



**OAK BROOK**  
TWENTY TWO



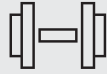
## FOUR ADDRESSES, ONE GREAT LOCATION

Welcome to the newly redeveloped Oak Brook 22. The property consists of approximately 400,000 square feet of premier office and vibrant ground floor retail space, including Michael Jordan's Restaurant, with two identical 11-story office towers, a single-story "link" connecting the towers, and a separate four-story freestanding office building.

Oak Brook 22's distinguished characteristics including strategic location, quality systems, efficient planning design and high visibility are now matched with a complete redevelopment and modernization. The goals set by the property's new ownership are nearly complete. Their vision to reposition the property as a premier office complex adds to the prominence and reputation of the entire Oak Brook market.

## YOU'LL NEVER WANT TO LEAVE

In 2015, Oak Brook 22's ownership team set in motion a plan to rejuvenate the property and make it the premiere Class A office option in the Oak Brook area. Today, Oak Brook 22 is home to a host of best in class amenities.



*A new fitness center containing state-of-the-art fitness equipment, a separate yoga studio and private lockers and showers.*



*A new wi-fi lounge with an open design and comfortable seating creates an additional interior work space for tenants and their guests.*



*A new conference facility with a training room, board room, private restrooms and a kitchen.*



*Michael Jordan's Restaurant offers tenants and guests the perfect spot for a quick lunch or after-work dinner.*



*The exterior has been refreshed and complements the property's excellent location on 22nd Street and its direct access to I-88.*



*Interior renovations to the property's lobby and common areas provide tenants and their guests a sophisticated and warm welcome.*



*New landscaping with multiple areas providing shade and seating, enabling tenants and guests to relax and/or take their business outdoors.*





## PROMINENT “MAIN AND MAIN” LOCATION

Located at the southwest corner of the intersection of 22nd Street and Spring Road, immediately adjacent to the East/West Tollroad on/off ramp, Oak Brook 22 has long been one of the most prominent and recognizable properties on the Oak Brook skyline. The Property’s location directly across 22nd Street from Oakbrook Center Mall provides tenants and visitors to the Property with access to all of the amenities in the immediate vicinity of the mall.

## EXCELLENT ACCESSIBILITY

Oak Brook 22 benefits from a highly central location with excellent accessibility in all directions. Primary ingress and egress to the property is provided via a fully signalized four-way intersection along 22nd Street. Additionally, the eastern edge of the site features an on-ramp with direct westbound I-88 access, as well as an off ramp coming from the east. Access to southbound I-294 is just 1.5 miles east of the Property with northbound access an additional 1.2 miles along I-88. O’Hare International Airport is located just 20 minutes north of the Property on I-294, while Midway International Airport is located approximately 25 minutes to the southeast on I-55. The Oak Brook area is also served by the PACE public bus service, providing transit throughout the area along arterial roadways heading in every direction. There is a PACE bus stop located at the entrance to the Property on 22nd Street.



