



THE TRIA TOWER - OFFICE SUITES FOR LEASE

5005 NEWPORT DRIVE
ROLLING MEADOWS, IL 60008

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Property Summary



OFFERING SUMMARY

Available SF:	674 - 4,198 SF
	Full 6th Floor: 4,000 SF
Lease Rate:	\$12.00 - 18.00 SF/yr [Full Service Gross]; Rent includes utilities
Year Built:	1976
Renovated:	2018
Building Size:	47,195 SF
Market:	Chicago
Submarket:	Northwest Suburbs [Greater Schaumburg]
County:	Cook

PROPERTY OVERVIEW

New to market! The Tria Tower in Rolling Meadows is a 6 story, multi-tenant office building with a variety of suite configurations and sizes available for lease. The building is immediately on the border of Schaumburg, and directly off the full interchange for IL-53 at Algonquin Road, behind the new fire station. The property features a marble lobby, building conference room, gym and lunch room, as well as sweeping views of the Northwest Suburbs. The 6th floor boasts a gorgeous, private penthouse with 360° views and access to the rooftop. New ownership is financially stable. A large parking lot offers abundant surface parking. This leasing opportunity is new to market and offers prospects a full service building and below market rents on a true full service gross lease structure!

LOCATION OVERVIEW

The Tria Tower in Rolling Meadows, IL is located on the border of Schaumburg and is considered part of the greater Schaumburg market, which is one of the major suburban commercial hubs in the Chicagoland area. The subject property is conveniently located just north of Woodfield Mall across I-90, directly off Algonquin Road, immediately south of the full interchange for IL-53. IL-53 connects to I-290, which leads to I-90 and I-355 for quick and easy access to all areas of the Chicagoland market. O'Hare International Airport is 12 miles away and downtown Chicago is approximately 30 miles from the property.

Property Highlights

- True Full Service Gross Leases! HVAC, Electric and Water Included!
- Variety of Suites and Configurations Available
- Building Conference Room, Gym and Lunch Room
- Abundant Parking
- Newly Remodeled Common Areas
- Immediately Off Full Interchange for IL-53 at Algonquin Road
- Directly on the Border of Schaumburg
- Less than 1.5 Miles (9 min drive) from Woodfield Mall, Downtown Schaumburg, Hotels, Restaurants, Entertainment, Etc.
- 12 miles from O'Hare International Airport



Available Spaces

LEASE RATE:	\$12.00 - 18.00 SF/YR	TOTAL SPACE:	674 - 4,198 SF
LEASE TYPE:	Full Service Gross	LEASE TERM:	Min. 3 Years

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Suite 100	Office Building	\$17.00 SF/yr	Full Service	904 SF	Negotiable	Large office, large open formal area, storage. Lobby identity. Floor plan attached. HVAC, electric & water included.
Suite 101	Office Building	\$17.00 SF/yr	Full Service	3,058 SF	Negotiable	6 offices, 2 large offices, conference room, large open area, reception, waiting area, copy room storage. Lobby identity. Floor plan attached. HVAC, electric & water included.
Suite 102	Office Building	\$17.00 SF/yr	Full Service	4,069 SF	Negotiable	3 offices, large conference room, large open area and storage. Opportunity for more private office build out. Floor plan attached. HVAC, electric & water included.
Suite 200	Office Building	\$12.00 SF/yr	Full Service	1,288 SF	Negotiable	2 offices, conference room, large open area, storage. Floor plan attached. HVAC, electric & water included.
Suite 201	Office Building	\$12.00 SF/yr	Full Service	1,098 SF	Negotiable	Office, reception, large open area, storage. Floor plan attached. HVAC, electric & water included.
Suite 202	Office Building	\$12.00 SF/yr	Full Service	1,194 SF	Negotiable	3 offices, 1 large office, open area, reception. Floor plan attached. HVAC, electric & water included.
Suite 203		\$12.00 SF/yr	Full Service	1,156 SF	Negotiable	5 offices, open area, storage. Floor plan attached. HVAC, electric & water included.
Suite 204	Office Building	\$12.00 SF/yr	Full Service	674 SF	Negotiable	Large open area. Floor plan attached. HVAC, electric & water included.

