



WINGSPAN
DEVELOPMENT GROUP

WINGSPAN CAPITAL GROUP



For Sale or Lease

1600 Bishop Court

Mt. Prospect, IL

Available Size:

97,605 SF

CONTACT US

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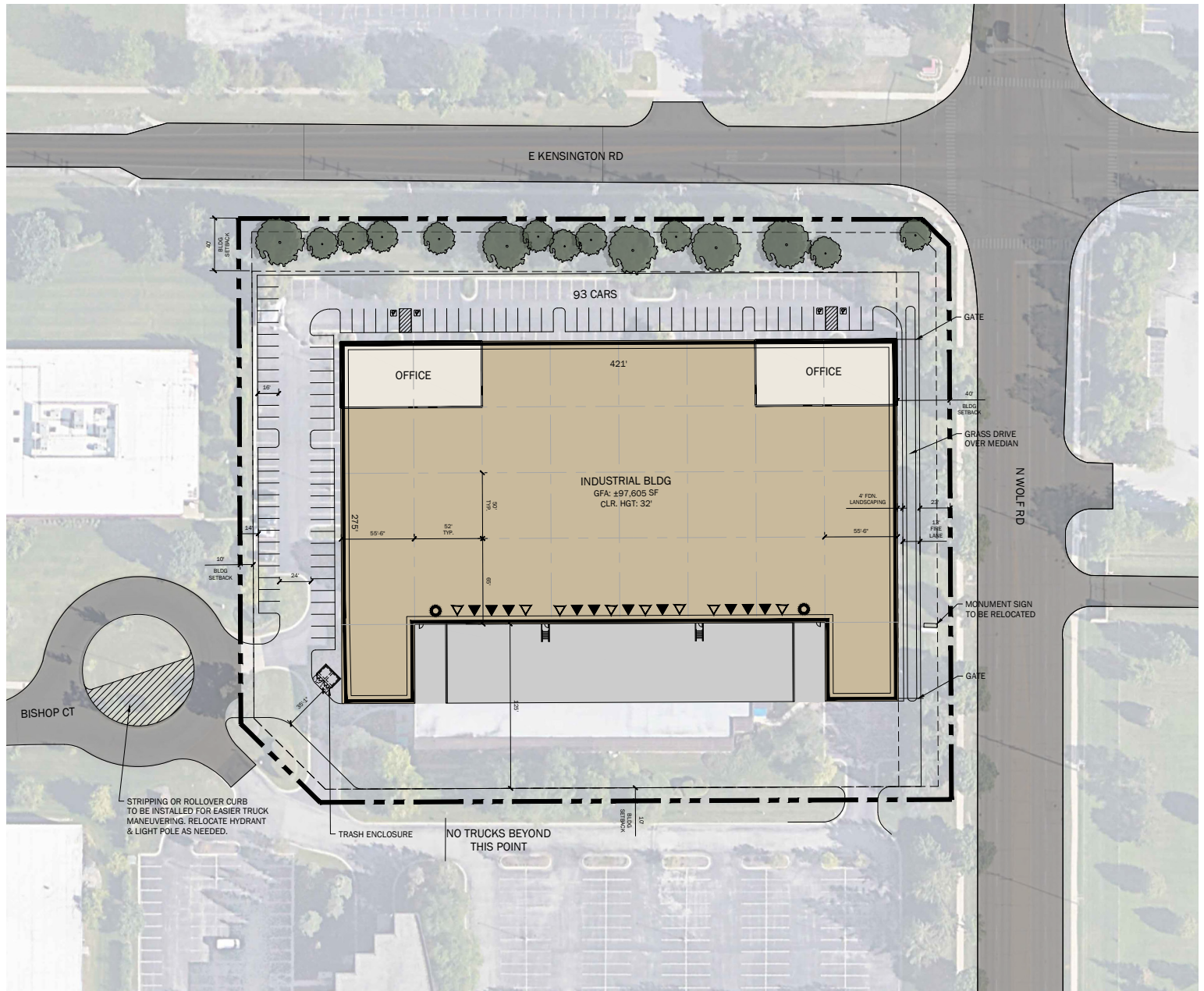
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6250 North River Road
Suite 11-100
Rosemont, IL 60018

