

# THE WOODFIELD CORPORATE CENTER EXPERIENCE

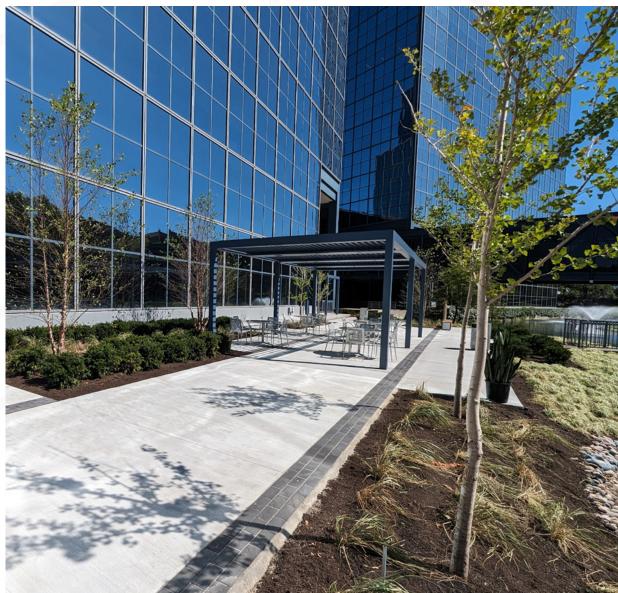
# 425/475 Woodfield Corporate Center is the Class A office destination where tenants

This two-building, 718,962 SF office complex, designed by acclaimed architectural firm Holabird & Root, is situated right at the full interchange of I-290 and Higgins Road, allowing for highly convenient access to O'Hare International Airport, Downtown Chicago, and the neighboring suburbs.

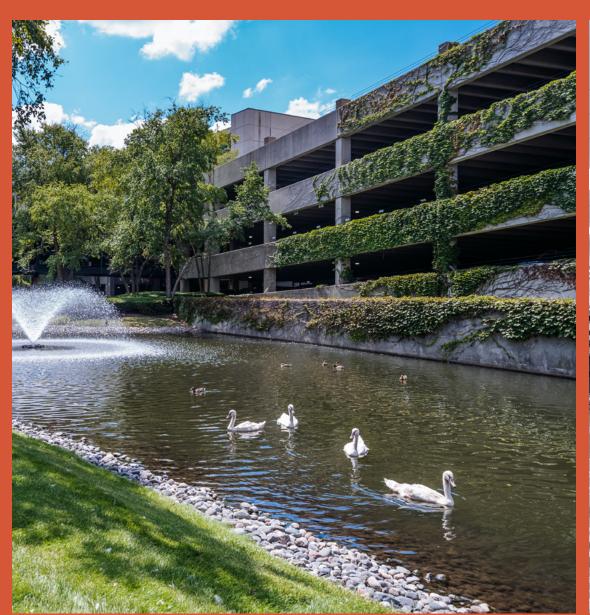
The efficient, rectangular 22,000 SF floor plates include 6' high windows that provide natural light and sweeping views of the 3,500 acre Busse Woods and the Chicago skyline. Recent investment into shared spaces and building amenities make 425/475 Woodfield Corporate Center a top-of-the-market office experience.





