Available Spaces

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LEASE TYPE:	Full Service Gross	LEASE TERM:	Min. 3 Years

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Suite 206	Office Building	\$12.00 SF/yr	Full Service	1,257 SF	Negotiable	3 offices, large conference room, open area, work room. Floor plan attached. HVAC, electric & water included.
Suite 402	Office Building	\$13.00 SF/yr	Full Service	2,128 SF	Negotiable	9 offices, conference room, reception, open area, storage. Floor plan attached. HVAC, electric & water included.
Suite 403	Office Building	\$13.00 SF/yr	Full Service	944 SF	Negotiable	3 offices, open area, reception. Floor plan attached. HVAC, electric & water included.
Suite 404	Office Building	\$13.00 SF/yr	Full Service	2,645 SF	Negotiable	5 offices, 1 large office, large open area, reception, break area with sink. Floor plan attached. HVAC, electric & water included.
Suite 500	Office Building	\$16.00 SF/yr	Full Service	2,588 SF	Negotiable	1 office, 2 large private work rooms, large open area, storage. Floor plan attached. HVAC, electric & water included.
Suite 501	Office Building	\$16.50 SF/yr	Full Service	4,198 SF	Negotiable	6 offices, conference room, 2 large work areas, large server room, storage, copy room. Floor plan attached. HVAC, electric & water included.
Suite 503	Office Building	\$16.50 SF/yr	Full Service	1,336 SF	Negotiable	2 offices, large open area, break room with sink, storage. Floor plan attached. HVAC, electric & water included.

Available Spaces

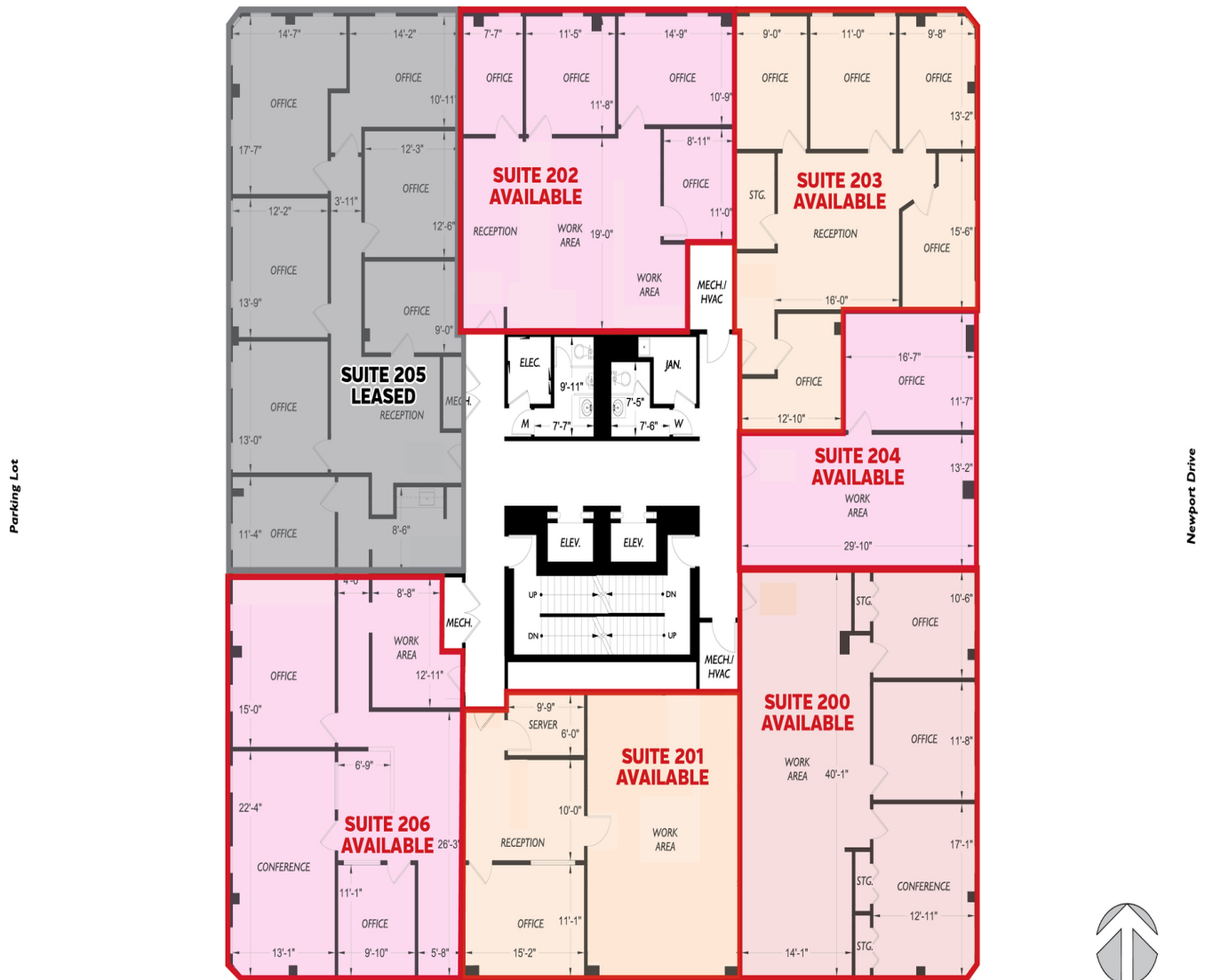
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LEASE TYPE:	Full Service Gross	LEASE TERM:	Min. 3 Years

