



OAK BROOK  
COMMONS

**CBRE**

Hines



TIMBER



TECHNOLOGY



TALENT

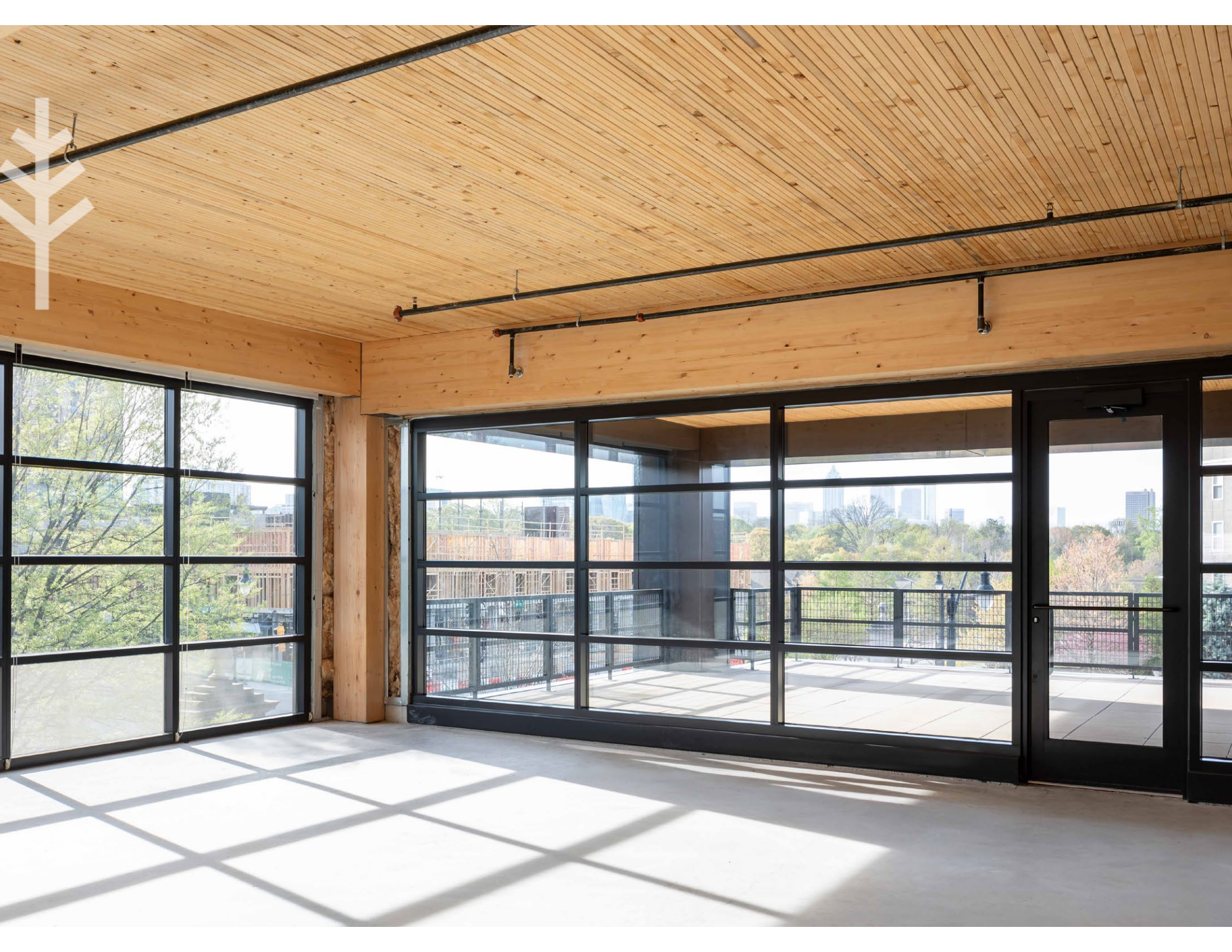


# INTRODUCING **T3 OAK BROOK COMMONS**

A new generation of engineered timber building that redefines the standard for the modern office. T3 is a vintage concept built new, a workplace designed for recruitment and retention of top talent, a place where cutting-edge innovators can find a home. T3 is the new art of office made of Timber, Technology, and Talent.













