

CONFIDENTIAL OFFERING MEMORANDUM

Turn-Key Event Space · Chicago MSA

200 Barclay Boulevard // Lincolnshire, IL 60069



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AUCTION DETAILS

The sale of Turn-Key Event Space located at 200 Barclay Boulevard in the city of Lincolnshire, IL, will take place through a secure online open bid web portal on the Ten-X.com web platform ("The Auction"). The auction is scheduled to begin September 6, 2022 with the closing time for all bidding to fall between 1:00 PM and 5:00 PM (Eastern Standard Time) on September 8, 2022.

THIS SCHEDULE IS SUBJECT TO FURTHER REVISION BY THE SELLER AND/OR TEN-X.COM IN THEIR SOLE AND ABSOLUTE DISCRETION. ALL PROSPECTIVE BIDDERS ARE ENCOURAGED TO FREQUENTLY CHECK THE SPECIFIC PROPERTY LANDING PAGE ON THE TEN-X.COM WEBSITE FOR ANY CHANGES.

GETTING STARTED

- STEP 1** Create a free profile at <https://www.ten-x.com/commercial/signup/>
- STEP 2** Once you have confirmed your email, return to www.Ten-X.com homepage, use the search box at the top and search "Turn-Key Event Space".
- STEP 3** Find a specific asset webpage by selecting the photo or asset address within the search list, here you are able to view the property details, photos, and due diligence materials.

ACCESSING DUE DILIGENCE MATERIALS

- STEP 4** On the asset webpage, scroll down to "Document Vault".
- STEP 5** If you "Agree" with the terms of the digital Confidentiality Agreement, simply click accept to be granted access to the Document Vault.
- STEP 6** Review Due Diligence items for the property. Contact listing brokers with any questions.
- STEP 7** **There will be no due diligence contingency period allowed for the winning bidder.**

BECOME AN APPROVED BIDDER

- STEP 1** Click on "**Register To Bid**"
- STEP 2** Answer qualification form
- STEP 3** Submit the following to the Ten-X.com registration team via fax or email:
 - ▶ Proof of Funds
 - ▶ Bidding / Purchasing entity documentation that provides legal authority to sign a contract on behalf of the entity. (Including a Certificate of Good Standing along with a copy of the Corporate Resolution).
- STEP 4** Submit fully refundable participation deposit.

CONTACT INFORMATION

For all details and Auction Terms and Conditions, visit www.Ten-X.com.

For Auction related questions, please contact: Bradley Carver // Buyer Account Executive // E: bcarver@ten-x.com

Offering Summary

Baum Realty Group, LLC has been exclusively retained by ownership to sell this "turn-key" event space building located in Lincolnshire (Chicago MSA), IL. The $\pm 10,300$ square foot building is situated on ± 2.31 acres of land and features high quality construction built in 2015.

The property is centrally located within Lincolnshire's high-image business park with close proximity to many hotels, day cares, and restaurants. The area serves as the headquarters for several Fortune 500 companies including AonHewitt, Zebra Technologies, CDW and Sysmex, among others. Strong daytime demographics of 68,000 employees within 3 miles make it an ideal property for office, medical, childcare, and event space. There are 52,841 residents earning an average household income of \$178,836.

AUCTION INFORMATION:

Auction dates: 9/6/22 - 9/8/22

Starting Bid: \$700,000

YEAR BUILT: 2015

LOT SIZE: ± 2.31 Acres

BUILDING SIZE: $\pm 10,300$





Investment Highlights

AFFLUENT NORTHERN SUBURB

Lincolnshire is a progressive suburban community in Southern Lake County, ideal for any business to find a space and grow. Lincolnshire is ranked #2 best suburban public schools in Illinois and #12 in best place to raise a family in Illinois. Corporations with headquarters or major operations nearby include Aon Hewitt, Zebra Technologies, CDW and Sysmex.

SERVICE ORIENTED TRADE AREA

The subject property is less than ½ mile from five (5) hotel chains: Staybridge Suites Chicago (118 rooms), Courtyard by Marriot (146 rooms), Springhill Suites by Marriott (161 rooms), Home 2 Suites by Hilton (113 rooms), and Lincolnshire Marriott (390 rooms) with a combine total of 928 rooms. Adjacent to the south of the property is a recently built Garner School Daycare and directly across the street to the east is a Children's Learning Center, both of which are nearly fully occupied.