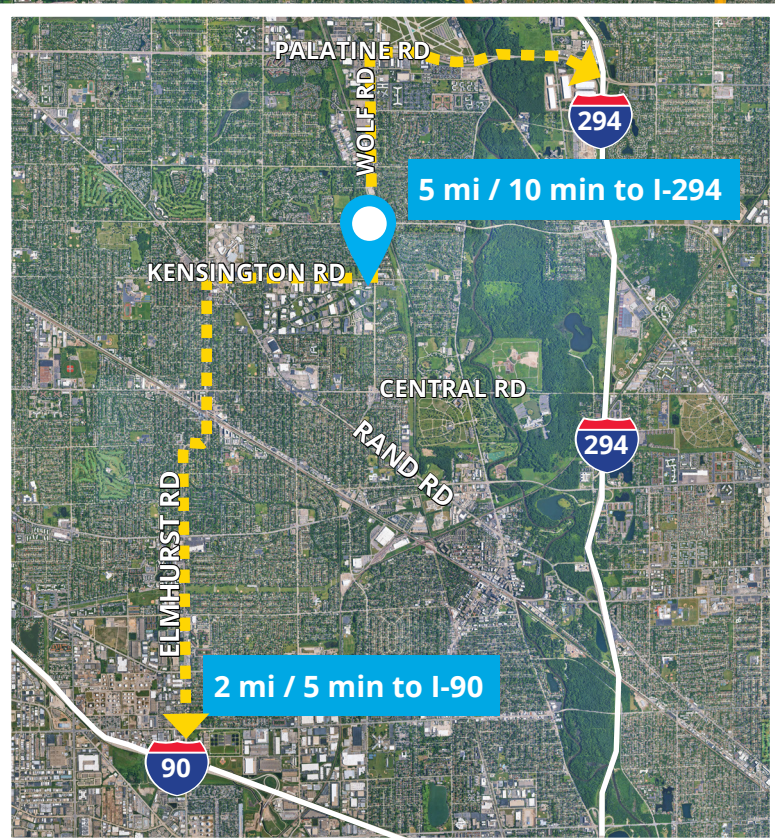
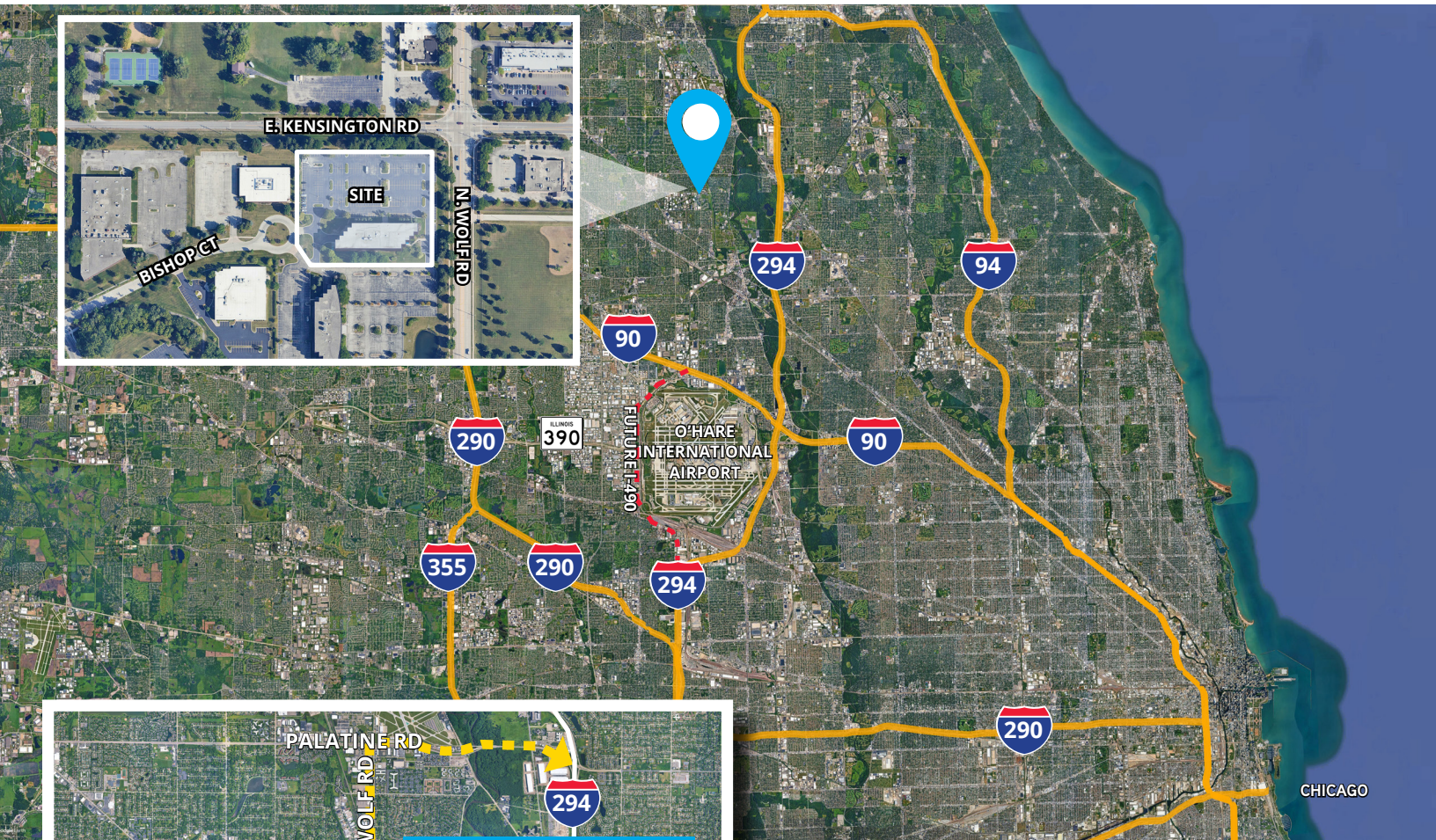
Property Highlights