# OAK BROOK COMMONS

## AT A GLANCE

TYPICAL FLOOR PLATE SIZE	31,500 RSF
FLOOR TO FLOOR HEIGHT	TYPICAL: 12' GROUND LEVEL: 13'
FLOOR TO UNDERSIDE OF SLAB	TIMBER SLAB THICKNESS: 11" TYPICAL: 11'-1" CONCRETE SLAB THICKNESS: 10" GROUND LEVEL: 12'-2"
FLOOR TO BOTTOM OF BEAM	BEAM DEPTH: 2' TYPICAL: 9'1"
TYPICAL WINDOW GLASS HEIGHT	9'-6"
COLUMN SPACING	20' X 25'
CORE DEPTH / LEASE SPAN	50'
COLUMN SIZE	12" X 18" FLOORS 2 & 3 12" X 16" FLOORS 4 & 5 12" X 14" FLOORS 6 & 7
PARKING RATIO	3.5/1000
AMENITIES	FITNESS CENTER CONFERENCE CENTER ON SITE MANAGEMENT BICYCLE ROOM 2 TENANT BALCONIES ON EACH FLOOR FIRST FLOOR SOCIAL WORKSPACE THE PITCH - OUTDOOR PARK SETTING
FULL FLOOR TENANT LOSS FACTOR	14%