"TURN-KEY" EVENT SPACE

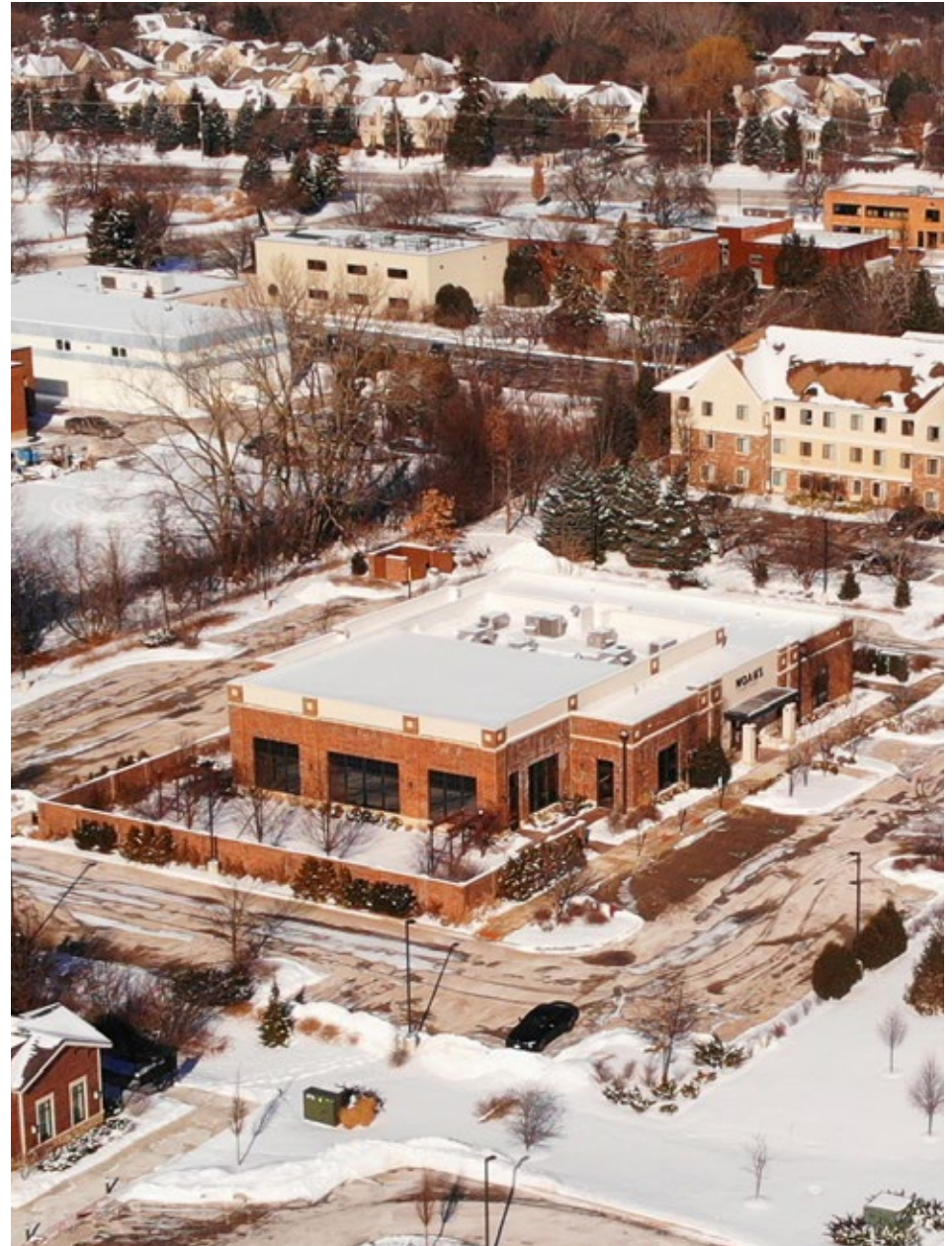
The property is in "turn-key" condition for a wide array of uses. The ±10,300 SF building features high-quality masonry / concrete construction with red-brick exterior and high-end finishes in three event rooms with floor-to-ceiling windows, 12" to 16" tall ceilings, and an extensive lighting and sound system. The building sits on a 2.31-acre parcel that provides parking for up to 112 vehicles and a ±2,300 SF brick paved patio that allows capacity for up to 440 guests.

REGIONAL LOCATION

The property is located on Barclay Boulevard near Half Day Road (IL-22) and Milwaukee Avenue (US-45) which combined traffic counts over 50,400 vehicles per day. Half Day Road is Lincolnshire's primary east-west highway that connects to US-41 and I-94 five miles to the east while Milwaukee Avenue is one of Chicagoland's most well-known commercial corridors that extends 30 miles south to downtown Chicago.

Property Information

Address:	200 Barclay Boulevard Lincolnshire, IL 60069
County:	Lake County
Building Size:	±10,300 Square Feet
Total Land Area:	±2.31 Acres
Year Built:	2015
Zoning:	"O/lb" - This subdistrict is intended primarily to accommodate office dominate uses with combinations of office / restricted light industrial or office-warehousing uses as long as 25% of the gross floor area of the original principal structure on the zoning lot is devoted to office activities.
Existing Land Use:	Meeting / Event Venue / Assembly
Parcel ID:	15-22-101-019
Taxes (2020):	\$92,095
Parking:	±112 spaces
Frontage:	166' on Barclay Boulevard (with 1 curb cut)





The former event venue building was constructed in 2015 and consists of approximately 10,300 square feet of space. It is able to accommodate 440 people and features an attractive facade with a $\pm 2,300$ SF patio. The building could easily be used again as an event venue or for various other uses where prime location and access to parking are required. There are a total of 112 parking spaces. The spacious and elegant interior layout with high-end features could facilitate a variety of uses including medical, restaurant, office, retail, etc. Present layout includes a main gathering hall, secondary gathering hall, groom's room, bride's room, prep kitchen, grand entry, and two semi-enclosed patio areas. This building has an elevated platform that is flush to the floor when not in use.

The subject property is in the immediate area of a Staybridge Suites hotel to the north and a Gardner School Day care to the south. The Children's Land Learning Center is also located directly across the street. Both day cares are relatively full and have 1-2 openings in each, signaling a potential demand for another day care user in the subject property. The property is located along Barclay Boulevard, which is primarily used as an alternate route to Milwaukee Avenue, especially for those that live and work west of Milwaukee Avenue. Nearby retailers include Starbucks, McDonald's, Potbelly, Panera Bread, T-Mobile, Walgreens, Regal Lincolnshire & IMAX, among others. Additionally, there is Trinity International University (1,722 students) and highly ranked Stevenson High School (4,261) with a 15:1 student ratio. There are five main hotels in the immediate area: Staybridge Suites Chicago (118 rooms), Courtyard by Marriot (146 rooms), Springhill Suites by Marriott (161 rooms), Home 2 Suites by Hilton (113 rooms), and Lincolnshire Marriott (390 rooms) with a combine total of 928 rooms.