**FOUR WAY ENTRANCE  
ON 22ND STREET**



**ON RAMP WITH DIRECT  
WESTBOUND I-88  
ACCESS**



**I-294 ACCESS  
1.5 MILES EAST**



**O’HARE JUST 20  
MINUTES NORTH**

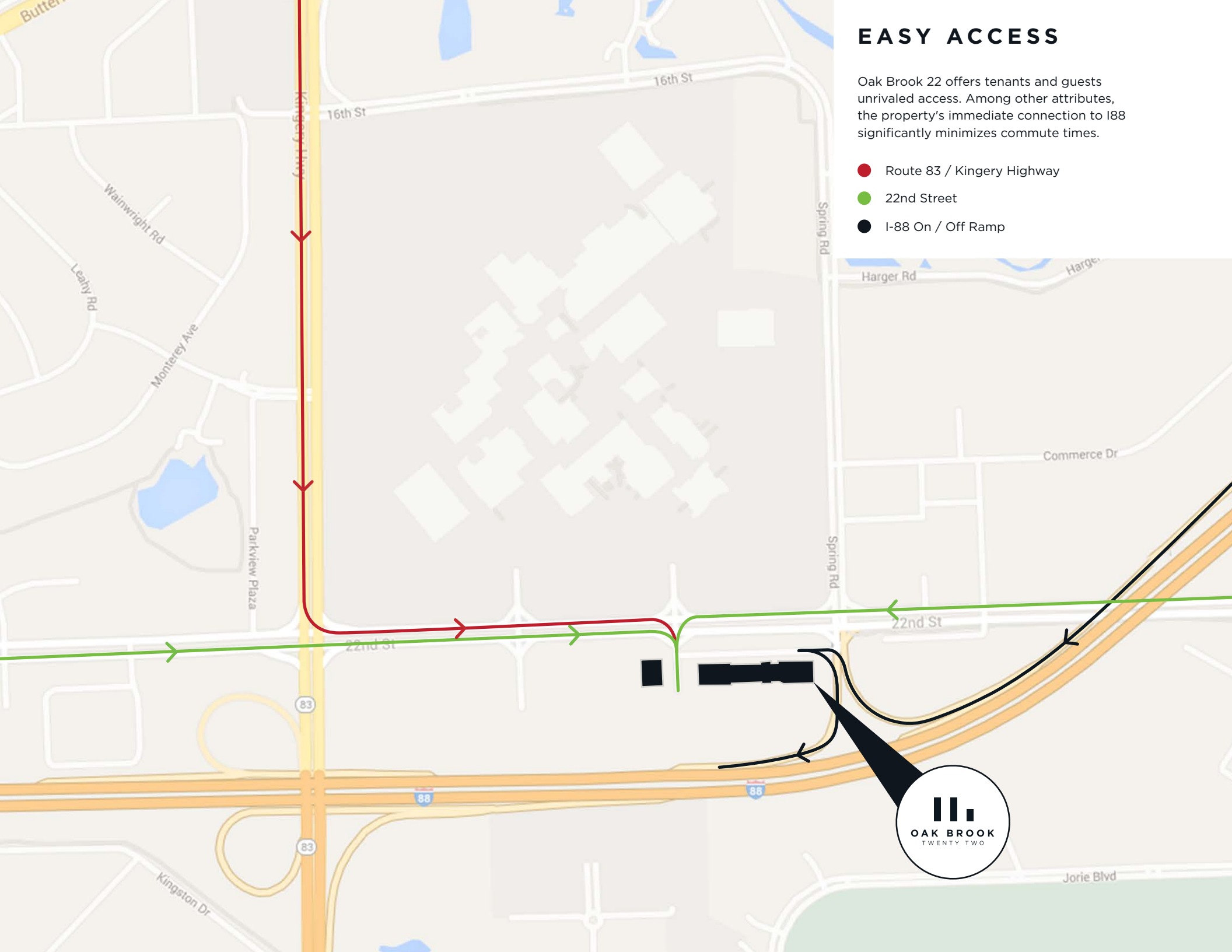


**MIDWAY JUST 24  
MINUTES SOUTHEAST**

# EASY ACCESS

Oak Brook 22 offers tenants and guests unrivaled access. Among other attributes, the property's immediate connection to I88 significantly minimizes commute times.

- Route 83 / Kingery Highway
- 22nd Street
- I-88 On / Off Ramp



# PRIME LOCATION

Just 19 miles west of downtown Chicago, the Village of Oak Brook is a hub of commerce and business activity. The city serves as home to the headquarters of several notable companies, many of which surround Oak Brook 22. Entertainment, hospitality and recreation are all within easy reach for Oak Brook 22 tenants.



