
Sample Hoffman Estates Office Survey



2800 W Higgins Rd - Greenspoint Phase I



Location: **Greenspoint Phase I
Northwest Office Cluster
Schaumburg Area Submarket
Cook County
Hoffman Estates, IL 60195**

Building Type: **Class A Office**
Status: **Built 1989**

Stories: **12**
RBA: **199,103 SF**
Typical Floor: **16,592 SF**
Total Avail: **54,915 SF**
% Leased: **81.5%**

Developer: **Hamilton Partners**
Management: **Hamilton Partners**
Recorded Owner: **New Tower Multi-Employer Property Trust**

Expenses: **2007 Tax @ \$6.96/sf, 2005 Est Tax @ \$6.45/sf; 2007 Ops @ \$6.55/sf, 2005 Est Ops @ \$5.55/sf**
Parcel Number: **07-16-200-056-1232, 07-16-200-056-1263**
Parking: **Ratio of 3.88/1,000 SF**
Amenities: **Conferencing Facility, Energy Star Labeled, Food Service, On Site Management, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	3,185	3,185	3,185	\$29.51G/fs	Vacant	5 yrs	Direct
2 Private offices. Main lobby exposure. Conference room. Lunch room with sink. Open area. Storage.							
P 2nd / Suite 295	4,295	5,930	5,930	\$29.51G/fs	Vacant	5 yrs	Direct
P 3rd / Suite 305	4,510	4,510	4,510	\$29.51G/fs	Vacant	5 yrs	Direct

Building Notes

24-hour controlled access and computerized key card system. 8'6" to 10' finished ceilings in tenant areas. 12th floor penthouse; floor to ceiling glass and 10' ceilings. Men & Women's showers and locker rooms. Column-free floorplans. Exterior walls of Hanley Ironspot Brick with pre-cast concrete base. Glass that is insulated tinted reflective. Interior column spacing in 40'x 40' typical bays. Floor load of 70lb per square foot. Parking for 637 total; 597 surface, 40 underground. Lobby beautifully finished in marble, patterned granite and mahogany. Coffered drywall ceiling and recessed and decorative indirect lighting