



# WOODFIELD PRESERVE

OFFICE CENTER

10 & 20 NORTH MARTINGALE ROAD | SCHAUMBURG, IL

PERFECTION REPLICATED



Zeller Realty Group®

CBRE





### **FLEXIBLE FLOORPLATES**

Typical floor plates with 3 stairwells are flexible and efficient at approximately 51,000 SF (divisible)

### **SCENIC SETTING**

Situated in a campus-like setting on 29 acres with views of the Ned Brown Forest Preserve and Olympic Park

### **PRIME LOCATION**

Immediate tollway access to Route 53/290 and less than one mile from Woodfield Mall

### **OUTDOOR PLAZA**

Newly renovated outdoor plaza featuring seating, two pergolas, a water feature and views of the serene landscape

### **AMPLE PARKING**

Two 5-level parking decks connected to each building and dedicated visitor surface parking

— **PREMIER PROPERTY** —



# TWO



**EACH  
BUILDING'S  
OCCUPANTS  
ENJOY  
THEIR OWN  
FULL SET OF  
AMENITIES**



# 2

- Conference centers
- Fitness centers
- Game rooms
- Tenant wi-fi lounges
- Full-service delis with catering
- Parking decks with direct underground access to office buildings
- Mother's rooms

**AMENITIES AMPLIFIED**







## A PLETHORA OF NATURAL LIGHT

- Ceiling heights: 9' (10' on ground floor)
- 20' ceiling height in the coupla ceiling on the 6th floor
- Zero soffits - true floor-to-ceiling windows
- Natural light favors 23% increase in productivity & 94% higher employee satisfaction

## RAISED FLOOR ACCESSIBILITY

- State-of-the-art under-floor air distribution system
- Individual occupant controls heating/cooling improving employee health & performance
- Energy efficient: 20-30% reduced usage
- Improved data/telecom access: more efficient to reconfigure & 10-20% reduction in costs



