



**OAK BROOK**  
TWENTY TWO

An aerial photograph of the Oak Brook 22 office complex, featuring two tall, modern office towers with a distinctive vertical slat facade. The towers are connected by a single-story link building. In the foreground, there is a large, multi-level parking garage filled with cars. The surrounding area includes other commercial buildings and parking lots.

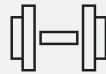
## **1211, 1225, 1301 & 1315 22ND STREET, OAK BROOK IL**

Welcome to 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.

## 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.



### **FITNESS CENTER**

*The fitness center contains state-of-the-art exercise equipment, a separate yoga studio and private lockers and showers.*



### **TENANT WIFI LOUNGE**

*The wi-fi lounge provides open design and comfortable seating that creates an additional interior work space for tenants and guests.*



### **CONFERENCE CENTER**

*The Conference facility meets all tenant needs with a training room, board room, private restrooms and a kitchen.*



### **MICHAEL JORDAN'S RESTAURANT**

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



### **MICHAEL JORDAN'S GRAB & GO**

*Michael Jordan's Grab & Go Coffee Bar offers tenants a quick bite or beverage to grab on the go.*



### **SHUTTLE SERVICE**

*Free Chariot shuttle service to and from Elmhurst Train Station*



### **OUTDOOR TERRACE & PATIO**

*The green and lush landscaping provides shade and seating, enabling tenants and guests to relax and/or take their business outdoors.*