## ENTERTAINMENT



## MAJOR HEADQUARTERS



## HOTELS



## AIRPORTS





# A DINING DESTINATION

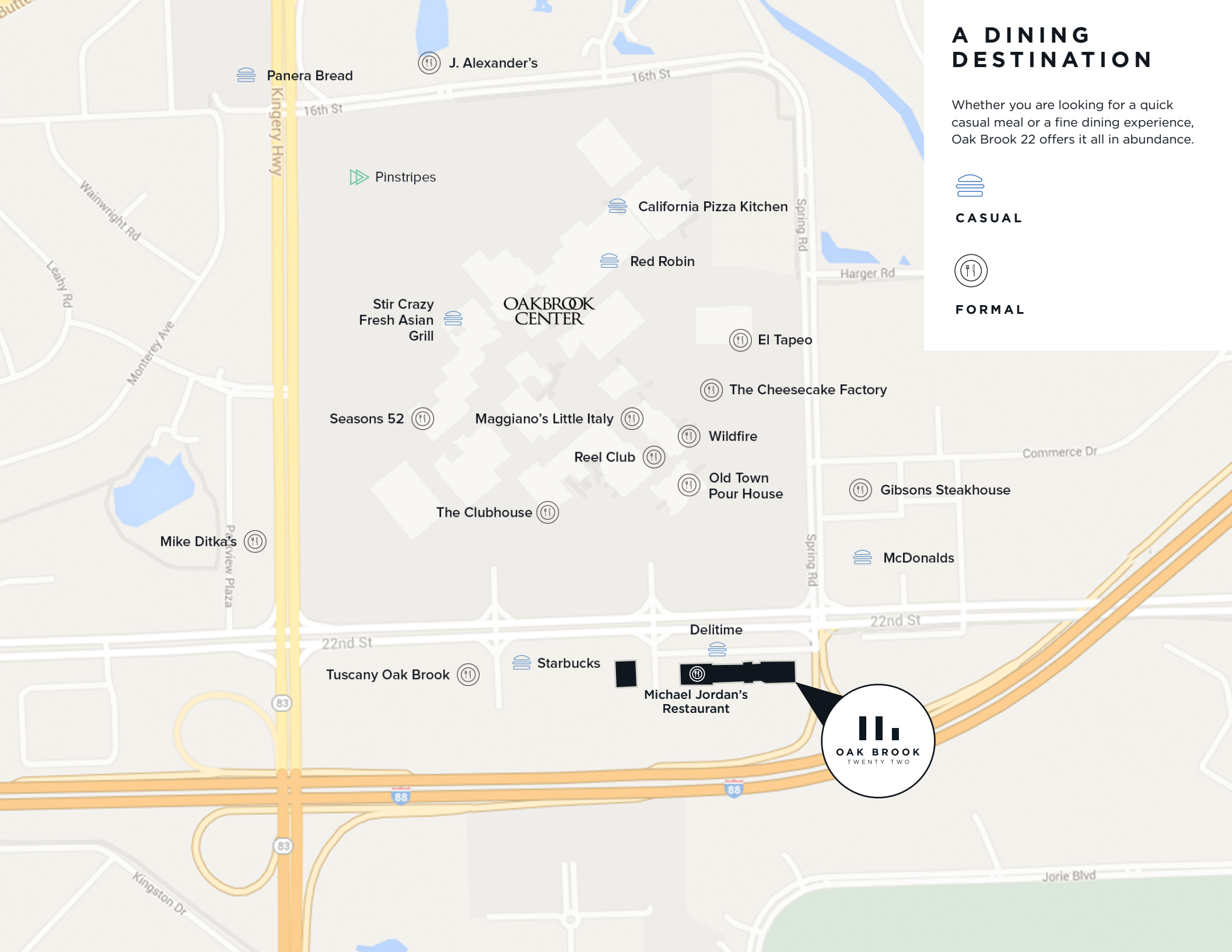
Whether you are looking for a quick casual meal or a fine dining experience, Oak Brook 22 offers it all in abundance.



CASUAL



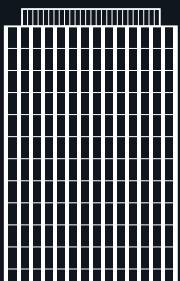
FORMAL



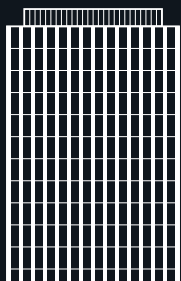
# CONNECTED AND EFFICIENT

Oak Brook 22 offers premier office space ranging in size from 1,000 to 11,000 square feet. The property's efficient and linked design enables every tenant, regardless of size, to feel prominent and immediately connected to the property's Class A Amenities.