PROPERTY PHOTOGRAPHS



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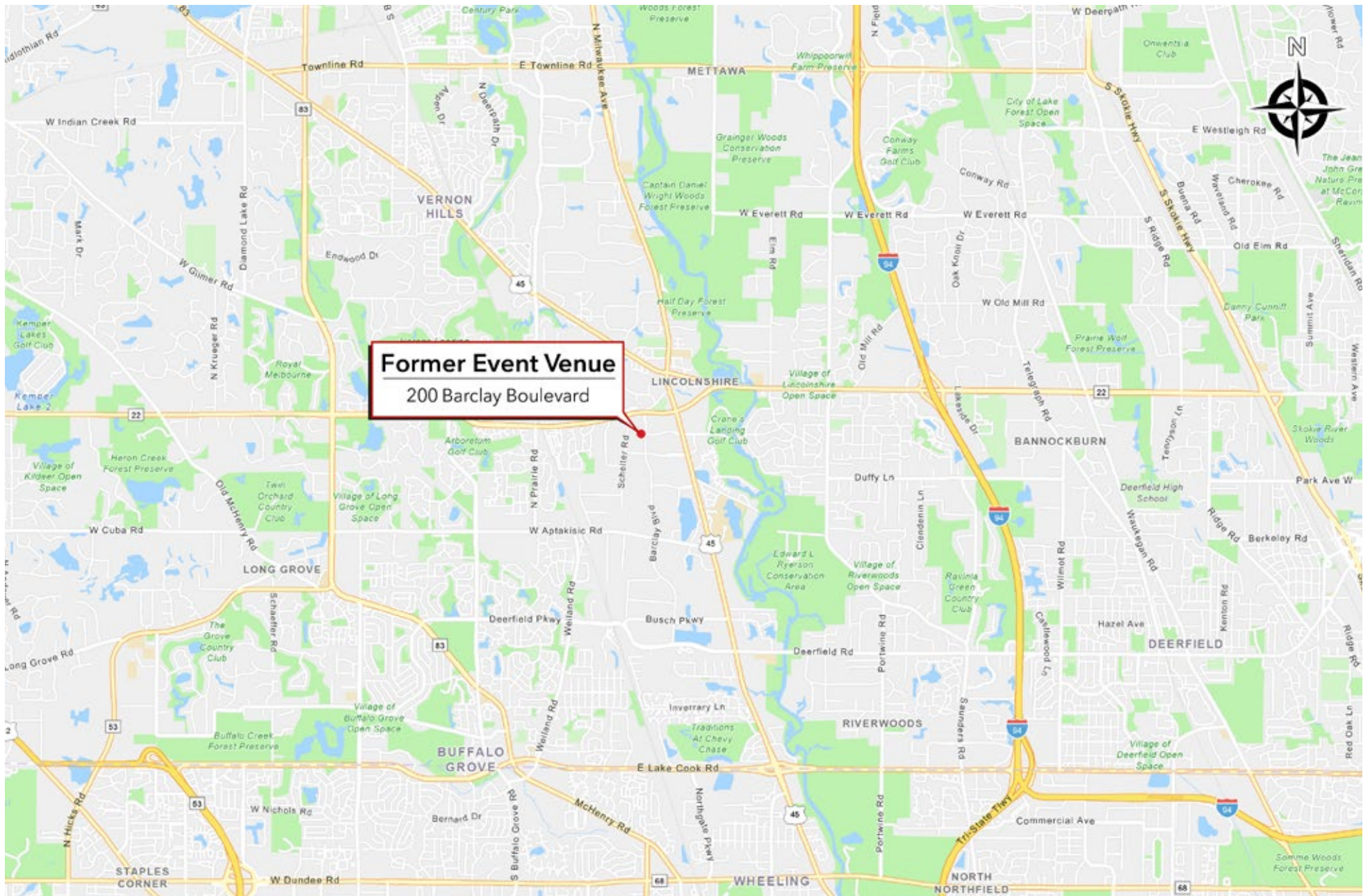


DRONE PHOTOGRAPHS









Lincolnshire

The Village of Lincolnshire is a suburb of Chicago in Lake County and is one of the best places to live in Illinois. Living in Lincolnshire offers residents an urban feel and most residents own their homes. In Lincolnshire there are a lot of restaurants, coffee shops, and parks. Many retirees live in Lincolnshire and residents tend to lean conservative. The public schools in Lincolnshire are highly rated.



BEST PLACES IN ILLINOIS

Places with the Best Public Schools

#2 of 637



Best Place to Raise a Family

#12 of 637



Best Places to Live

#20 of 637



ACCESS & TRANSPORTATION

Lincolnshire is well connected to Chicagoland via IL-22, US-41, US-45, and I-94.

Metra commuter rail service provided service to downtown Chicago from the nearby suburbs of Deerfield, Vernon Hills, and Highland Park.

Chicago Executive Airport (PWK)
15 min drive

O'Hare International Airport (ORD)
20-25 min drive

Midway International Airport (MDW)
50-60 min drive

AREA FEEL

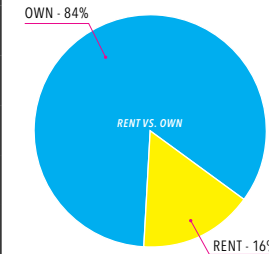
Urban

REPORT CARD

A+
OVERALL GRADE

- A+** Public Schools
- B** Housing
- A+** Good for Families
- B** Jobs
- C** Cost of Living
- A-** Outdoor Activities
- A** Crime & Safety
- B+** Nightlife
- B** Diversity
- C+** Weather
- A+** Health & Fitness
- B** Commute

INCOME & HOUSING



Median Household Income

\$116,316

Median Home Value

\$508,700

Median Rent

\$2,791

Sources: Village of Lincolnshire & Niche.com. Niche ranks thousands of places to live based on key statistics from the U.S. Census and expert insights.

Local Area Overview

LINCOLNSHIRE, IL

Located 30 miles north of Chicago, Lincolnshire, a progressive suburban community in Southern Lake County, is an ideal location for any business to find a space and grow. Lincolnshire is ranked #2 in suburbs with the best public schools in Illinois and #12 in best place to raise a family in Illinois. The Village prides itself on its diverse economic base, accessible location, desirable amenities within the region, and low taxes comparable with surrounding communities. The Village encompasses 4.58 square miles and is generally bordered on the north by Vernon Hills; on the south and southwest by Riverwoods and Buffalo Grove, and on the east by Bannockburn and Lake Forest. Lincolnshire is located within the Chicago metropolitan area and is highly accessible via the regional highway system. O'Hare Airport is 19 miles away, Midway Airport is 44 miles away, and Milwaukee's Mitchell Field is 57 miles away. Commuter train service is conveniently nearby. The Milwaukee Road line or Metra in Deerfield, Highland Park and Vernon Hills gets train commuters to downtown Chicago in about 44-55 minutes.