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Penthouse 6th Floor		\$16.50 SF/yr	Full Service	4,000 SF	Negotiable	PENTHOUSE: Full, private floor (6th). High-end finishes. Lobby identity. Rooftop access. Sweeping, 360 views. High ceilings, floor-to-ceiling windows. 3 large executive offices w/ rooftop doors. 2 large conference rooms. Formal reception/waiting area, glass doors. 2 private bathrooms w/ high-end finishes. Break room w/ sink. Storage. Floor plan attached. HVAC, electric & water included.

1st Floor Plans



2nd Floor Plans



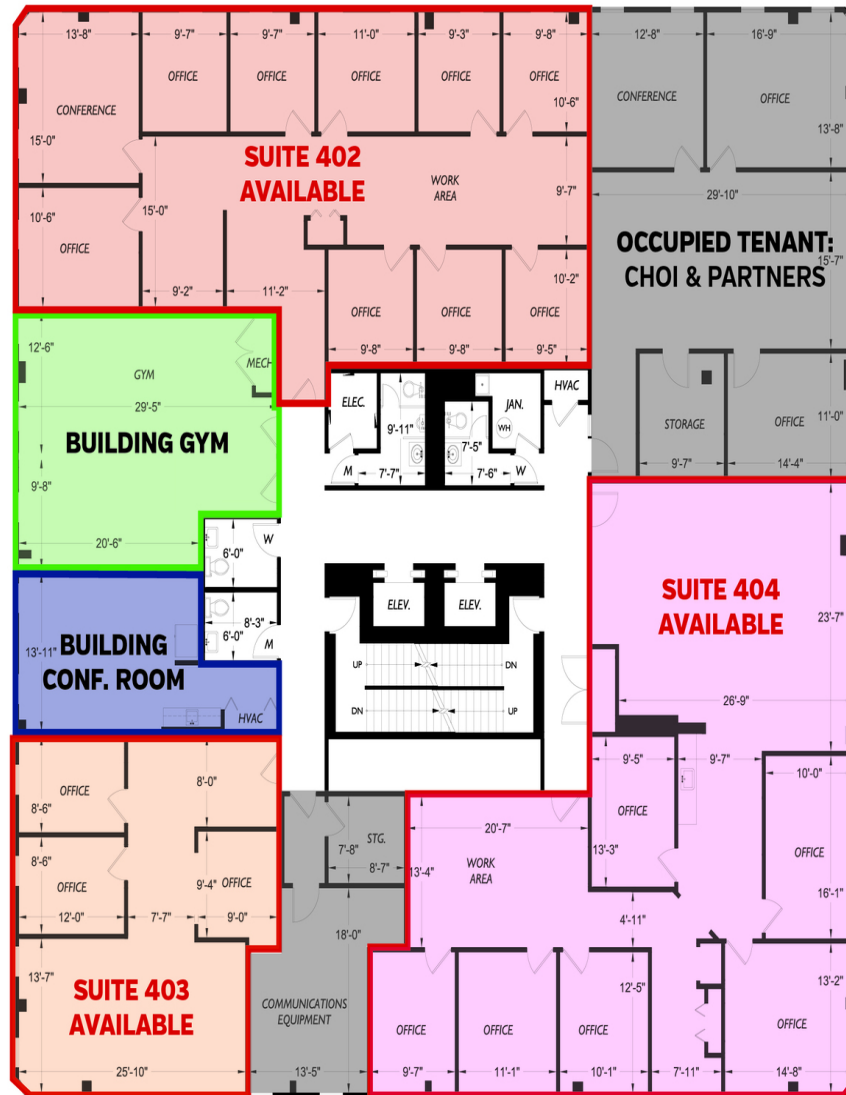


3rd Floor Plans



4th Floor Plans

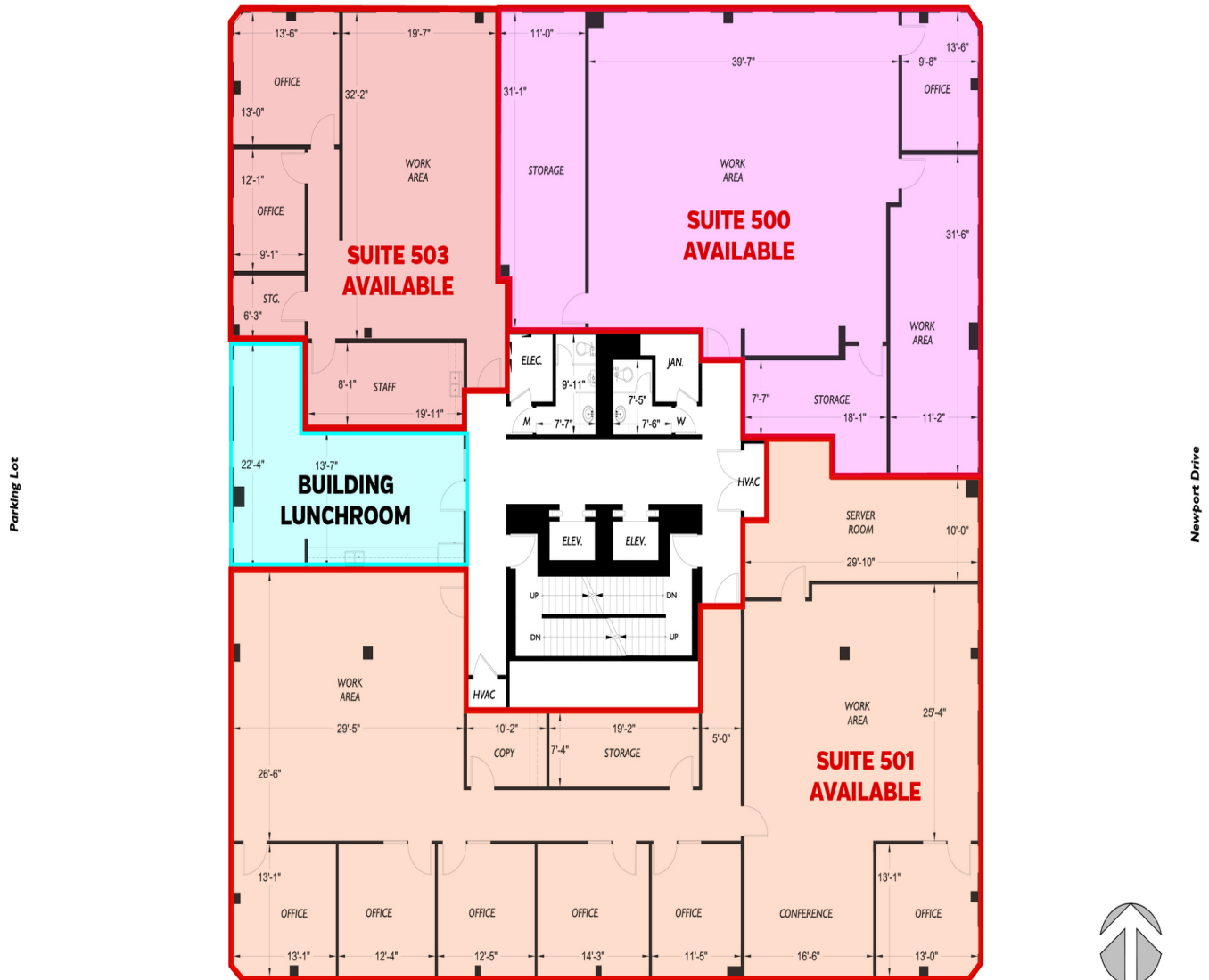
Parking Lot



Newport Drive

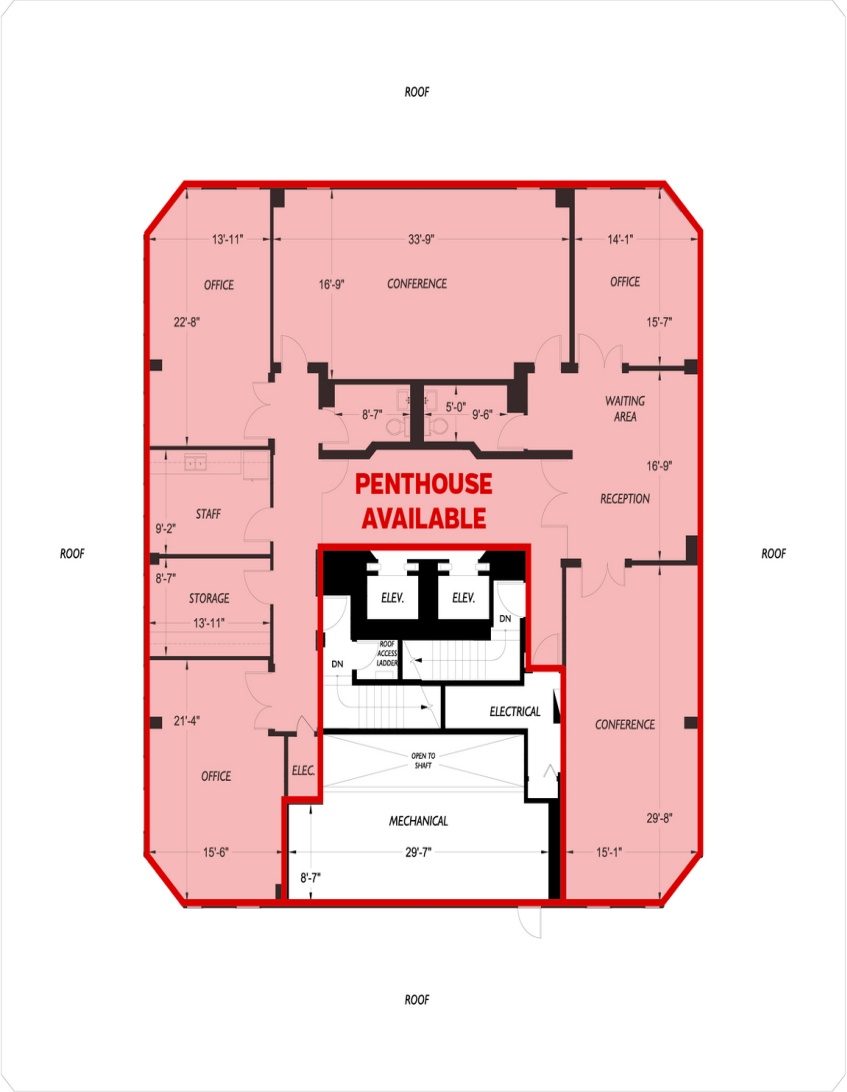


5th Floor Plans



Floor Plans

Parking Lot