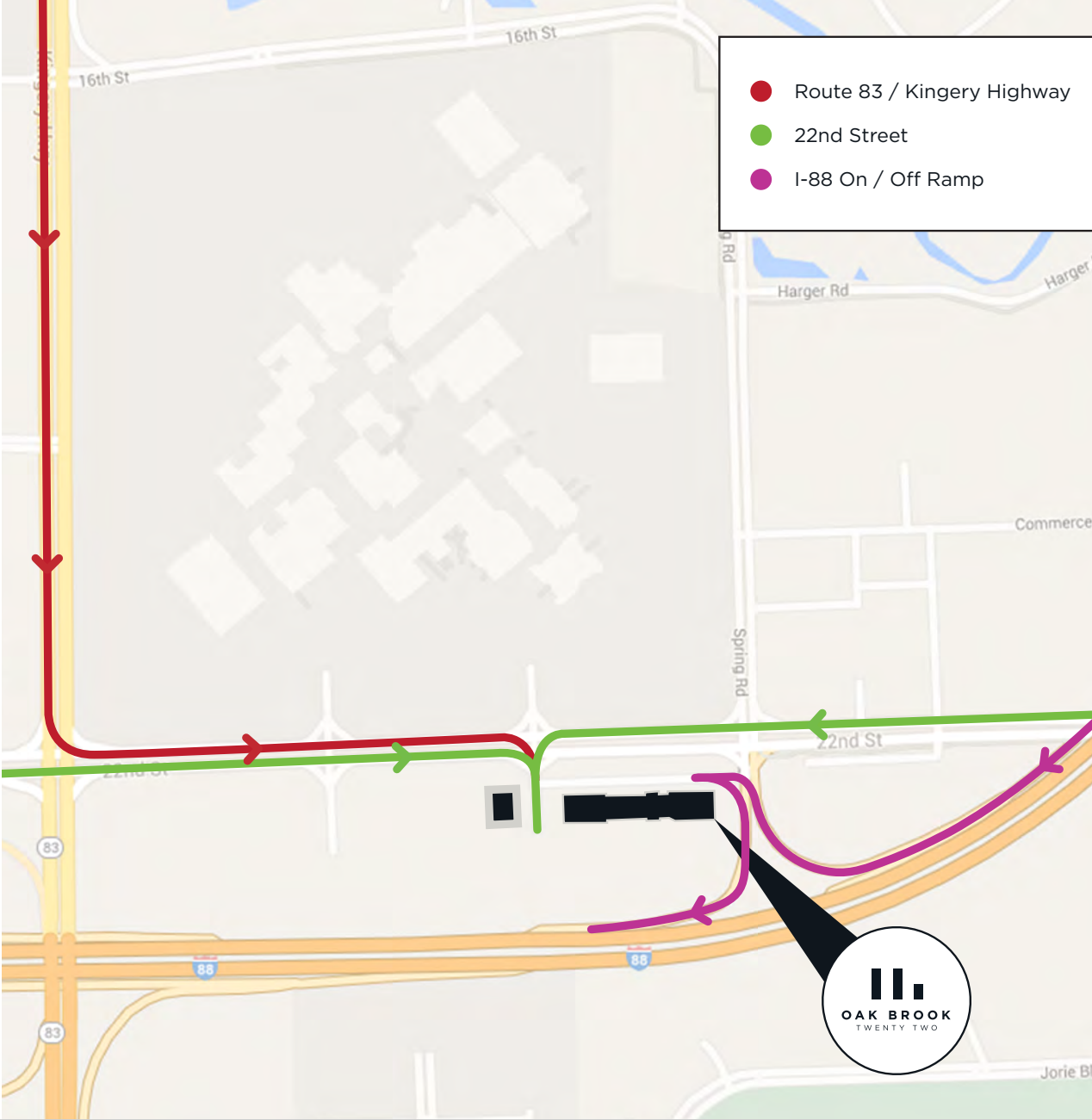


PROMINENT  
“MAIN AND MAIN”  
LOCATION

Located at the southwest corner of the intersection of 22nd Street and Spring Road, immediately adjacent to the East/ West Toll road 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 guests access to all of the amenities in the immediate vicinity of the mall.

COMMUTER FRIENDLY

- Fully signalized four way intersection along 22nd Street
- Direct westbound I-88 access off ramp coming from the east
- Access to southbound I-294 1.5 miles east and northbound access 1.2 miles along I-88
- O’Hare International Airport located 20 minutes north off I-294
- Midway International Airport located 25 minutes southeast off I-55
- PACE public bus stop located at entrance
- Free Chariot bus shuttle service to/from Elmhurst Station