EVERYTHING  
IS HERE

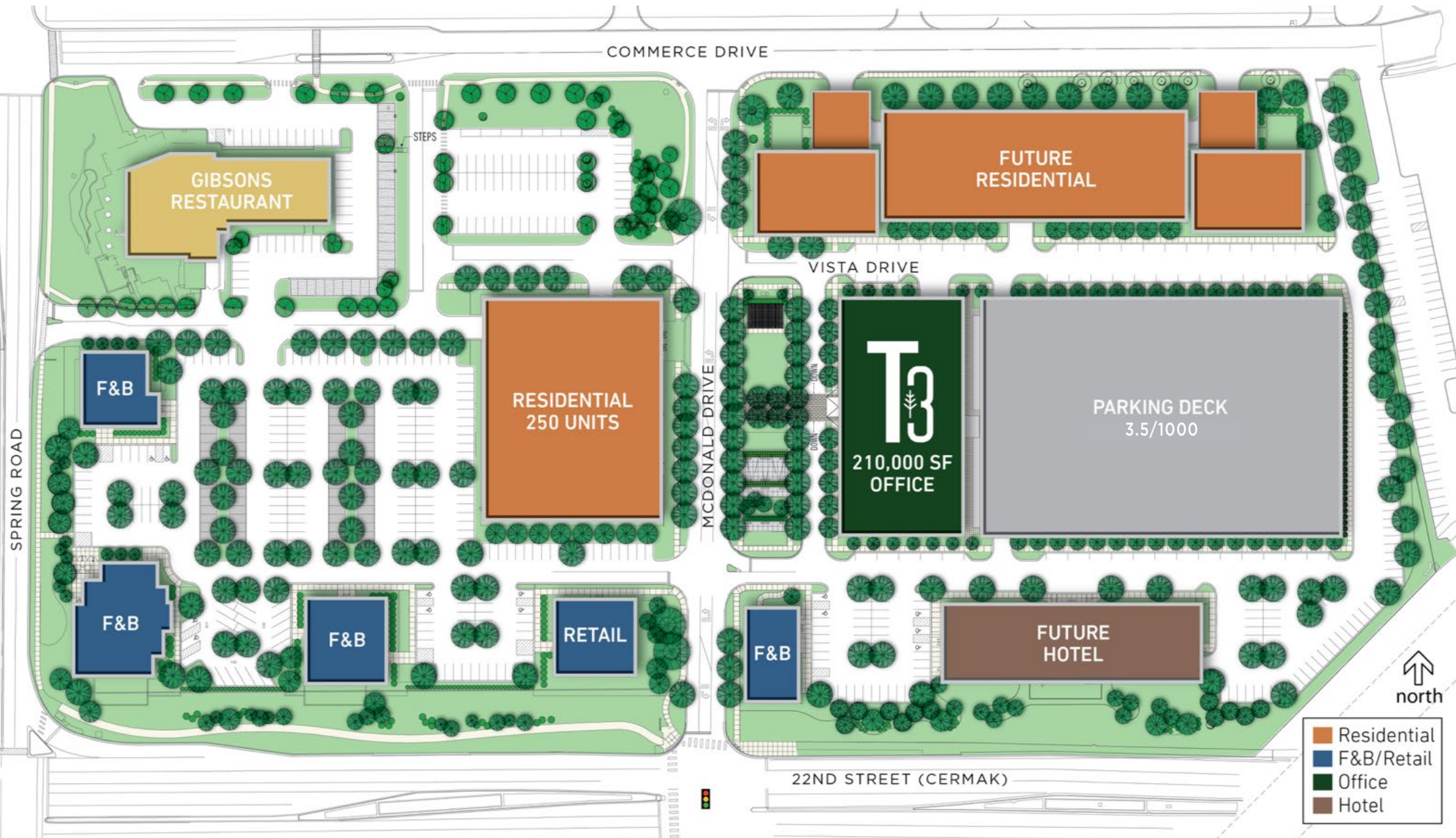


5 RESTAURANTS ON SITE AND  
WALKING DISTANCE TO OAKBROOK MALL



# OAK BROOK COMMONS

Integrated into a new mixed-use community at the epicenter of the Oak Brook submarket, T3 is the ideal building in the perfect location for any company trying to attract and retain top quality talent. Oak Brook Commons will deliver 300+ new residences, retail, food and beverage, a hotel, and a park. All of this is directly across from Oakbrook Center, Chicago's most successful shopping center with over 160+ shops, 40+ restaurants, and 25 million visitors per year.