**ENERGY STAR  
CERTIFICATION EVERY  
YEAR SINCE 2004**

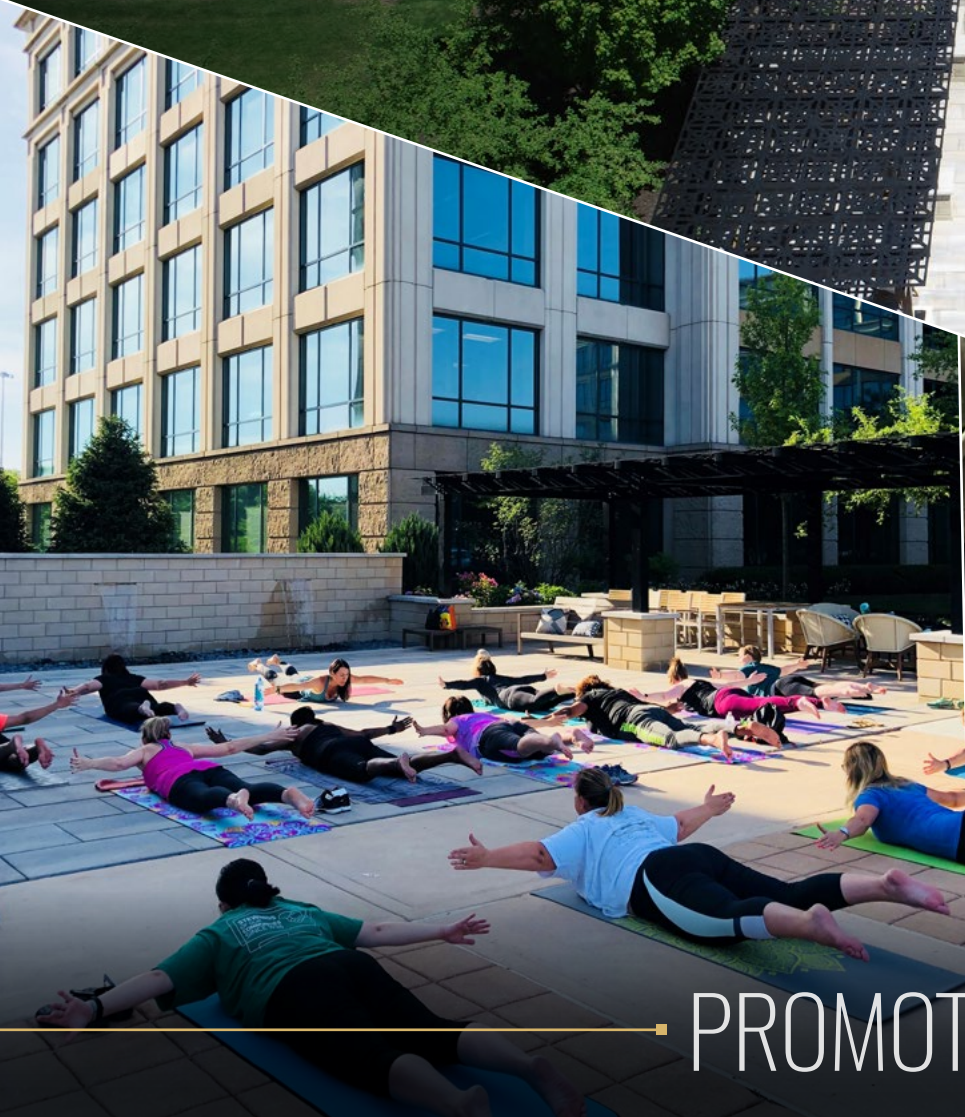
— PROMOTE PRODUCTIVITY —





## HIGHLIGHTS

- Two pergolas
- Water feature
- Sunrise yoga
- Yellow Tractor Program/gardening
- Outdoor game days
- Wifi
- Lighting
- Two fire pits and piped music – coming soon!



PROMOTE COMMUNITY





## FLEXIBLE FLOORPLATES

Floor plates with 3 stairwells are flexible and efficient at approximately 53,000 SF (divisible)

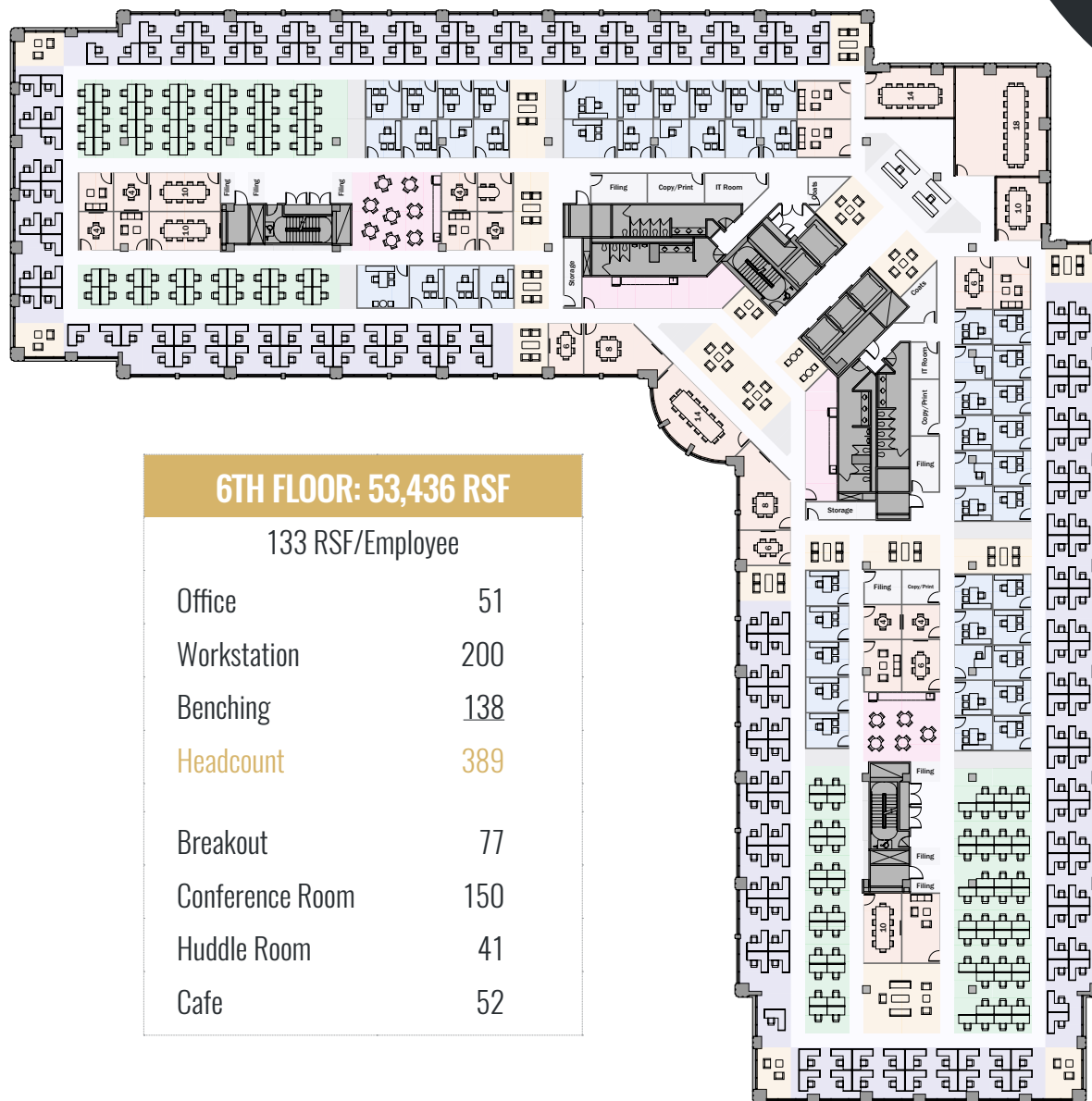
## SCENIC VIEWS

Situated in a campus-like setting on 29 acres with views of the Ned Brown Forest Preserve and Olympic Park with a plethora of natural lighting and newly renovated outdoor plaza