Lincolnshire enjoys high-profile industrial and commercial buildings, nationally recognized schools, abundant parks and open spaces, all with the benefits of a close-knit small-town. Today Lincolnshire boasts four corporate / business centers (Lincolnshire Corporate Center, Lincolnshire Business Center, CDW Office Center, Millbrook Business Center). Additionally, some of the new businesses in the area include: Fat Rosie's taco & Tequila Bar, Homz Mortgage, Metro Infusion Center, Relevant Radio, Poke Bros. Restaurant, and The Institute of Dermatology & Aesthetics.

IMAGES

- ① City Park - Outdoor mall featuring the 20-theatre Regal Cinema and IMAX, glow-in-the-dark miniature golf, ceramic painting, outdoor summer concerts and a variety of restaurants
- ② Marriott Theater - Acclaimed Chicago area regional with sales of over 400,000 tickets annually
- ③ Half Day Brewing Co. - 14,500 SF brewpub from Mark Zych and Scott Ward, co-owners of the Tap House Grill franchise.



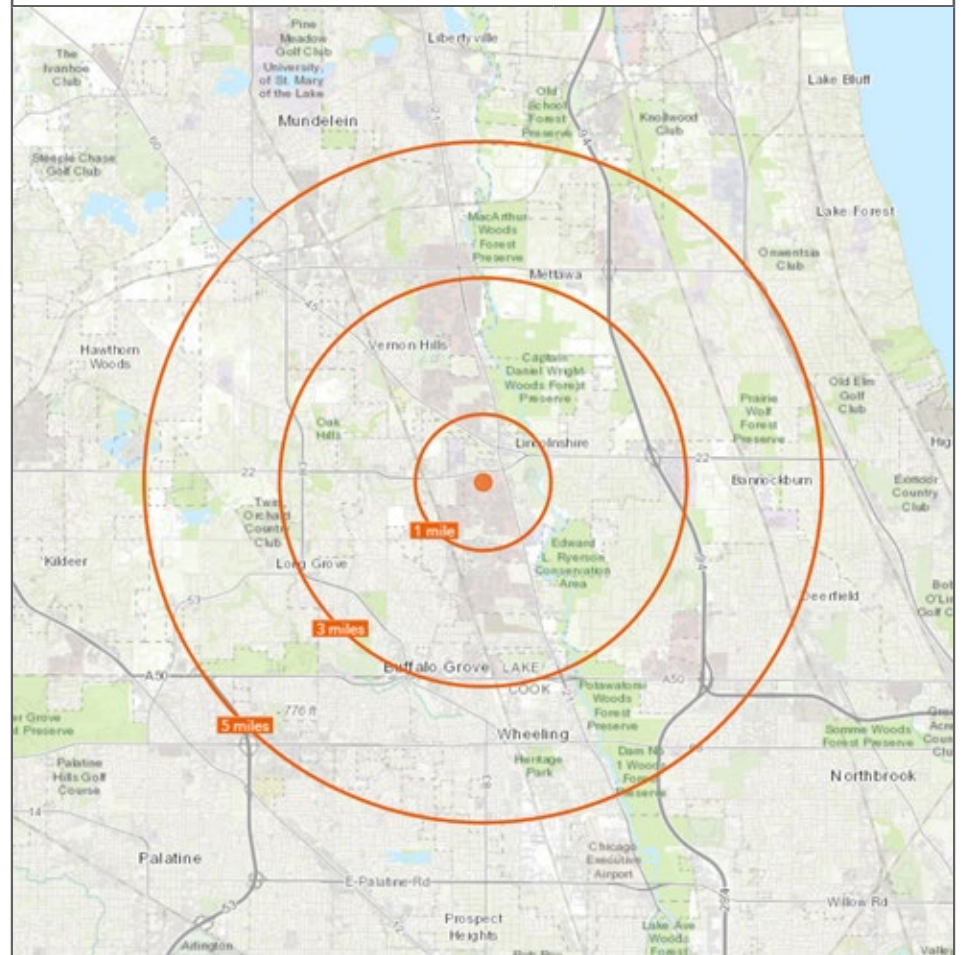
DEMOGRAPHIC SUMMARY

2000-2010 Census, 2021 Estimates with 2026 Projections

	1 mile	3 miles	5 miles	
Population	2021 Estimated Population	4,103	52,841	164,896
	2026 Projected Population	4,139	52,557	163,958
	2010 Population (U.S. Census)	3,860	52,408	163,277
	2000 Population (U.S. Census)	2,560	51,559	158,042
	% Projected Growth 2017-2022	0.90%	-0.50%	-0.60%
	% Historical Growth 2000-2017	6.30%	0.80%	1.00%
	2021 Median Age	53.7	45.1	42.7
Households	2021 Estimated Households	1,617	19,916	63,037
	2026 Projected Households	1,642	19,935	62,900
	2010 Total Households (U.S. Census)	1,467	19,170	61,196
	2000 Total Households (U.S. Census)	851	17,229	56,603
	% HH Projected Growth 2017-2022	1.50%	0.10%	-0.20%
	% HH Historical Growth 2000-2017	10.20%	3.90%	3.00%
Income	2021 Average Household Income	\$170,473	\$178,836	\$154,414
	2021 Median Household Income	\$120,210	\$131,539	\$109,830
	2021 Per Capita Income	\$72,043	\$68,285	\$58,863
Business	2021 Total Businesses	388	2,313	6,758
	2021 Total Employees	17,375	59,238	156,137
	2021 Estimated Daytime Population	10,985	68,064	207,378
Education (Age 25+)	2021 Adult Population (Ages 25+)	3,220	38,347	117,543
	2021 Elementary (Level 0 to 8)	0.90%	0.90%	2.90%
	2021 Some High School (Level 9 to 11)	1.40%	1.30%	2.40%
	2021 High School Diploma	8.80%	8.60%	12.30%
	2021 Some College/No Degree	12.30%	10.70%	13.20%
	2021 Associate Degree	4.00%	4.90%	5.40%
	2021 Bachelor Degree	37.70%	38.70%	34.70%
	2021 Graduate Degree	34.50%	34.50%	28.00%
% Any College	88.50%	88.60%	81.30%	
Race & Ethnicity	2021 White Population	67.20%	72.70%	72.50%
	2021 Black/African American Population	1.20%	1.30%	1.60%
	2021 Asian Population	29.60%	21.90%	17.00%
	2021 American Indian/Alaska Native Population	0.00%	0.10%	0.30%
	2021 Pacific Islander Population	0.00%	0.00%	0.00%
	2021 Other Race	0.60%	2.10%	6.30%
	2021 Population of Two or More Races	1.40%	1.90%	2.30%
	2021 Hispanic Population	74.10%	59.30%	51.40%

