

# FOR SALE OR LEASE

Colliers



**547,135 SF**

- Divisible
- 6B Potential
- Fully air conditioned
- Excellent visibility at I-90 and Barrington Road interchange

# 2400 W Central Road

Hoffman Estates, Illinois

Corporate Headquarters Opportunity  
in Chicago's Golden Corridor



**SIZE** ±547,135 SF - Divisible

**OFFICE** First Floor: 113,334 SF  
Second Floor: 74,780 SF  
(can be reduced)

**LAND AREA** 23.68 Acres

**YEAR BUILT** Original Building: 1974  
Expansion / Renovation: 1998

**ZONING** M-2, Manufacturing

**POWER** 10,000 amp

**TAXES** \$2.67 PSF (2024)  
Potential for 6B

**LOADING** 11 Exterior Docks  
20 Interior Docks  
2 Drive-in Doors

**CAR PARKING** 468 Spaces

**CLEAR HEIGHT** 28'

**SPRINKLER** Newer warehouse is ESFR  
(1998 expansion area)

**LEASE RATE** \$6.99/PSF  
**SALE PRICE** \$79/PSF



100%  
Air-conditioned



On Full Interchange  
@ I-90/Barrington Road



Zoning Allows for  
Trailer Parking

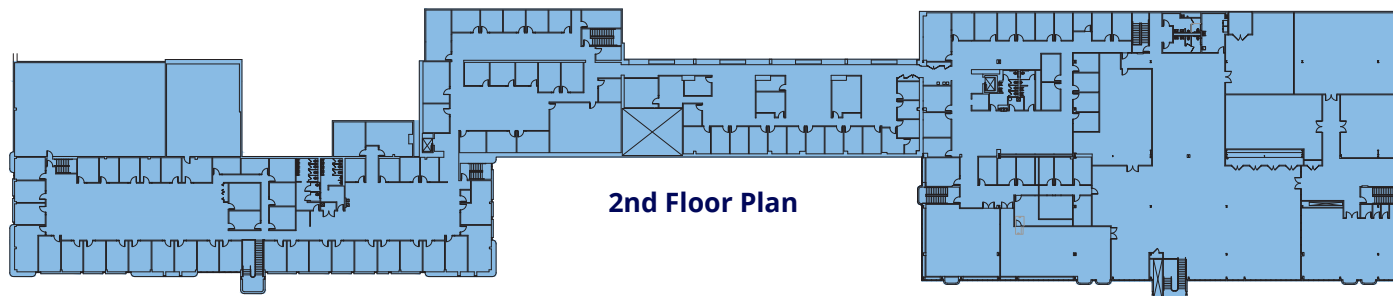


Excellent Visibility  
on I-90

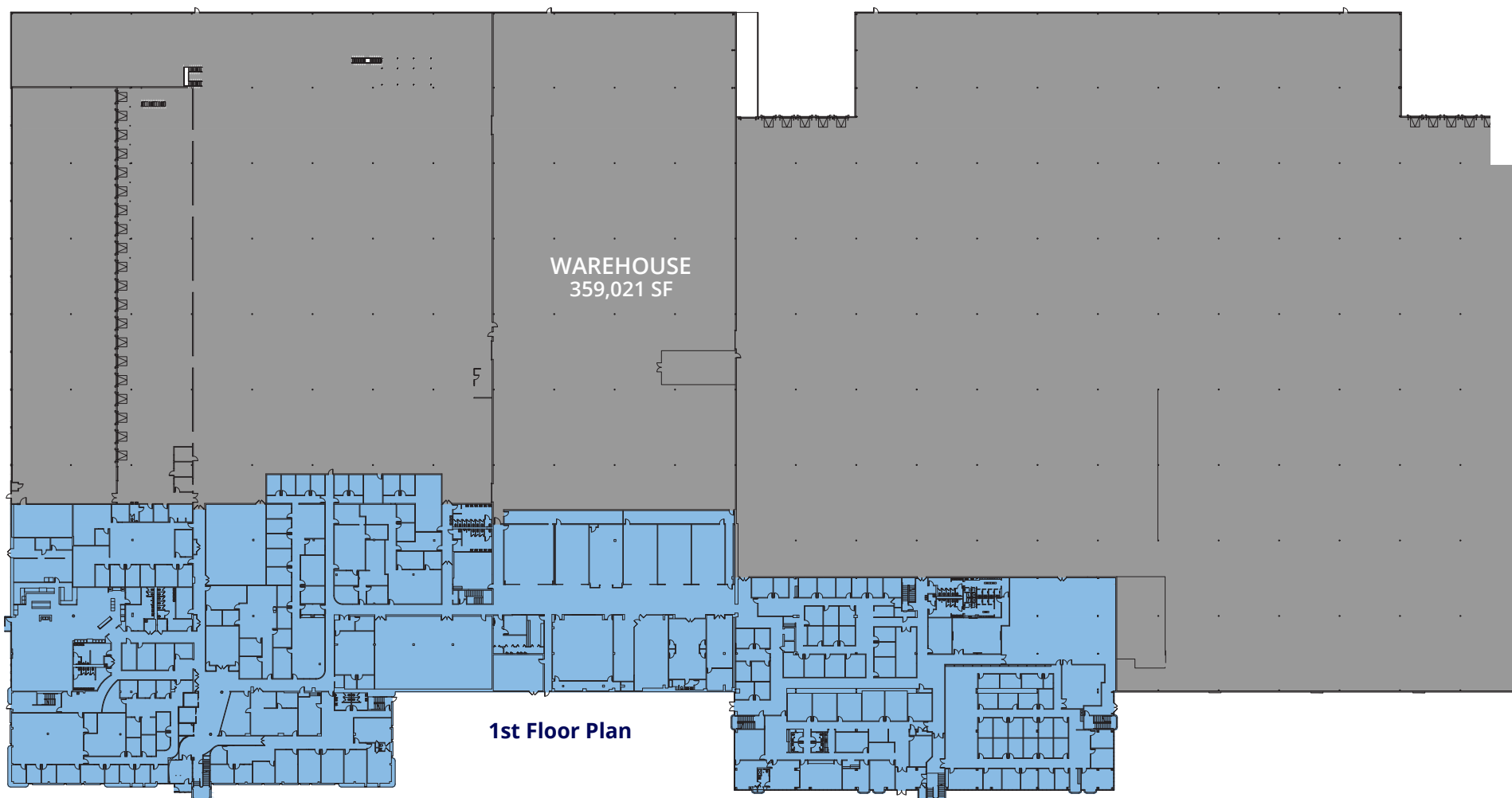


Building  
is Divisible

# Floor Plan



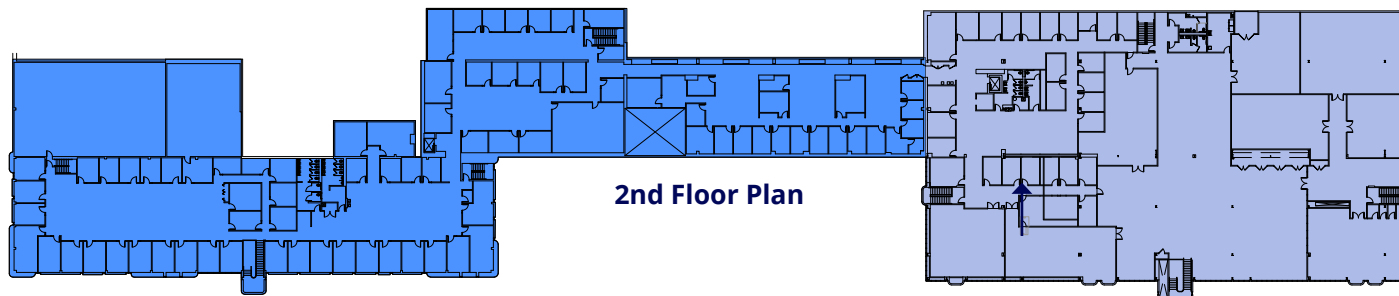
**2nd Floor Office: 74,780 SF**  
**1st Floor Office: 113,334 SF**  
**Warehouse: 359,021 SF**  
**Total: 547,135 SF**



0 40 80  
scale: 1" = 80'-0"