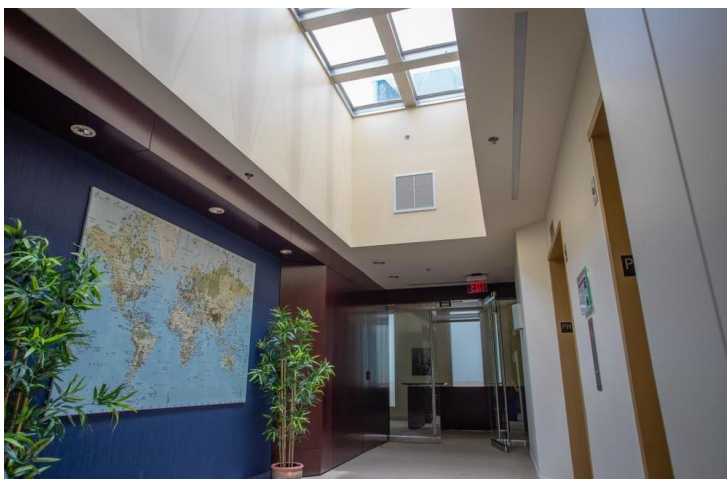
Newport Drive



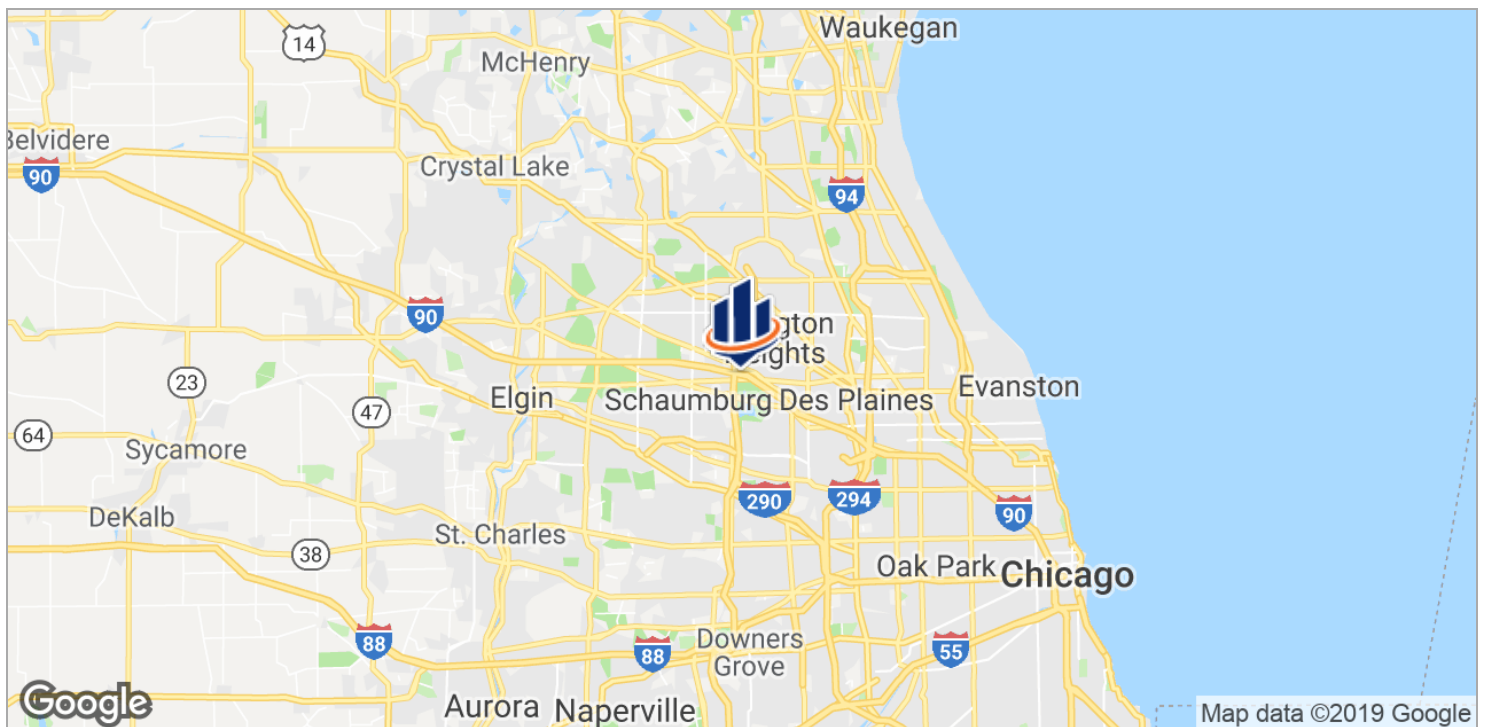
Additional Photos



Additional Photos



Location Maps



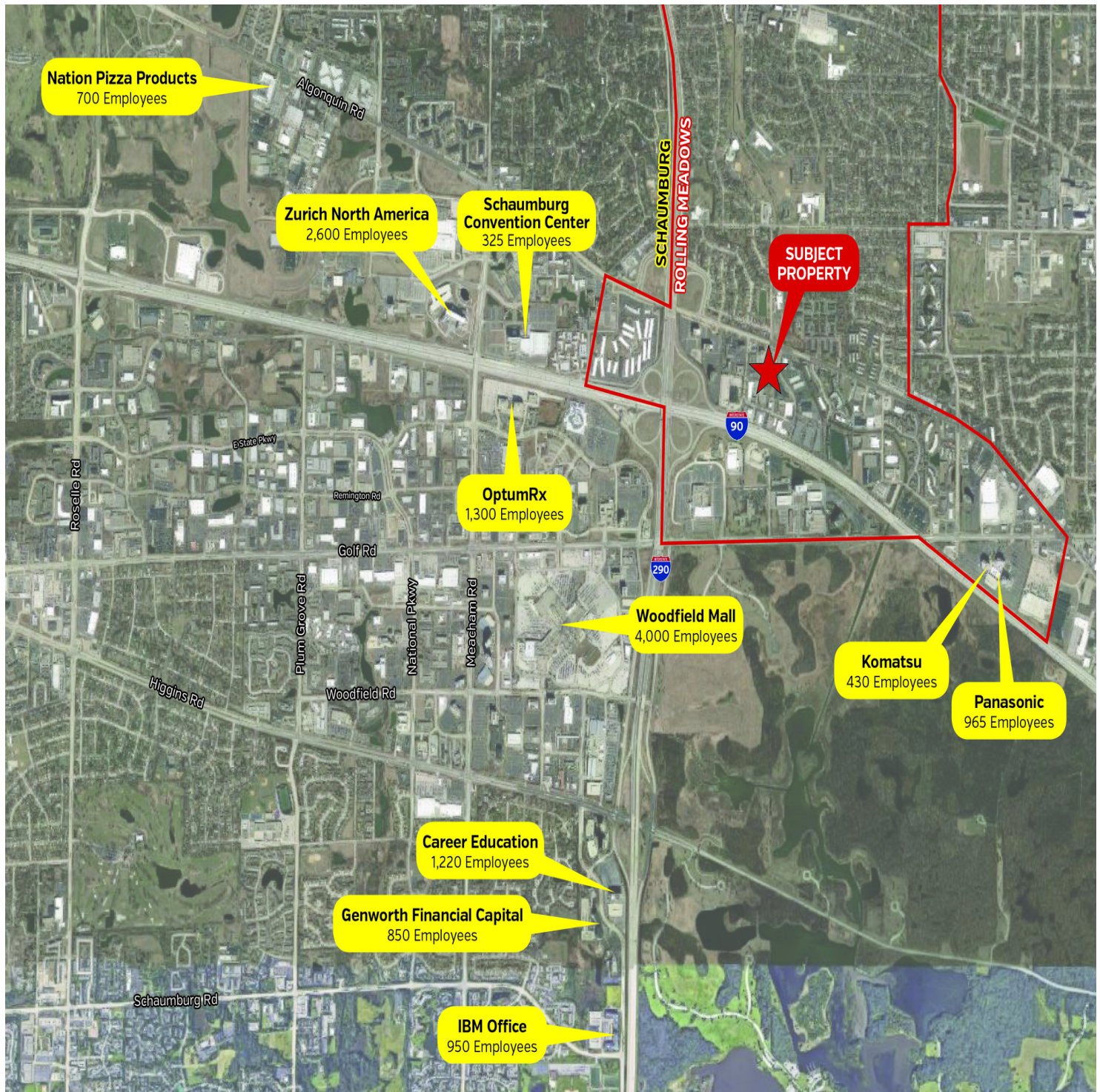
Birdseye Aerial Map



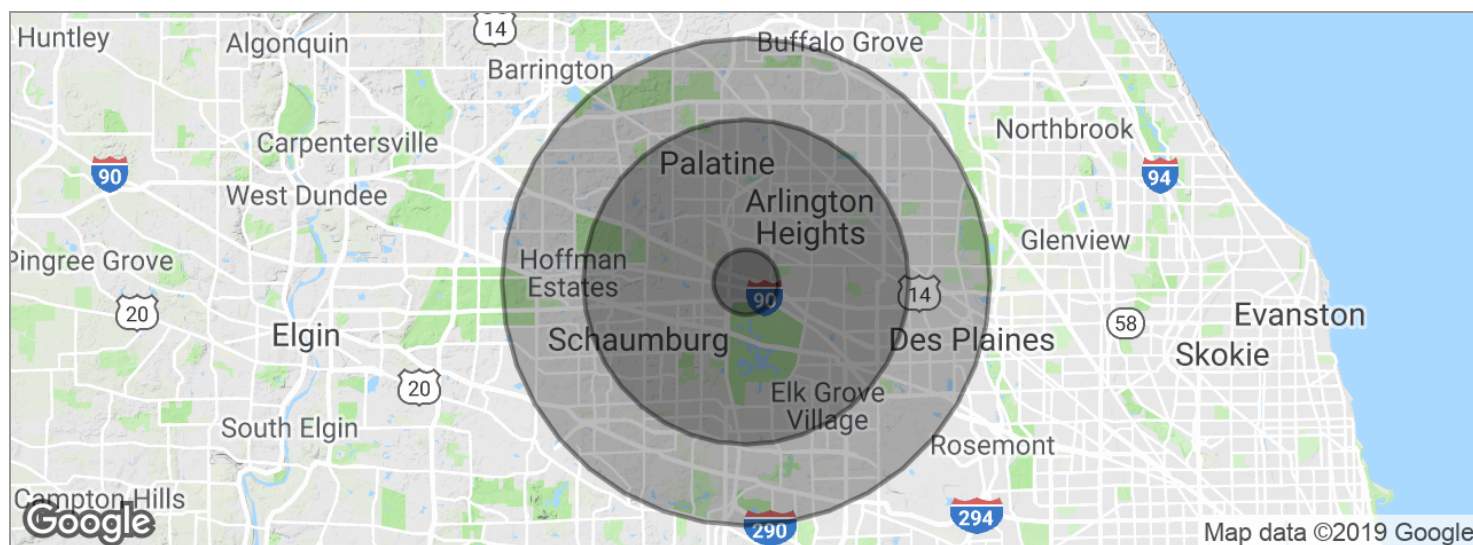
Aerial Retailer Map



Aerial Business Map



Demographics Map



POPULATION	1 MILE	5 MILES	7.5 MILES
Total population	12,794	278,060	597,226
Median age	34.8	39.7	39.4
Median age [Male]	33.1	38.4	38.1
Median age [Female]	36.7	40.9	40.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	7.5 MILES
Total households	4,936	111,837	231,243
# of persons per HH	2.6	2.5	2.6
Average HH income	\$63,833	\$88,604	\$88,394
Average house value	\$271,145	\$346,436	\$345,277

* Demographic data derived from 2010 US Census



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