Source: Esri, Esri and Infogroup, U.S. Census

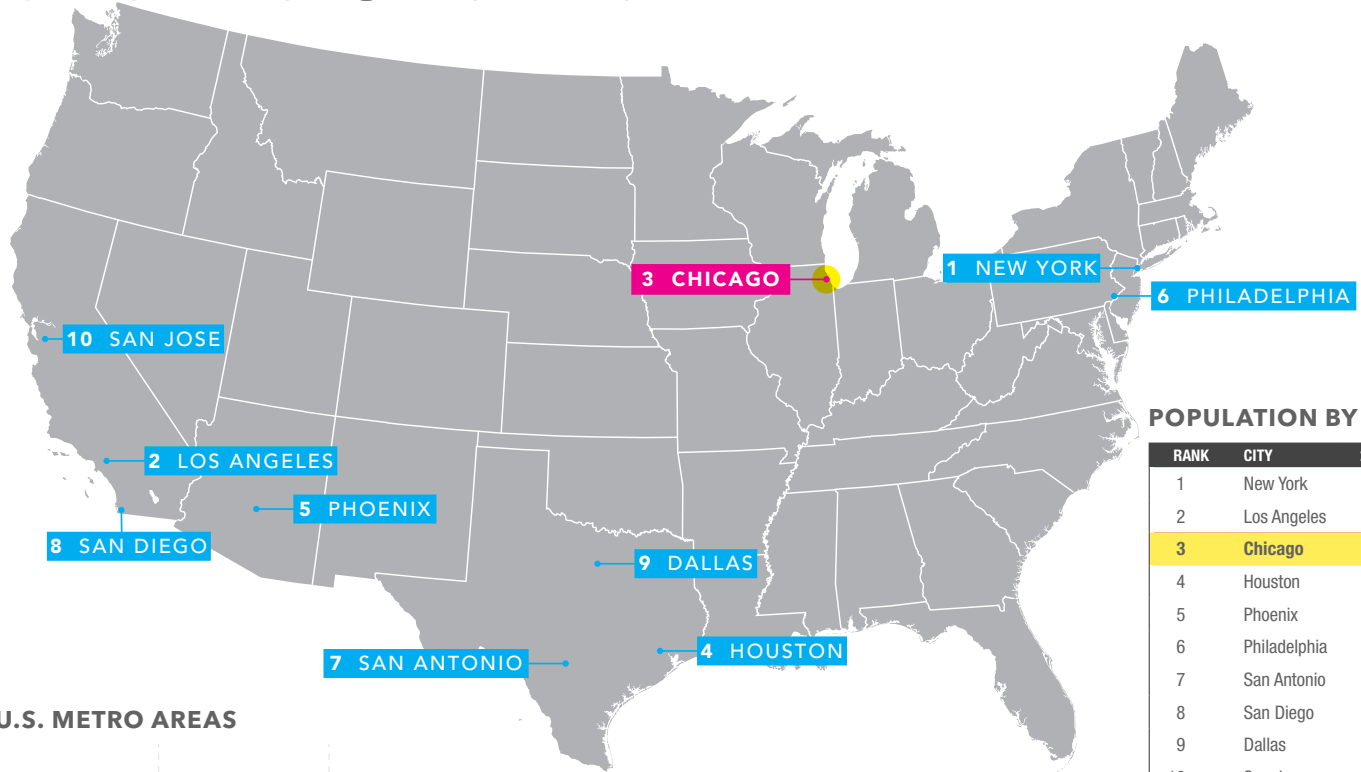
KEY DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Estimated Population:	4,103	52,841	164,896
Daytime Population:	10,985	68,064	207,378
Estimated Households:	1,617	19,916	63,037
Average Household Income:	\$170,473	\$178,836	\$154,414



Chicago Economic Overview

3RD LARGEST MSA IN THE U.S.

The Chicago MSA is home to approximately 8.9 million residents, making it the third most populous region in the country, encompassing 16 counties across three states: Illinois, Indiana, and Wisconsin. The city of Chicago is the economic and cultural capital of the Midwest, featuring a vibrant downtown district that is filled with world class businesses, restaurants, retail, residences, and entertainment. The strong economic base, skilled labor pool and diverse background make this 24-hour metropolis one of the most important and influential in the world.

