

InterPark Corporate Center

8601-8623 W Bryn Mawr Avenue
Chicago, Illinois 60631

8600-8622 W Catalpa Avenue
Chicago, Illinois 60656



InterPark
Corporate Center

OFFICE/FLEX UNITS AVAILABLE
FROM 940 - 13,704 SF





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164,040 SF on 7 ACRES, 12 BUILDING, MULTI-TENANT
SINGLE-STORY OFFICE COMPLEX

NAI Hiffman has been retained as the exclusive representative of InterPark Corporate Center, located at 8601-8623 West Bryn Mawr Avenue and 8600-8622 West Catalpa Avenue in Chicago, Cook County, Illinois. The complex enjoys excellent access to I-294 and I-90, walking distance to the CTA Blue Line station, and highway or CTA Blue Line access to O'Hare International Airport.

Property Name	InterPark Corporate Center	Tenant Spaces:	40
City/State:	Chicago, IL 60656	Occupied Spaces:	12
NRSF:	164,040 SF	Occupied SF/%:	38%
Stories:	1	Parking Ratio:	3.1 / 1,000 SF
Year Built:	1986		



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LOCATION

SW/Q of W Bryn Mawr Avenue and Delphia Avenue

Access:

Highway:	I-90 (Kennedy Expressway) via Cumberland Avenue, northeast of the property
Arterial Roads:	W Bryn Mawr (East/West) Cumberland Avenue (North/South)
Site:	The site is bounded by W Bryn Mawr Avenue to the north, Catalpa Avenue to the south, Delphia Avenue to the east and Oakview Avenue to the west.

- **Access:** The complex has unmatched highway access with the Cumberland Avenue/I-90 (Kennedy Expressway) interchange less than ¼ mile to the west, I-294 (Tri-State Tollway) access via I-90, and I-94 (Northwest Tollway). The CTA Blue Line Cumberland Avenue station is two stops from O'Hare International Airport with direct access into the city.
- **Amenity-Rich Location:** Located near several amenity-rich areas including MB Financial Park at Rosemont, a 200K SF entertainment and dining venue, and the 560K SF Fashion Outlets of Chicago.



SITE / BUILDINGS

Site Size:	7 acres or 304,920 SF
Site Coverage:	53.8%
Improvements:	12 single-story office buildings on grade
Building Area:	164,040 NRSF
Land-to-Building Ratio:	1.86 to 1
Zoning:	Business Planned Development District 347
Year Built:	1986
Parking Ratio:	3.1 / 1,000 SF

CONSTRUCTION

Foundation:	Slab poured reinforced concrete footings
Basic Construction:	Steel frame with steel beams and steel deck
Exterior:	Brick and masonry
Roof Type:	Built-up tar and gravel
HVAC:	Tenant controlled packaged rooftop and through-wall HVAC units
Electric:	240V/3-phase. Supply amp varies by suite.
Electrical Service:	Commonwealth Edison Company
Electric Metering:	Tenants spaces are separately metered. Some spaces have water heaters servicing multiple spaces and are charged an additional amount per month for electric
Windows:	Thermal and single pane glass set in aluminum window frames
Finishes:	
Layout:	13,704 SF rectangular buildings
Floor:	Carpeted and tile floors
Walls:	Textured and painted drywall
Ceilings:	2' x 4' lay in acoustical tile. Portions of the Red Mane space is open to the roof deck.
Lighting:	2' x 4' flourescent light fixtures typical with T-8 and T-12 light bulbs



InterPark Corporate Center



Area A 8601-8623 W Bryn Mawr Avenue

OFFICE/FLEX UNITS FROM 1,246 - 13,704 SF
Units can be combined



Area B 8600-8622 W Catalpa Avenue

OFFICE/FLEX UNITS FROM 940 - 5,508 SF
Units can be combined

AVAILABLE UNITS - Area A

8601-8623 W Bryn Mawr Avenue

Chicago, Illinois 60631

OFFICE/FLEX UNITS FROM 1,246 - 13,704 SF

Units can be combined

8619 W Bryn Mawr

Unit	SF
601-606, 611-616	8,744
607-610	4,984

8623 W Bryn Mawr

Unit	SF
501, 516	2,492
502-503, 509-515	7,334
504-507	2,033
508	1,869

8615 W Bryn Mawr

Unit	SF
Entire Building	13,704

8605 W Bryn Mawr

Unit	SF
301-303	2,962
304	470
305	470
306-308, 310-313	5,618
309	1,246
314-316	2,962

8609 W Bryn Mawr

Unit	SF
201-202, 215-216	4,984
203-206, 210-214	4,383
207-209	4,361

8601 W Bryn Mawr

Unit	SF
101	1,246
102-105, 115	3,902
107-109	3,738
110	1,246
112-114	1,410
116	1,246
106, 111 - Storage	940