# BUILDING AMENITIES



Social Workspace and Coffee Bar designed for collaboration and connection



Coveted private terraces provide respite, fresh air, and a large place to gather



Best in market, modern fitness facilities to ensure sound body and mind



Conference rooms with state-of-the-art AV and high speed wifi



Secure bike storage with repair station for the cyclist in you



Front door access to The Pitch, a beautifully landscaped park at the heart of Oak Brook Commons



Step outside and walk to numerous restaurants and hotels















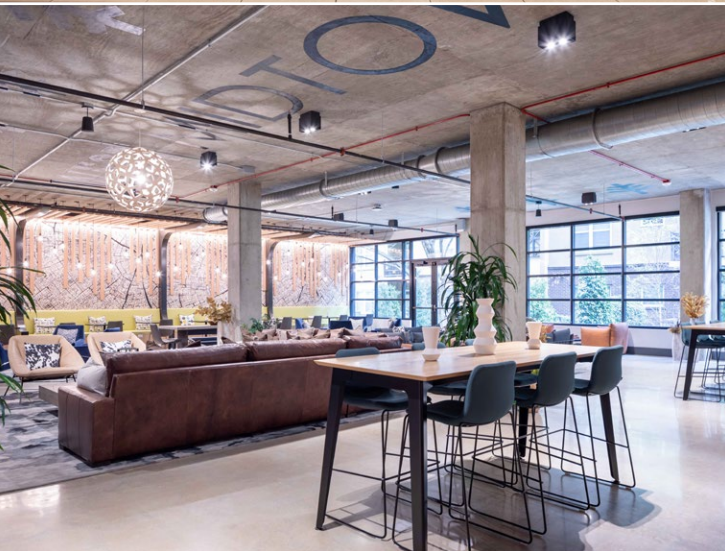
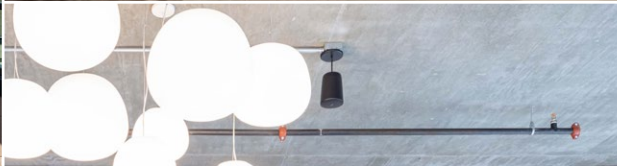
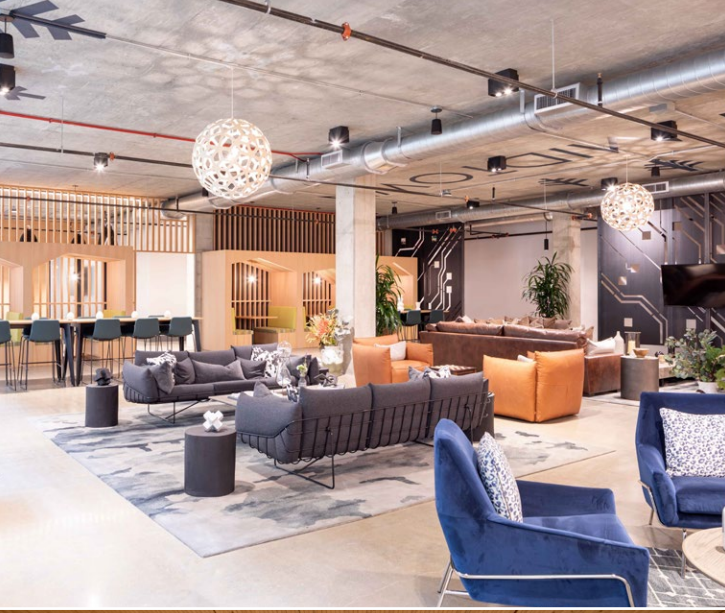