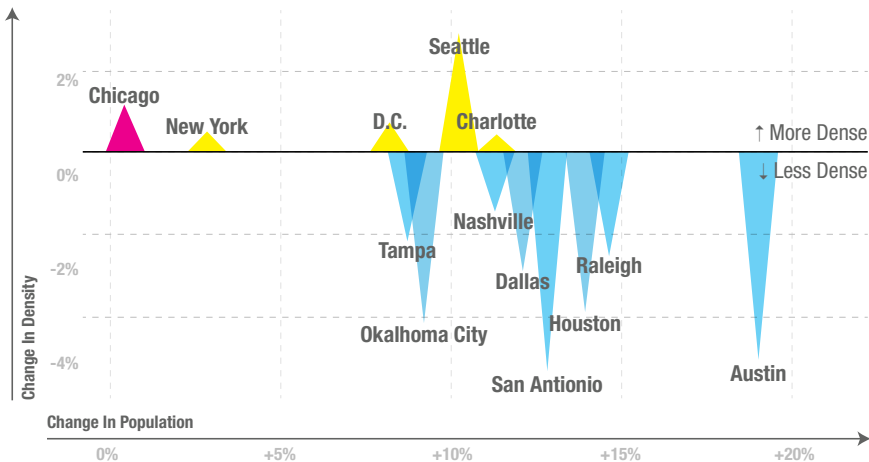


POPULATION BY U.S. CITY

RANK	CITY	2020 POPULATION
1	New York	8,622,357
2	Los Angeles	4,085,014
3	Chicago	2,670,406
4	Houston	2,378,146
5	Phoenix	1,743,469
6	Philadelphia	1,590,402
7	San Antonio	1,579,504
8	San Diego	1,469,490
9	Dallas	1,400,337
10	San Jose	1,036,242

Source: World Population Review

POPULATION DENSITY CHANGE IN U.S. METRO AREAS



GROWING URBAN CORE

Chicago's urban core and surrounding neighborhoods has become noticeably more dense. In the last several years, according to a report by The New York Times, between 2010 and 2016, Chicago's density has increased by 1.2%.

The report suggests that the city's population is shifting and refocusing with an influx of younger, more affluent residents moving into areas like the Loop, West Loop, and Wicker Park.

#1 FOR CORPORATE RELOCATION & INVESTMENT

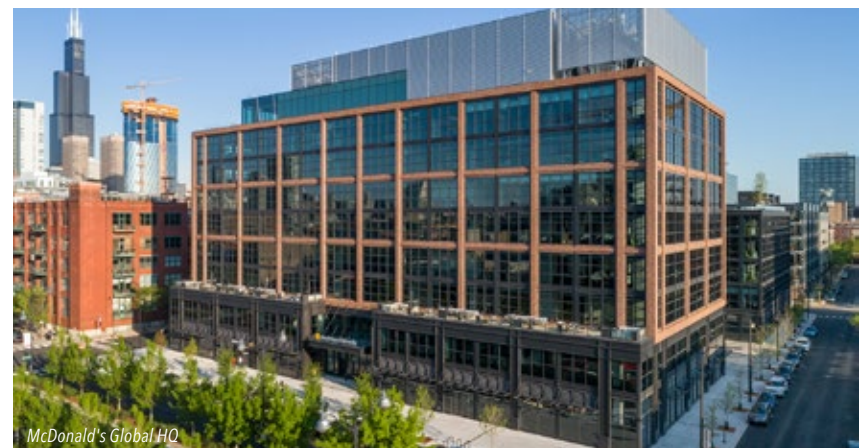
Chicago remains the #1 ranked metro area for Corporate Relocation and Investment in the US in *Site Selection Magazine*, a title it has held for eight consecutive years. *Site Selection Magazine* tracked 327 business expansions and relocations in the Chicago metro, accounting for nearly \$6 billion in investments. Major corporate expansions in 2019 reflected growth in top industries, from tech to life sciences to food and manufacturing, including Evozyne, Affirm, Aspen Dental, Blue Cross Blue Shield, Hillshire, Nature's Fynd, Method Products, and Focal Point Lighting.

START UP AND TECH HUB

Chicago is home to tech industry giants and is a hotbed for privately held startups in the Midwest. Chicago has one of the largest venture capital ecosystems in the US and was ranked the #1 US city for venture capital returns in 2019 by PitchBook, a leading source for venture capital and private equity data research. In 2018, Chicago saw \$1.86 billion in venture capital investments. Facebook expanded their operations in Chicago, leasing 263,000 SF downtown and Google signed a lease for over 200,000 SF at 210 N. Carpenter Street in the West Loop, just down the street from their Midwest HQ at 1K Fulton. Salesforce, a global leader in CRM, is sticking with their plan to occupy 500,000 SF in the new 60-story Salesforce Tower Chicago, slated for completion in 2023.

"Being the nation's leading destination for corporate relocations and expansions—especially during this unprecedented year—is a testament to the resiliency and strength of Chicago's talented workforce, world class infrastructure and diverse economy that's able to weather any storm."

Chicago Mayor Lori Lightfoot



GLOBAL CITY

Chicago ranks 8th for the third year in a row on the Kearney 2020 Global Cities Index, which examines cities' performance based metrics spanning five dimensions: business activity, human capital, information exchange, cultural experience, and political engagement.

Chicago ranks 5th on fDi's American Cities of the Future 2021/22 report, which benchmarks cities based on five categories: Economic Potential, Business Friendliness, Human Capital and Lifestyle, Cost Effectiveness and Connectivity. Chicago, which jumped ahead nine places to sixth in the 2019/20 ranking, has moved up again into fifth place this year. The city experienced record FDI levels in 2019, and attracted more than 100 projects in 2020, according to fDi Markets.

In 2020, Netherlands-based NewCold established its US headquarters in Chicago and the city also received investments from Germany-based DHLExpress, Japan-based NTT and UK-based Frank Recruitment Group. In addition, Chicago came in second for Human Capital and Lifestyle and fifth for Business Friendliness.

"The Windy City, the Second City, the Dark City – call it what you will, Chicago is the economic and cultural capital of the Midwest."

Wired Magazine

WORLD CLASS EDUCATION

The Chicago MSA is home to several world class higher education universities that provide the area with a constant supply of top job talent and disposable income. On average there are 145,000 annual graduates from 138 degree-granting colleges and universities.

