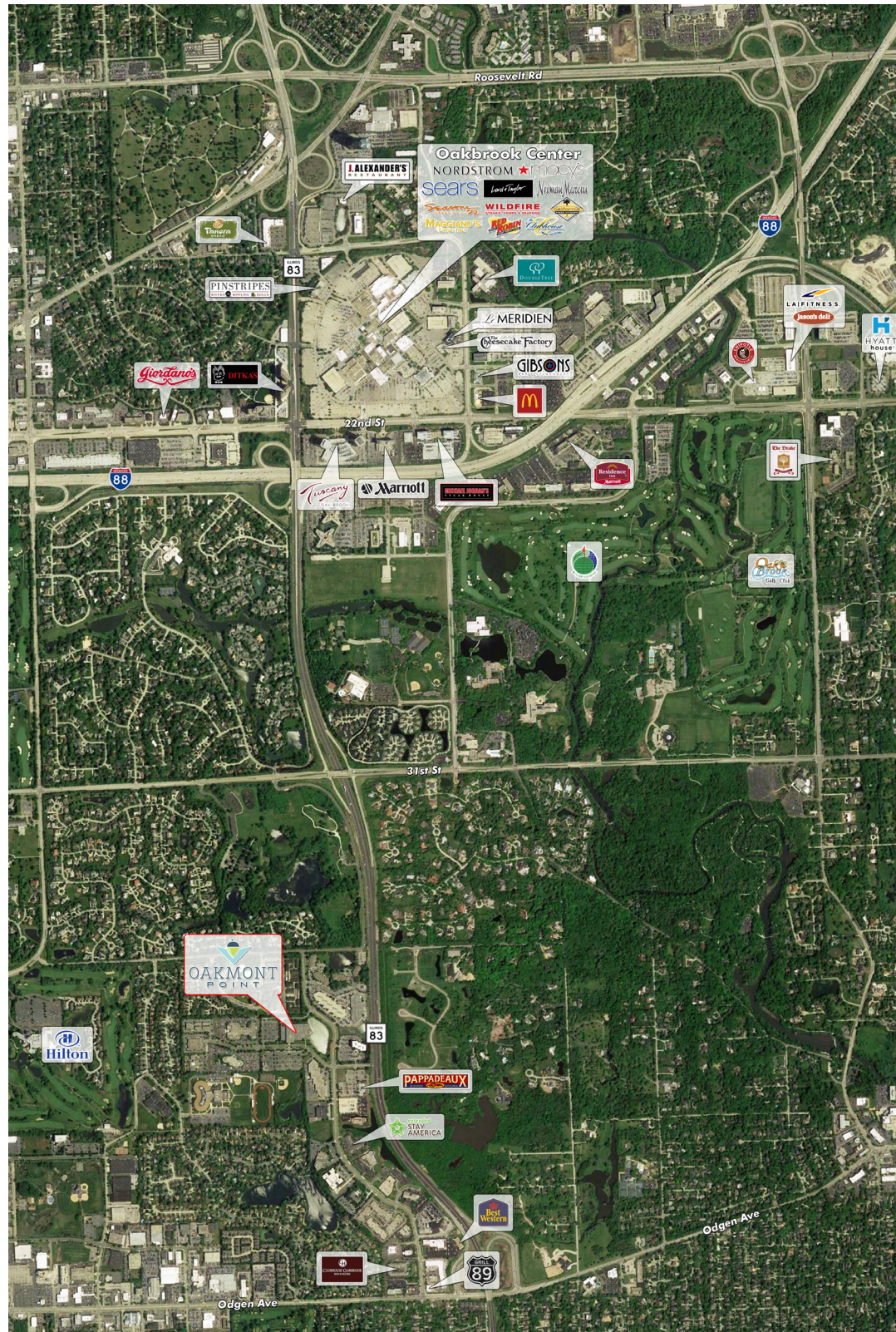
Proposed Buildings

45,000 SF*

130,000 SF*

up to 100,000 BTS on south
land parcel

*can be linked

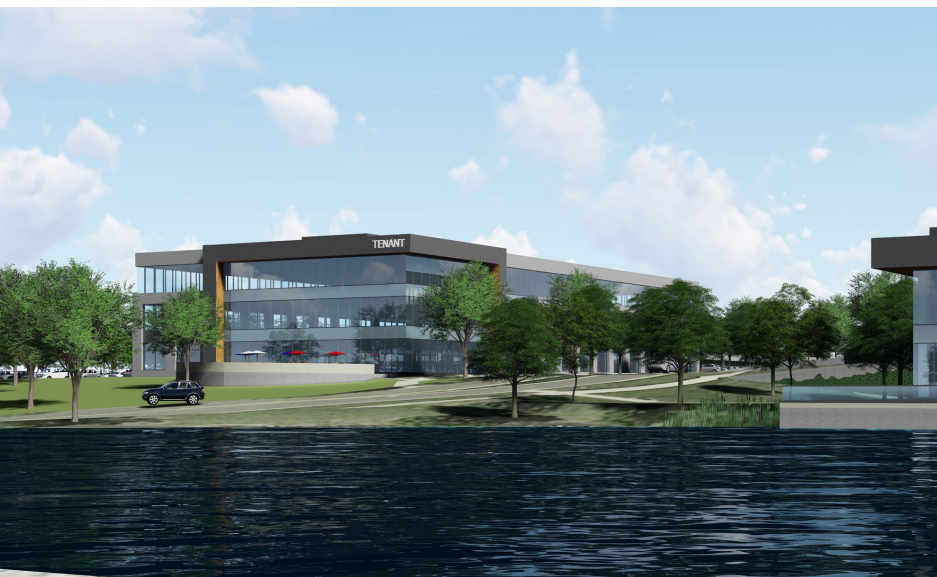




LOCATION

Westmont is a desirable destination adjacent to the village of Oak Brook. Tenants of Oakmont Point will benefit from a business-friendly community, low tax rates, cutting-edge design, convenient amenities and excellent access to major thoroughfares, making Oakmont Point an ideal location.

Customers, guests and employees will have access to abundant retail, dining and lodging options at Oakbrook Center to the north and Ogden Avenue to the south. Directly accessible to I-88 and Route 83, and minutes to I-290, I-294 and I-355, Oakmont Point is centrally located between both O'Hare and Midway International Airports with convenient access to downtown Chicago.



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CBRE

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