# THE PITCH

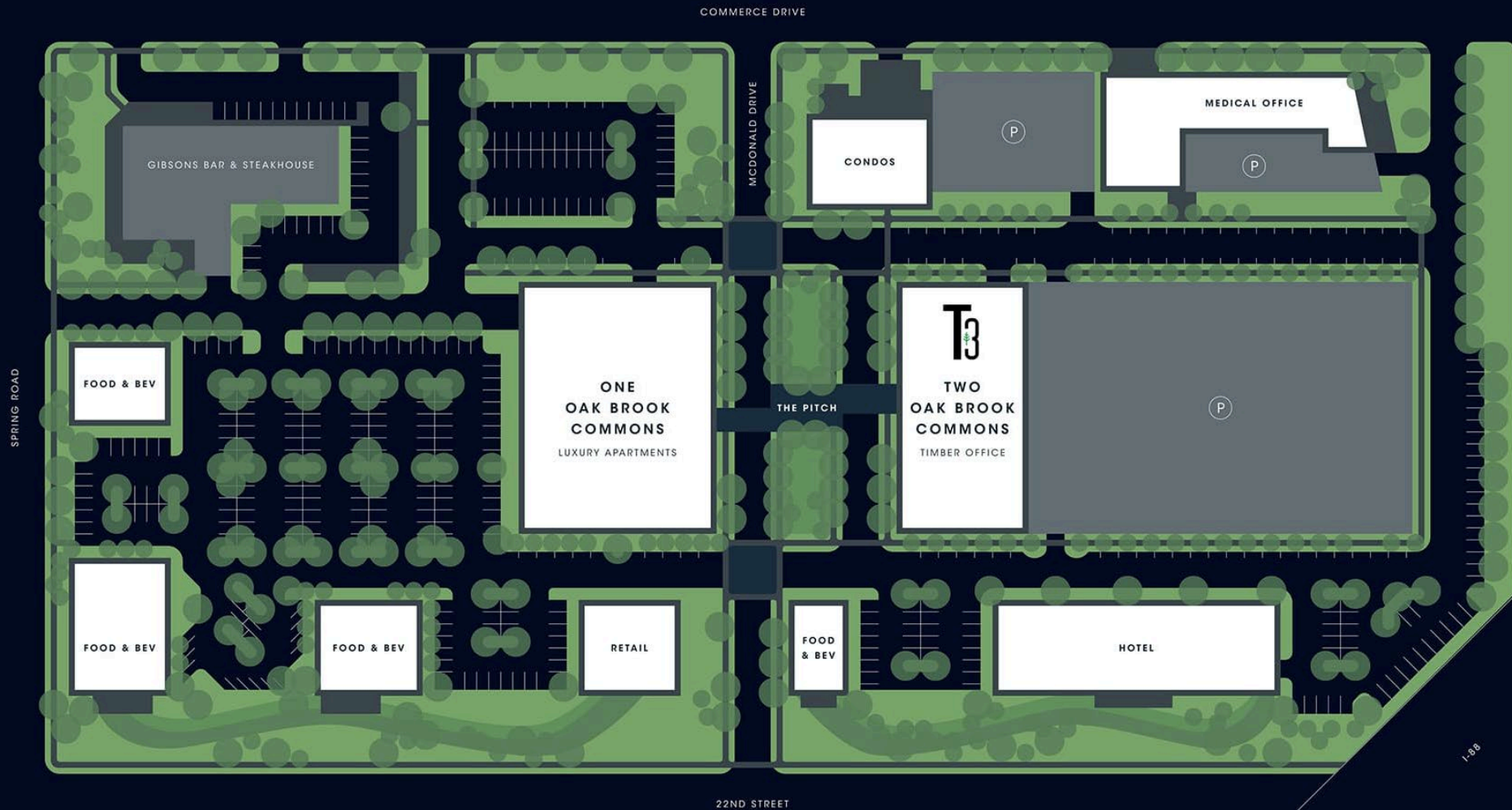
- Incomparable outdoor amenity
- 22,500 square feet of open green space
- Seating throughout in both sun and shade
- Pavilion for community or private events