EASY ENTRANCE  
FROM **22ND STREET**



DIRECT WESTBOUND  
**I-88 ACCESS**



**I-294 ACCESS**  
1.5 MILES EAST



**O’HARE**  
20 MINUTES NORTH



**MIDWAY**  
24 MINUTES SOUTHEAST

# 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.



## SHOPPING & ENTERTAINMENT



## NOTABLE COMPANY HEADQUARTERS



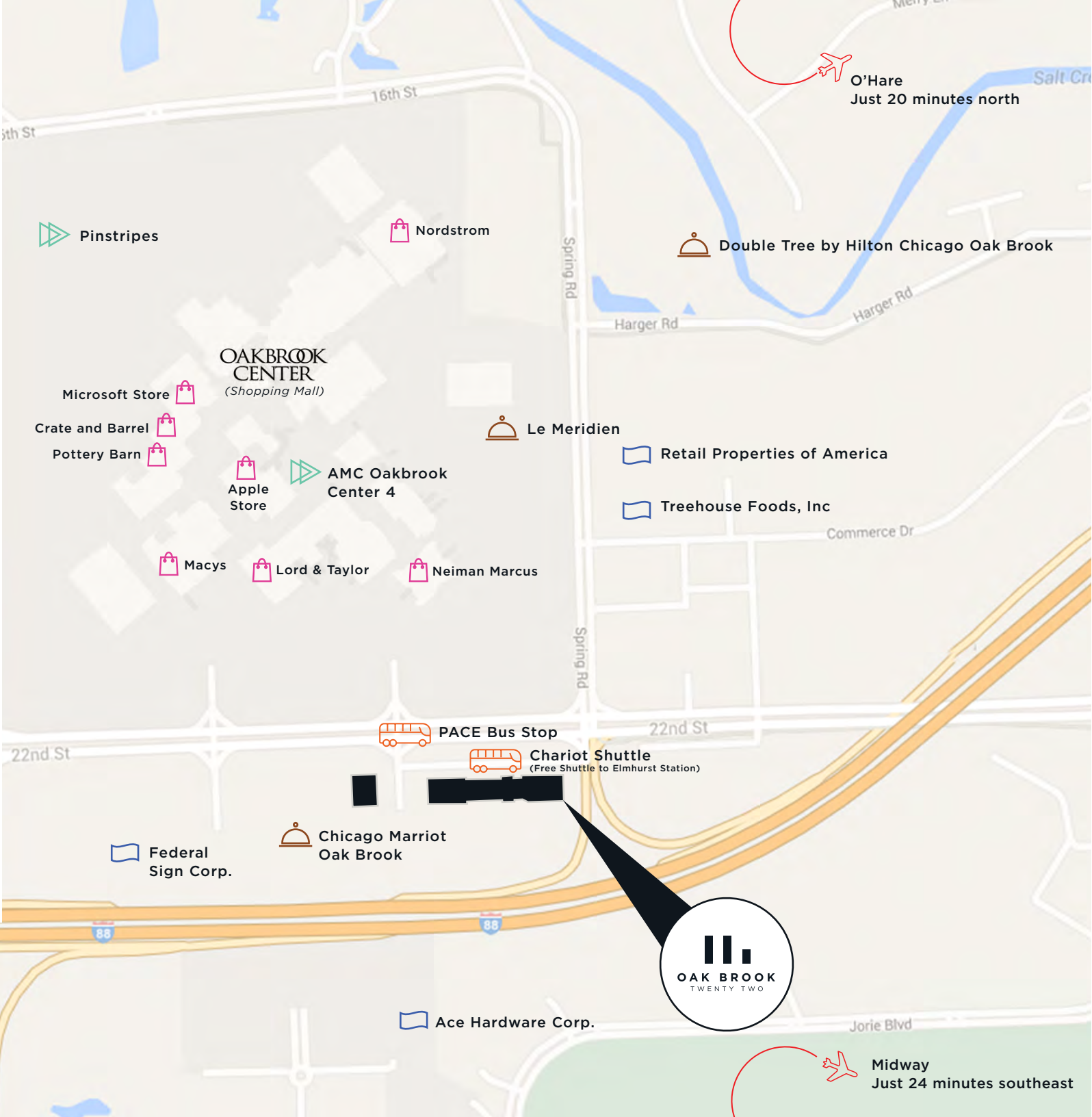
## HOTELS



## AIRPORTS



## BUS STOPS



## A DINING DESTINATION

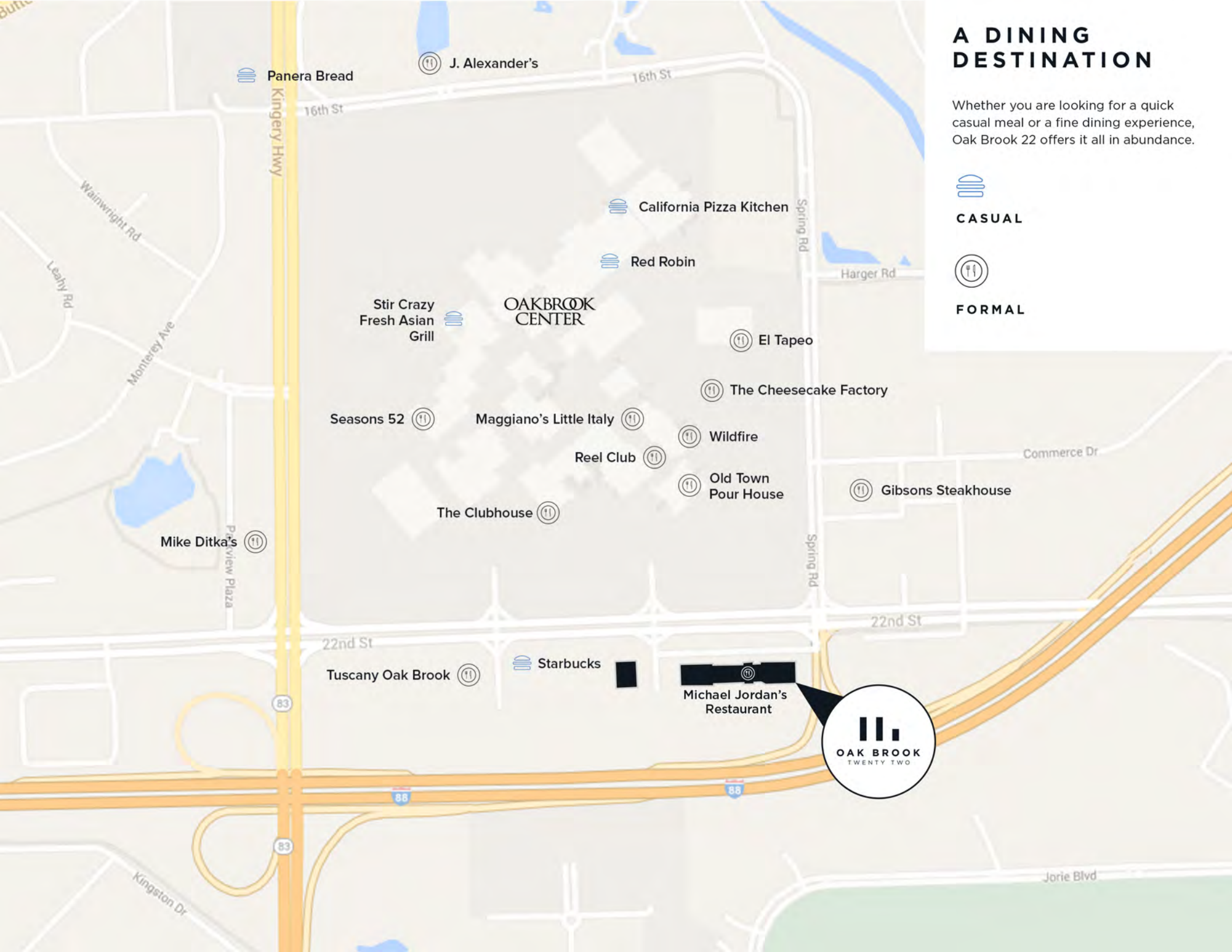
Whether you are looking for a quick casual meal or a fine dining experience, Oak Brook 22 offers it all in abundance.



CASUAL



FORMAL



# CONNECTED AND EFFICIENT

1211, 1225, 1301 & 1315  
22ND STREET, OAK BROOK IL

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

- CONFERENCE CENTER
- FITNESS CENTER
- STORAGE & UPS DROPBOX

## TOWER TWO

1301

- TENANT WIFI LOUNGE
- STORAGE & UPS DROPBOX

## TOWER LINK

1255

- AFTER HOURS ENTRANCE
- MICHAEL JORDAN'S RESTAURANT AND GRAB & GO
- ATM

## TOWER THREE

1315

- TENANT WIFI LOUNGE
- FEDEX
- ATM





## 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).





The background of the entire page is a dark, low-key photograph of the Oak Brook Twenty Two office building. The building is a tall, modern skyscraper with a distinctive facade of vertical white stripes on a dark background. It has a flat roof with some mechanical equipment visible. In the foreground, there are dark silhouettes of trees and a parking lot filled with cars. The overall tone is professional and sophisticated.

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**OAK BROOK**  
TWENTY TWO

A GOLUB & COMPANY INVESTMENT  
[WWW.OAKBROOK22.COM](http://WWW.OAKBROOK22.COM)

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