- Building Size: 97,605 SF (Divisible to 25,000 SF)
- Office Size: To Suit
- Clear Height: 32' clear
- Loading: 18 truck dock positions, 2 drive-in doors
- Column spacing: 52' bays with 65' speed bay
- Car Parking: 93 spaces
- Fire protection: ESFR system with 1,500 gpm fire pump
- Electrical: 2,500 amp service
- 7" unreinforced concrete slab on 6" aggregate
- Sale Price: Subject to Offer
- Lease Rate: Subject to Offer
- Q3 2027 Delivery
- New Cook County Class 6B tax incentive

Site Plan



Location



About Wingspan/Nicholas & Associates

Wingspan Development Group is a full-service real estate development and investment firm that delivers high-quality, industrial, experiential commercial, mixed-use, sports and recreation, and multifamily projects. The company has realized exponential growth by seeking to develop properties that others forego. Their approach yields exceptional value as well as the resurgence and regentrification of communities across Florida, Illinois, and Wisconsin. Wingspan is a hands-on developer that cares as much about user experience and service as it does about investor interests.

Nicholas & Associates, the vertically integrated full-service contractor for Wingspan Development, provides comprehensive construction management, design/build, and general contracting services. Nicholas has been built by chasing people—not projects—seeking partnerships where it can provide long-standing value. To that end, the company completes more than \$500M of in-place construction annually. Nicholas' portfolio is focused on public and private sector work in the states of Florida, Illinois, Indiana, and Wisconsin.

Wingspan Capital

Wingspan Capital Group, a part of the Nicholas Family of Companies, is a real estate investment and asset management platform providing the capital, strategic oversight, and market expertise that support transformative real estate projects.

The firm invests across multifamily and commercial real estate sectors, including sports and entertainment venues, industrial properties, and retail developments, targeting opportunities supported by strong fundamentals, disciplined execution, and long-term value creation.

About Colliers

Colliers is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$6 billion in annual revenues, 28,000 professionals, and \$110 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com.



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