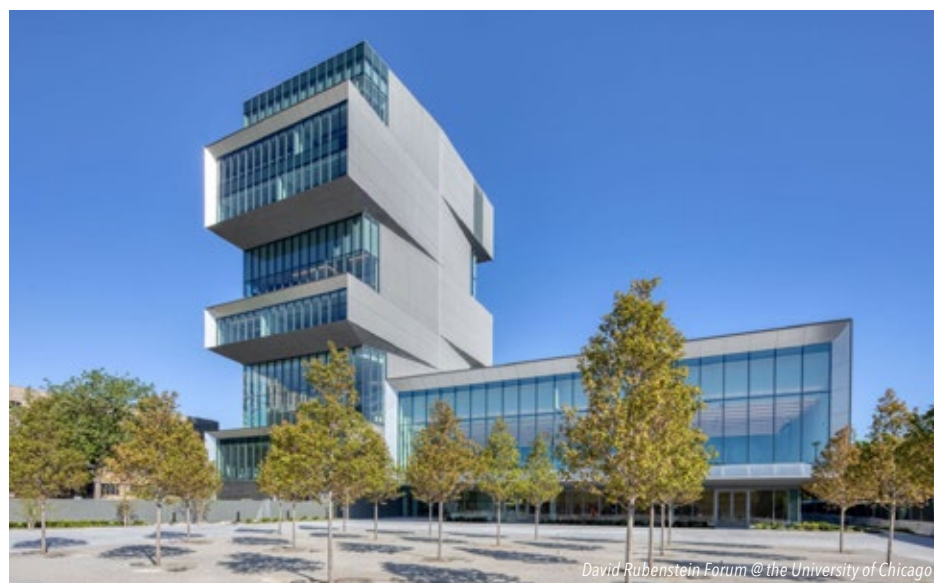
Top universities in the area include Northwestern University, The University of Chicago, Illinois Institute of Technology, Loyola University Chicago, De Paul University, Columbia College Chicago and, University of Illinois at Chicago.

Global Cities Index	
Top 10 Global Cities 2019	
CITY	RANK
New York	1
London	2
Paris	3
Tokyo	4
Beijing	5
Hong Kong	6
Los Angeles	7
Chicago	8
Singapore	9
Washington DC	10

The Global Cities Index examines the current performance of 130 cities based on 27 metrics spanning five dimensions: business activity, human capital, information exchange, cultural experience, and political engagement. The Index provides insights into the global reach, performance, and level of development of the world's largest cities. Source: A.T. Kearney Global Cities 2021.

American Cities of the Future	
Top 10 Overall American Cities of the Future 2019/20	
CITY	RANK
New York	1
Toronto	2
San Francisco	3
Montreal	4
Chicago	5
Boston	6
Houston	7
Los Angeles	8
Miami	9
Atlanta	10

218 locations were analyzed for the study under five categories: Economic Potential, Business Friendliness, Human Capital and Lifestyle, Cost Effectiveness and Connectivity, which were weighted by importance to the FDI decision-making process in order to compile both subcategory rankings and the overall 'American Cities of the Future 2021/22' ranking. Source: fDi Magazine. Research and data by fDi Intelligence division of the Financial Times, 2021.



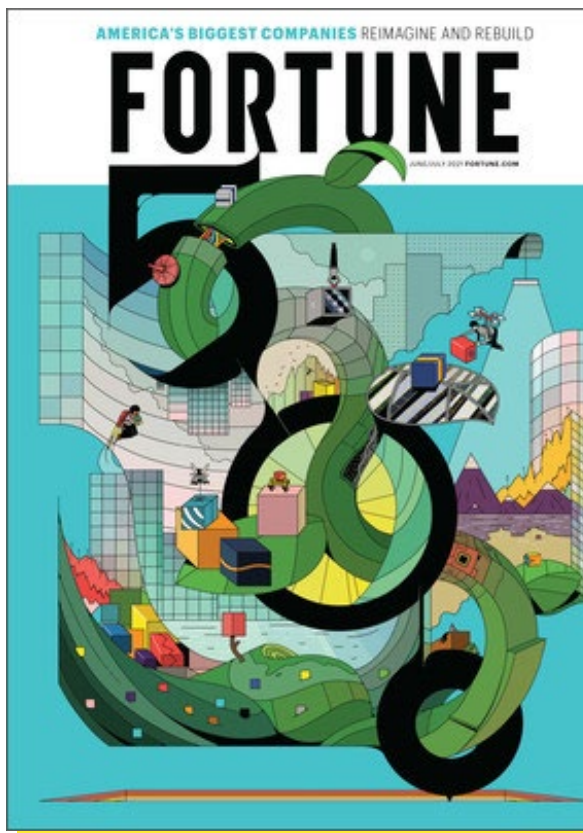
David Rubenstein Forum @ the University of Chicago

Fortune 500 Companies With Headquarters In the Chicago MSA			
COMPANY	RANK	REVENUES (\$M)	Location
Walgreens Boots Alliance	16	\$ 139,537	Deerfield
State Farm Insurance	39	\$ 78,898	Bloomington
Archer Daniels Midland	51	\$ 64,355	Chicago
Boeing	54	\$ 58,158	Chicago
AbbVie	68	\$ 45,804	Chicago
Allstate	70	\$ 43,259	Northfield Twp
Caterpillar	78	\$ 41,748	Deerfield
Deere	88	\$ 35,540	Moline
Abbott Laboratories	89	\$ 34,608	Abbott Park
Exelon	92	\$ 33,039	Chicago
Mondelez International	108	\$ 26,581	Deerfield
Kraft Heinz	110	\$ 26,185	Chicago
US Foods Holding	128	\$ 22,885	Rosemont
McDonald's	157	\$ 19,207	Chicago
CDW	161	\$ 18,467	Vernon Hills
Jones Lang LaSalle	186	\$ 16,589	Chicago
Tenneco	199	\$ 15,379	Lake Forest
United Airlines Holdings	200	\$ 15,355	Chicago
Discover Financial Services	233	\$ 12,953	Riverwoods
Illinois Tool Workers	240	\$ 12,574	Glenview
W. W. Grainger	258	\$ 11,797	Lake Forest
Baxter International	264	\$ 11,673	Deerfield
LKQ	266	\$ 11,628	Chicago
Conagra Brands	283	\$ 11,054	Chicago
Molson Coors Beverage	314	\$ 9,654	Chicago
Univar Solutions	362	\$ 8,265	Downers Grove
Navistar International	389	\$ 7,503	Lisle
Motorola Solutions	395	\$ 7,414	Chicago
Old Republic International	401	\$ 7,166	Chicago
Arthur J. Gallagher	416	\$ 7,003	Rolling Meadows
Dover	429	\$ 6,683	Downers Grove
Packaging Corp. of America	433	\$ 6,658	Lake Forest
Northern Trust	443	\$ 6,301	Chicago
Ulta Beauty	451	\$ 6,152	Bolingbrook
Fortune Brands Home & Security	456	\$ 6,090	Deerfield
Ingredion	463	\$ 5,987	Westchester
Camping World Holdings	496	\$ 5,446	Lincolnshire
R.R. Donnelley & Sons	499	\$ 5,398	Chicago