# OAK BROOK COMMONS

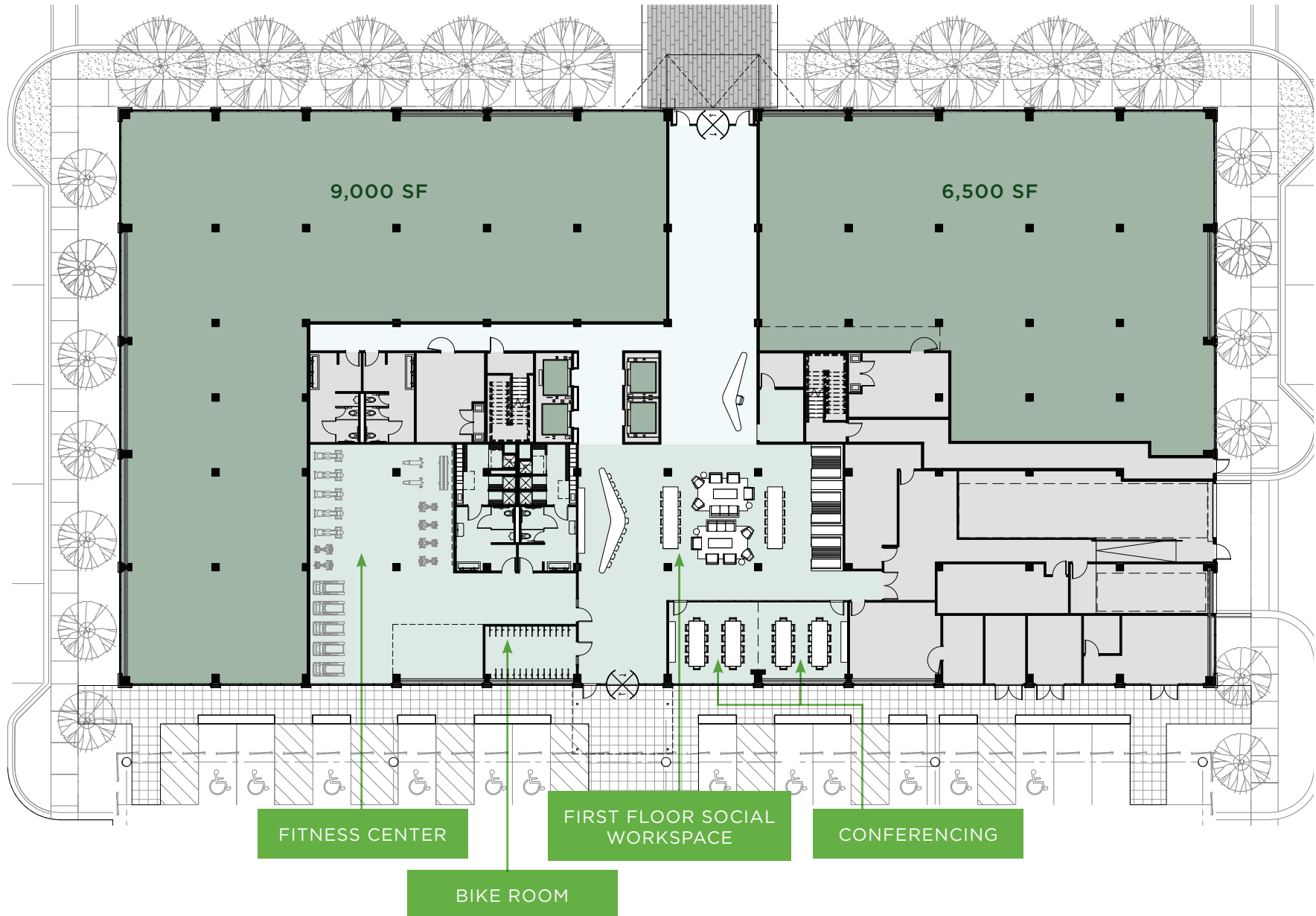
## SITE PLAN





# OAK BROOK COMMONS

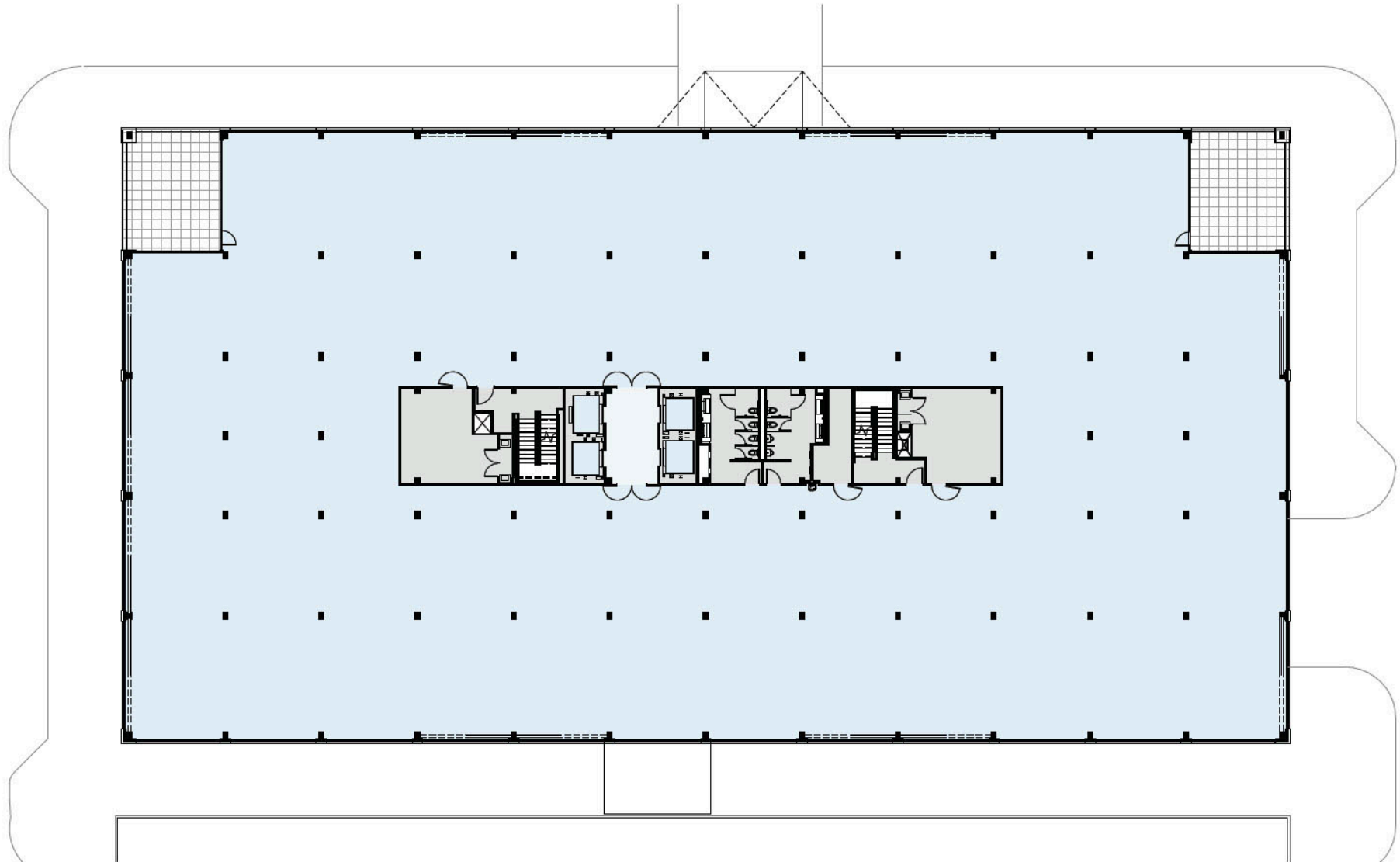
## GROUND FLOOR





# OAK BROOK COMMONS

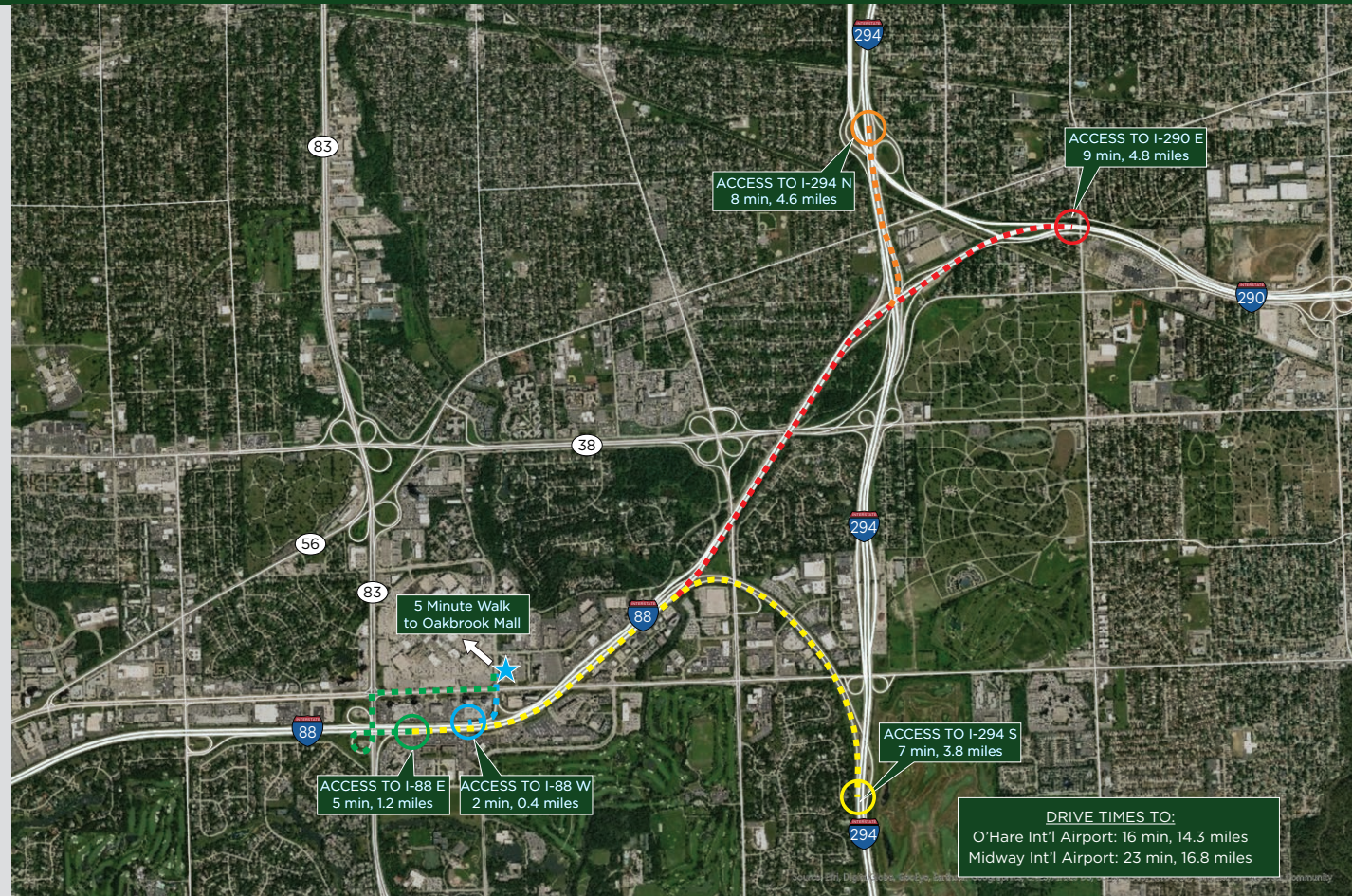
## TYPICAL FLOOR PLAN - 31,500 SF





# LOCATION ADVANTAGES

- World class shopping located 1 block east at Oakbrook Center — the top mall in Chicago area and top 15 mall nationally.
- Oak Brook real estate taxes are 25%-35% than surrounding suburbs and 300% less than Class A office properties in Downtown Chicago
- T3 will offer the newest multi tenant office development in Oak Brook in over 20+ years providing the most current design, features, amenities, technology, in an environmental friendly footprint.
- T3 will offer a 30% rent savings in comparable Class A buildings in Downtown Chicago.
- T3 location provides immediate access from the major expressway arteries of I-88 /I-290(east -west) and 294 (north-south)
- Major hotel brands located with 5 minutes including:
  - Le Meridian
  - Marriot
  - Hilton Doubletree
  - Hilton Suites
  - Hyatt Place
  - Westin
  - Drake Oak Brook



## T3 Talent accessibility:

- 51% of residents over 25 years of age in DuPage county have a Bachelor degree or higher.
- 19 accredited colleges and universities in DuPage county
- 64,000 positions offered in Professional Scientific and Technical Services.
- DuPage County is home to 2 major laboratories including Argonne National and Fermilab National Accelerator.



# T3 CONSTRUCTION

## TIMBER

Timber construction guarantees a unique, warm and inviting aesthetic