□ = Available: 82,020 SF / 100%



AVAILABLE UNITS - Area B

8600-8622 W Catalpa Avenue
Chicago, Illinois 60656

OFFICE/FLEX UNITS FROM 940 - 5,508 SF
Units can be combined



□ = Available: 18,803 SF / 24% ■ = Occupied: 61,142 SF / 76%

8618 W Catalpa

Unit	SF
1106 - 1108	3,075
1111 - 1112	940
1113 - 1115	1,950

8604 W Catalpa

Unit	SF
901 - 902	2,492
906 - 908	4,073
909 - 910	1,467
915 - 916	2,492

8600 W Catalpa

Unit	SF
706 - 706 / 710 - 712	3,254

TRANSPORTATION ORIENTED LOCATION

The Cumberland CTA Blue Line stop is a short walk from InterPark Corporate Center, offering convenient train service to downtown Chicago and O'Hare airport (two miles west). The Subject Property is directly served by Bus #81W along Delphia Avenue which provides access to the Cumberland Blue Line Stop as well as other bus stop locations. Cumberland Avenue is a major north-south artery that provides direct access to the Kennedy Expressway (I-90) at the full interchange. It is this easy access to I-90 that allows for quick access to the Tri-State (I-294) just to the west of the interchange. Illinois Route 72 (Higgins Road) is a major east west artery that provides access to northern neighborhoods in the City of Chicago and neighboring Rosemont to the east.

MAJOR TENANTS IN O'HARE AREA

- Regional Banks:** First Midwest Bank, MB Financial, WinTrust
- Manufacturing Headquarters:** True Value, Valspar Paint, Littelfuse, Hartmarx, LaFarge North America, Lawson Products, Culligan Water, Philips Electronics
- Construction / Development Companies:** Power Construction, McShane Construction, Opus Development
- Others:** US Foods, US Cellular, AIM, Combined Insurance, Lutheran Church, Central State Funds, Reyes Holdings.





area amenities

This prime location offers immediate access to the I-90/Cumberland Avenue interchange and the CTA Blue Line. It is located near O'Hare International Airport and numerous Class-A office developments.

Train - CTA Blue Line

CUMBERLAND METRA STATION
0.6 Miles / 12 Minute Walk

to O'HARE STATION
7 Minute Ride

to DOWNTOWN CHICAGO
30 Minute Ride

Major Expressways

I-90 4-Way Interchange
Eastbound to Chicago / Westbound to O'Hare
0.75 Miles via Cumberland Ave / 2 Minutes

I-90 / I-190 Westbound to O'Hare Airport
3.9 Miles / 10 Minutes

I-90 Eastbound to Downtown Chicago
15 Miles / 35 Minutes

Hotels

- 1 Residence Inn O'Hare
- 2 Hyatt Place Chicago/O'Hare
- 3 Best Western at O'Hare
- 4 Sheraton Chicago O'Hare
- 5 Holiday Inn & Suites
- 6 Hilton Garden Inn
- 7 Courtyard by Marriott
- 8 Hyatt Rosemont
- 9 Hampton Inn & Suites
- 10 The Westin O'Hare
- 11 Chicago Marriott Suites
- 12 Hyatt Regency O'Hare
- 13 Hilton Rosemont
- 14 Embassy Suites
- 15 DoubleTree
- 16 aLoft Chicago
- 17 Crowne Plaza Chicago
- 18 Loews Chicago O'Hare
- 19 Renaissance Chicago O'Hare
- 20 Chicago Marriott O'Hare
- 21 Holiday Inn Chicago O'Hare
- 22 SpringHill Suites

Restaurants

- | | |
|--------------------------------|--|
| 1 Shoeless Joe's Ale House | 10 MB Financial Park
- Five Roses - Park Tavern
- Adobe Gilas - Hofbrauhaus
- Bub City - Fogo de Chao
- Joe's Live |
| 2 Harry Carray's | 11 Morton's Steakhouse |
| 3 TGI Fridays | 12 Gibsons Bar & Steakhouse |
| 4 Hugo's Frog Bar & Chop House | 13 Fashion Outlets of Chicago |
| 5 Gino's East | 14 The Capital Grille |
| 6 RAM Restaurant & Brewery | 15 McCormick & Schmick's |
| 7 Gene & Georgetti | 16 Mariano's |
| 8 Giordano's | |
| 9 Carlucci's Rosemont | |

Entertainment & Recreation

- | | |
|--------------------------------|--|
| 1 Allstate Arena | 8 MB Financial Park
- Muvico Theater - Ice Rink
- Kings Bowl - Zanie's Comedy Club
- iFly |
| 2 Rosemont Health & Fitness | 9 Donald E Stephens
Convention Center |
| 3 Regency Health Club | 10 Rosemont Theatre |
| 4 Rivers Casino | 11 LA Fitness |
| 5 O'Hare Health & Racquet Club | |
| 6 The Ballpark at Rosemont | |
| 7 The Dome at the Ballpark | |



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