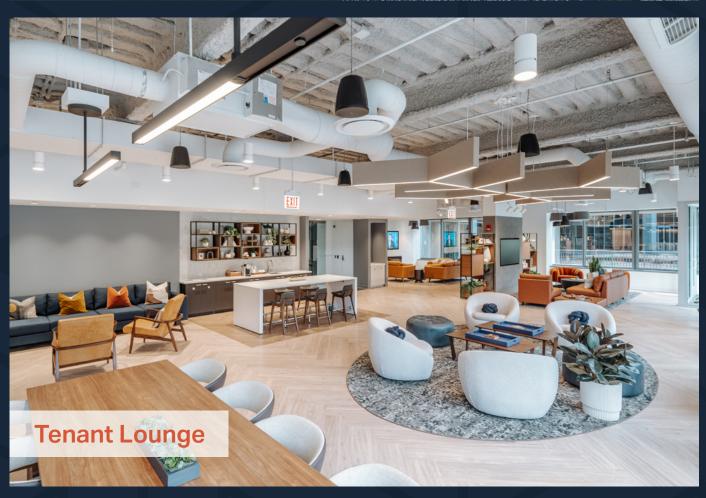
# TOP-OF-THE-MARKET AMENITIES

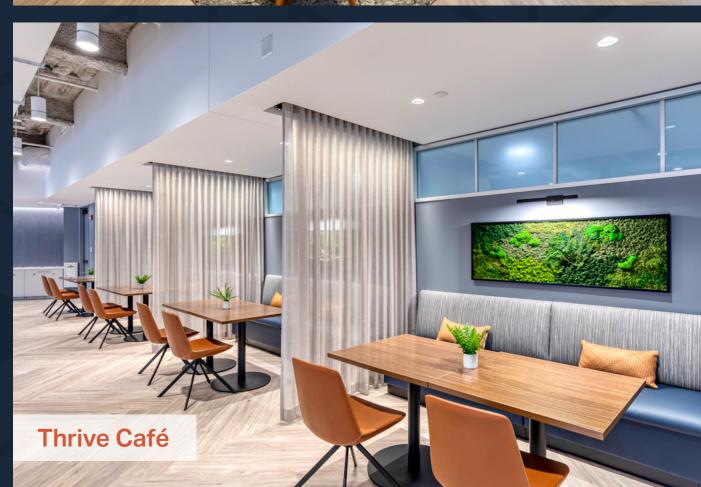
- + Furnished spec suites ready for immediate occupancy
- + Covered parking for all employees and visitors
- + Expansive outdoor space with award-winning landscaping
- + Modernized fitness center
- + 24-hour on-site security
- + 100 seat conference center and 60 seat training room
- + 24/7 tenant lounge
- + EV charging stations
- + Adjacent to 400-room Marriott Hotel
- + Easy access to wide range of nearby restaurants and hotels
- + Amenity improvements include the new state-of-the-art Thrive Cafe and Tenant Lounge with adjacent outdoor seating, new elevators, and improved common areas