## TALENT

Designed for recruitment and retention of top talent.

Tenants at other Hines T3 properties include Facebook Amazon and Industrious

## TECHNOLOGY

The building technology package delivers modern connectivity and redundancy





# THE BENEFITS OF **T3 CONSTRUCTION**

## **WELLNESS**

- Certified LEED
- Anti-microbial benefits of Timber
- Wood Construction allows for highest interior acoustic sound criteria
- Wellness friendly common areas throughout
- State-of-the-art HVAC systems provide indoor air quality that is superior to current market standards
- Glass technology that maximizes natural light through 9' tall windows while minimizing UV heat gain
- Activated and accessible outdoor spaces





## STRUCTURE

- Pine/ Spruce / Fir Timber sourced from North American West Coast and Austria
- Constructed to meet or exceed International office building codes
- Minimizes vibrations and control deflections

## SUSTAINABILITY

- CO2 absorption benefits of Timber
- Lower carbon footprint than traditional construction
- Constructed from young trees, not old growth, preserving forest-land for future generations
- Avoids 1,411 metric tons of carbon dioxide emissions
- Stores an estimated 3,646 metric tons of carbon dioxide
- Large portion of wood used is “Beetle Kill” which would fall dead within 5 yrs

## SAFETY

- Heavy Timber maintains structural integrity
- Construction of oversize framing and concrete slab exceed strict heavy timber standards



THE BENEFITS OF **T3 CONSTRUCTION**