## RAISED FLOOR SYSTEM

State-of-the-art, energy-efficient under-floor air system that provides precision climate control adjustments at individual workstations

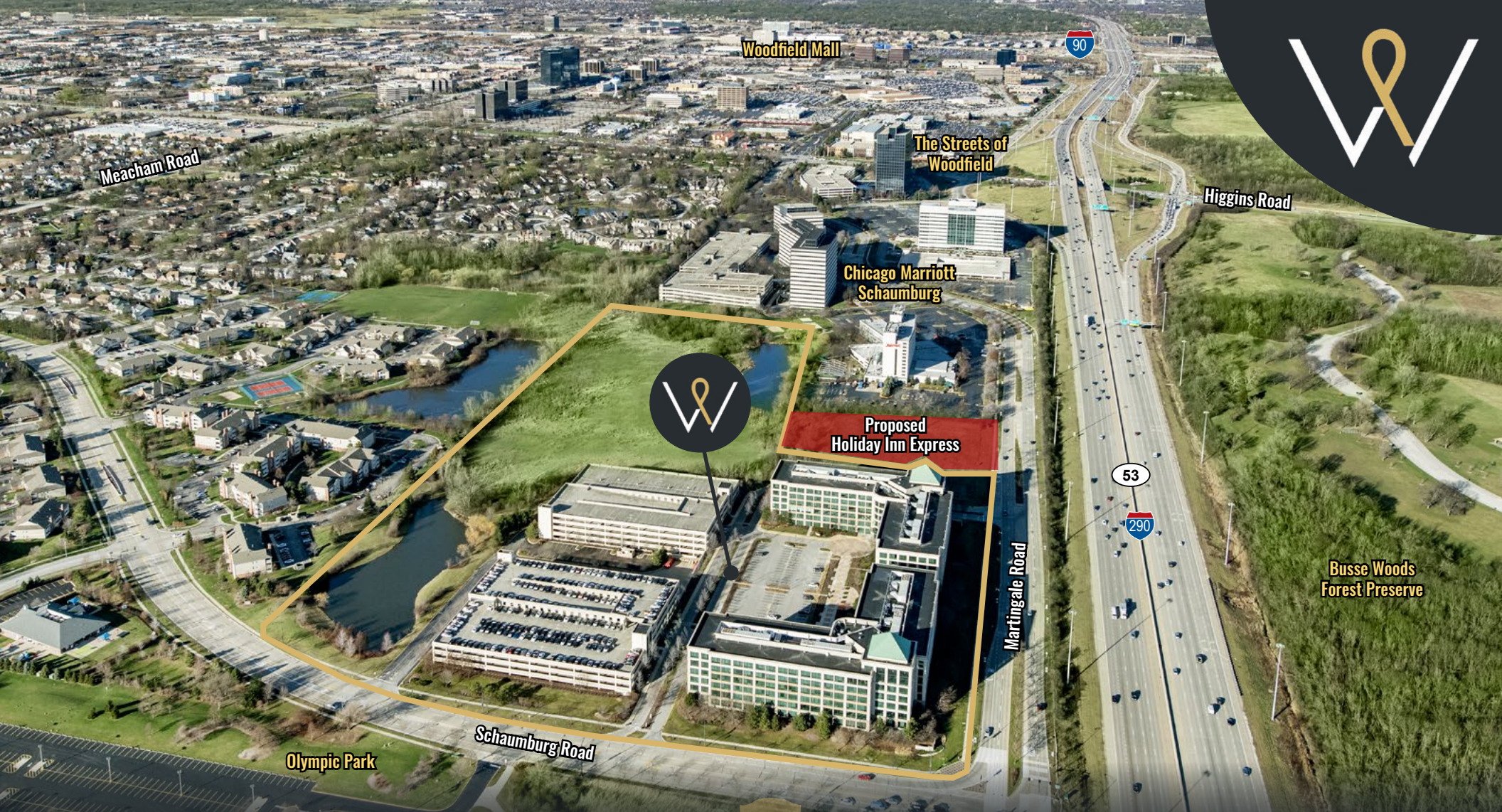
20 N. MARTINGALE RD.



6TH FLOOR: 53,436 RSF	
133 RSF/Employee	
Office	51
Workstation	200
Benching	138
Headcount	389
Breakout	77
Conference Room	150
Huddle Room	41
Cafe	52

EXCEPTIONAL EFFICIENCY





**Proposed  
Holiday Inn Express**

  
**112,000 daytime population  
in a 3-mile radius**

  
**Over 250 restaurants  
in a 3-mile radius**

  
**Over 30 hotels  
in a 3-mile radius**

  
**Over 198,000  
VPD on I-290**

  
**15 minutes to O'Hare  
International Airport**

**SUPERIOR SITE**





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— **CONTACT US** —