TOWER ONE  
1211



TOWER TWO  
1301



TOWER THREE  
1315







## BUILDING SPECS

- Flexible 14,000 SF Floors
- Attractive window-line for all suites
- Numerous amenities
- Across from Oakbrook Center Mall
- Elevator Identity

## SITE INFORMATION

12.5 acres with approximately 1,185 parking spaces.

## NET RENTABLE AREA

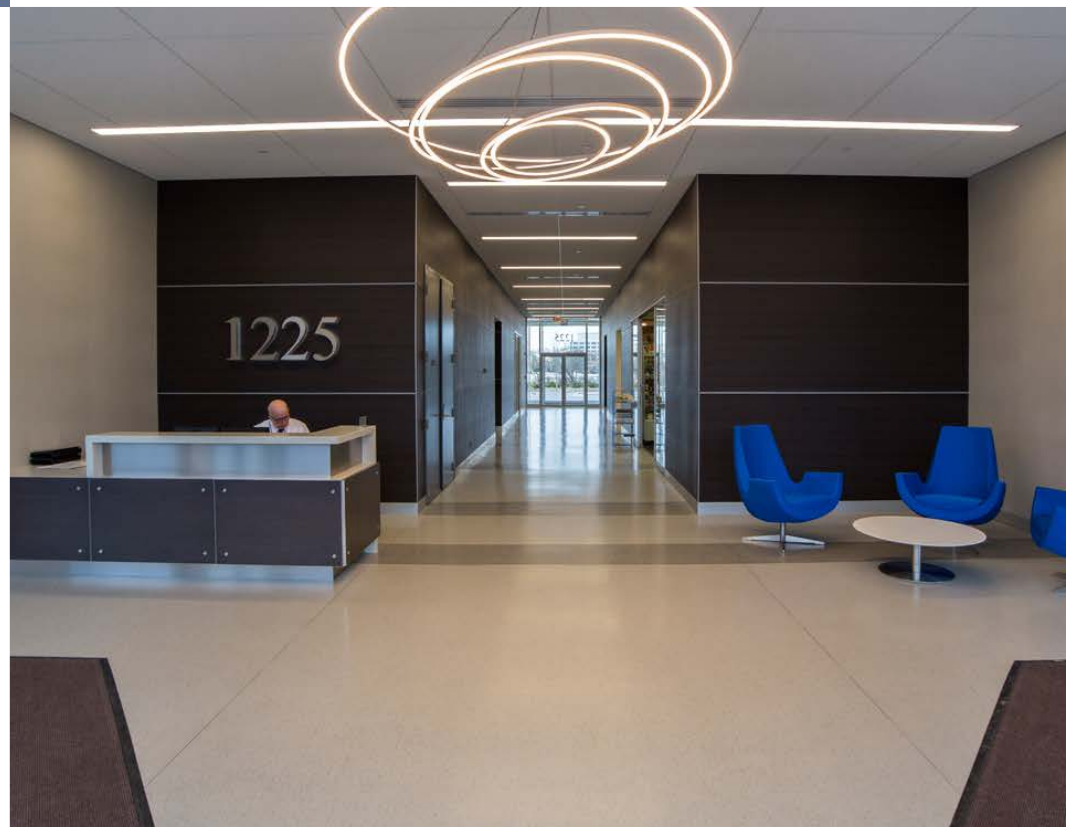
389,001 square feet per BOMA 2010

## DEVELOPER

Oak Brook Development Co., a joint venture between Paul Butler Properties Inc. and Del Webb Properties Inc.

## OWNERSHIP AND MANAGEMENT

Chicago-based Golub & Company and its affiliates are recognized globally as leaders in real estate development, acquisitions, investment financing, asset and property management, leasing and real estate advisory services. Since its founding more than 55 years ago, the family-owned company, with three generations of professionals working in the business, has built a strong reputation as a trusted co-investor and developer with its many institutional and private capital partners. The firm has owned, leased or managed more than 50 million square feet of commercial, mixed-use and multifamily real estate properties (inclusive of 50,000 units), valued in excess of \$10 billion located across the United States and internationally. Access more information by visiting [www.golubandcompany.com](http://www.golubandcompany.com).



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**OAK BROOK**  
TWENTY TWO

A GOLUB & COMPANY INVESTMENT  
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