# OTHER T3 PROJECTS FROM HINES



**T3 WEST MIDTOWN** ATLANTA



**T3 RINO** DENVER



**T3 BAYSIDE** TORONTO



**T3 STERLING ROAD** TORONTO



**T3 MINNEAPOLIS**



# Hines

Hines is a privately owned global real estate investment, development and management firm, founded in 1957, with a presence in 219 cities in 23 countries and \$124.3 billion of assets under management—including \$63.8 billion for which Hines provides fiduciary investment management services and \$60.5 billion for which Hines provides third-party property-level services.

Hines has 148 developments currently underway around the world, and historically, has developed, redeveloped or acquired 1,362 properties, totaling over 449 million square feet. The firm's current property and asset management portfolio includes 514 properties, representing over 222 million square feet. With extensive experience in investments across the risk spectrum and all property types, and a pioneering commitment to sustainability, Hines is one of the largest and most respected real estate organizations in the world.

## HINES AT A GLANCE

**\$124.3 billion** in assets under management

**4,410** team members worldwide

**24** countries in which Hines operates

**57** funds sponsored since 1991

**62** years of operations since 1957

*As of 6/30/2019*







## OAK BROOK COMMONS

**PETE ADAMO**

+1 630 573 7053

[peter.adamo@cbre.com](mailto:peter.adamo@cbre.com)

**BILL ELWOOD**

+1 630 573 7033

[william.elwood@cbre.com](mailto:william.elwood@cbre.com)

**DAVID BACH**

+1 312 419 4937

[david.bach@hines.com](mailto:david.bach@hines.com)



**CBRE**

**Hines**

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio\_May2020