Source: Fortune Magazine, June 2021

STRONG, DIVERSE ECONOMY

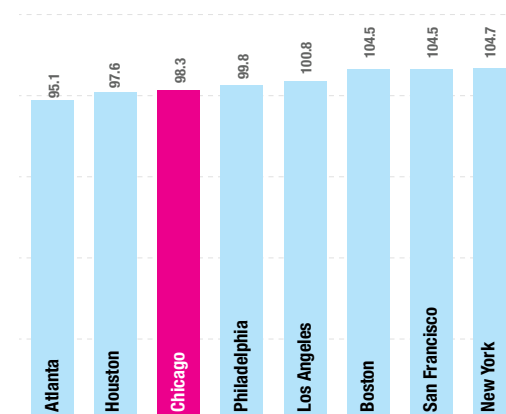
Chicago MSA has the 3rd largest GDP in the US, after New York City and Los Angeles, at \$618.62 billion. Chicago also ranks 7th in the world in terms of cities with the highest GDP. Additionally, Chicago is the most diversified economy in the US, with no single industry employing more than 14% of the workforce. Chicago's primary industries include Financial Services, Business & Professional Services, Manufacturing, Health Services, and Transportation & Warehousing.



Chicago is home to over 400 major corporate headquarters, including 38 Fortune 500 companies

As one of the largest financial centers in North America, the Chicago MSA is home to more than 400 major corporate headquarters, including Walgreens Boots Alliance, Boeing, United Continental Holdings, CDW, McDonald's, Discover Financial, Abbott Laboratories and, among others. The city is also home to the largest futures exchanges in the US, the CME Group.

COST OF DOING BUSINESS BY METRO AREA



INTERNATIONAL TRAVEL DESTINATION

Prior to the impact of COVID-19, Chicago and the state of Illinois announced their ninth consecutive year of record tourism growth in 2019, visitation to Chicago increased 4.5% over 2018 with over 65.4 million visitors. 2019 direct tourism spending in Chicago accounted for more than \$16.5 billion, raising more than \$1.1 billion in tax revenue for the city and state.

In spring of 2020, Choose Chicago launched Tourism & Hospitality Forward, an initiative to spur the city's tourism industry and a broader economic recovery. An alliance of over 250 local organizations worked together to establish best practices and safety measures for the health and safety of residents, visitors and business travelers alike in advance of the 2021 phased reopening of cultural institutions, hotels, attractions and restaurants.

Condé Nast Traveler surveyed more than 800,000 readers who again voted Chicago the best large city in the US in 2021. This marks the first time a large city has achieved this honor for five straight years. Condé Nast Traveler Readers' Choice Awards are the longest-running and most prestigious recognition of excellence in the travel industry. In spite of the challenges presented by COVID-19, the city and its partners continue to offer visitors a fulfilling experience.



Over 65.4 million
VISITORS IN 2019

4.5% Increase
IN VISITORS OVER 2018

“Dual-hub” airport system with O’Hare International Airport and Midway International Airport combining for more than 195 million annual passengers.

DUAL-HUB AIRPORT SYSTEM

O’Hare International Airport and Midway International Airport, the only “dual-hub” airport system in North America, handled over **195 million passengers in 2019**. Both airports have direct rail access to Downtown Chicago and modernization projects are happening at both O’Hare and Midway. Most notably O’Hare’s \$8.5 billion plan to expand over the next decade which includes a new airfield, terminal, gates, and passenger perks. Midway’s improvements are budgeted at \$400 million and include restaurants, upgraded passenger screening, and updated parking infrastructure.

O’Hare is the busiest airport in the world for flight operations and is among the few airports worldwide that rank in the top 20 for both passenger volume and cargo tonnage - two leading indicators of an airport's connectivity and economic strength.

Confidentiality Disclosure

Baum Realty Group, LLC (“Baum Realty”) has been retained as the exclusive broker by the Owner of Record (“the Owner”) of 200 Barclay Boulevard in Lincolnshire, IL in connection with the sale of certain properties (“the Property”) as described in this Offering Memorandum.

This Offering Memorandum has been prepared by Baum Realty for use by a limited number of parties, and does not purport to provide a necessarily accurate summary of the physical or economic aspects of the Property or any of the documents related thereto, nor does it purport to be all inclusive or to contain all of the information which prospective investors may need or desire further, the Offering Memorandum is limited to the matters set forth therein. All budgets or projections have been developed by Baum Realty and Owner, and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Baum Realty and therefore are subject to variation. Each of Baum Realty and Owner makes no representation as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Baum Realty and its employees, and Owner, and its trustees, officers, and employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or omissions from the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property Owner as of the date of preparation of the Offering Memorandum.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the property, and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner and the Board of Trustees of Owner and a written agreement for the purchase of the Property has been fully executed, delivered and approved by Owner and its legal counsel, and any conditions to Owner’s obligations hereunder have been satisfied or waived.

This Offering Memorandum and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Offering Memorandum, you acknowledge that you have executed, and have agreed to be bound by, the Confidentiality Agreement with Baum Realty and Owner.

CONFIDENTIAL OFFERING MEMORANDUM

Turn-Key Event Space · Chicago MSA

200 Barclay Boulevard // Lincolnshire, IL 60069



EXCLUSIVELY OFFERED BY:

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