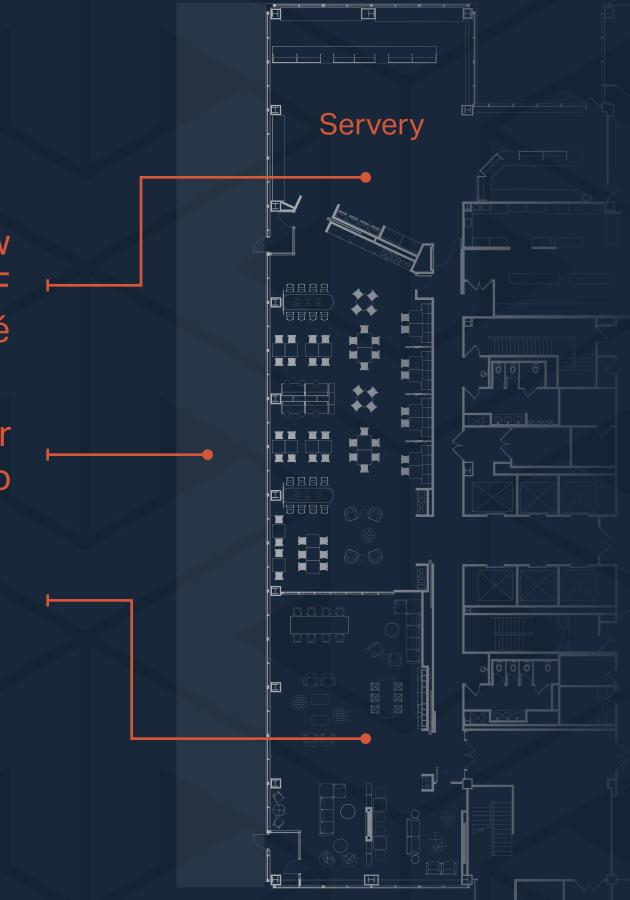
## CAPITAL IMPROVEMENTS

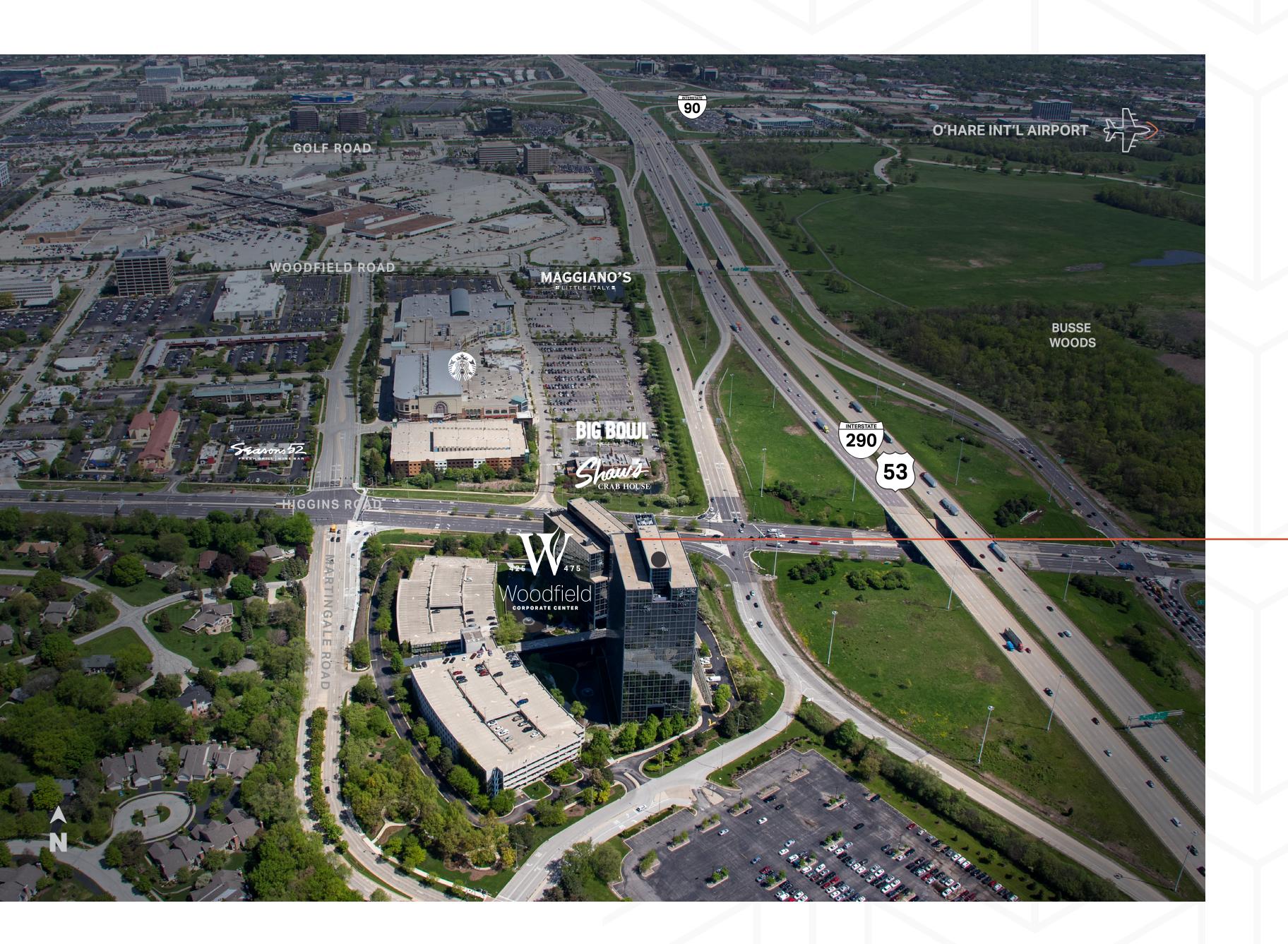
A new state-of-the art café and tenant lounge with adjacent outdoor patio!

Brand new 8,700 SF Thrive Café

> Outdoor Patio

Tenant Lounge





# UNBEATABLE ACCESS

425/475 Woodfield Corporate Center has the best location in the northwest suburbs, sitting directly on the interchange of I-290 and Higgins Road.

- 4 minutes to Woodfield Mall
- 15 minutes to O'Hare International Airport
- minutes to Downtown Chicago

### CBRE

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