# Demised Plan



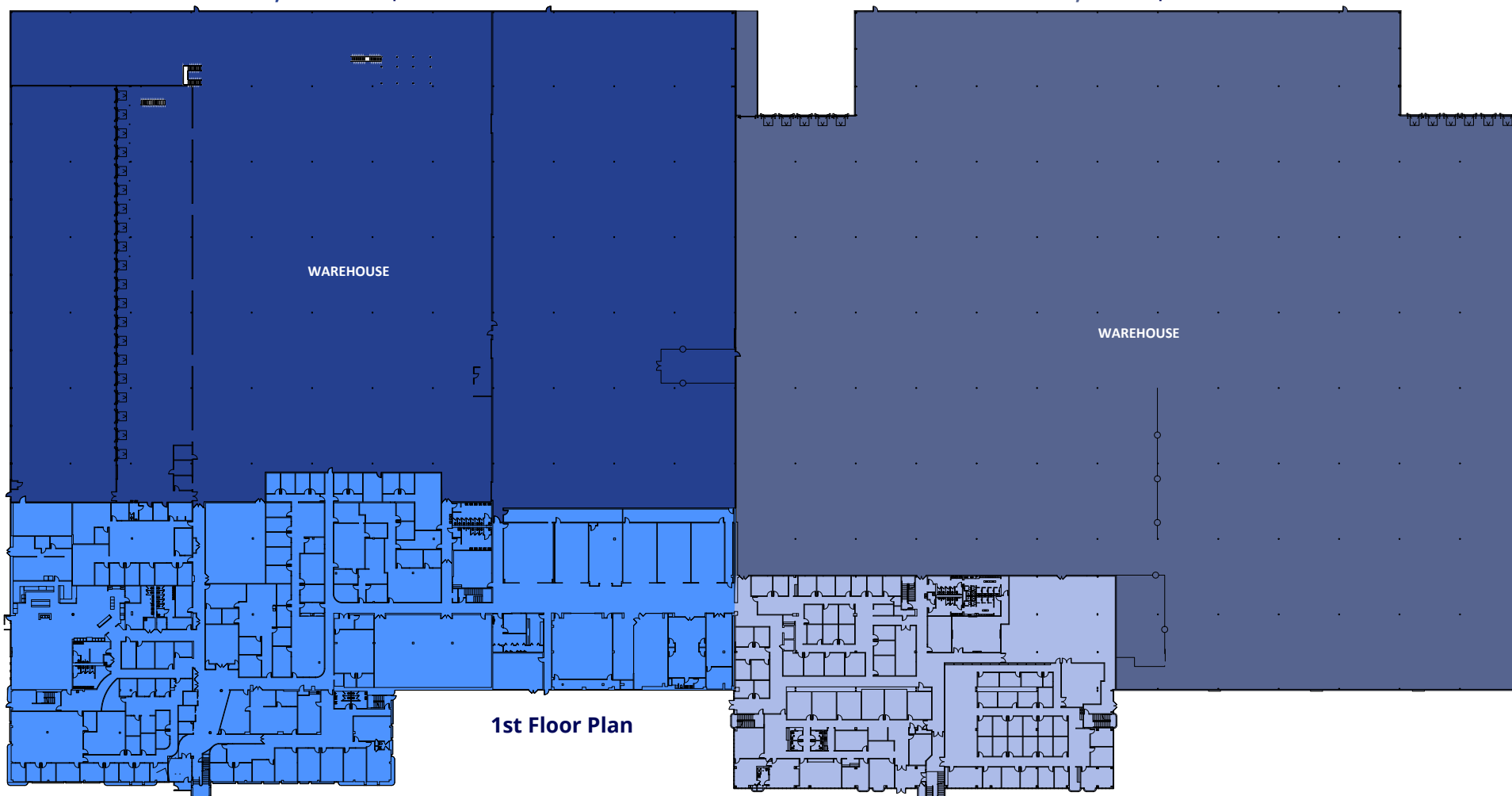
2nd Floor Plan

2nd Floor Office: 38,878 SF  
1st Floor Office: 77,259 SF  
Warehouse: 154,932 SF

West Tenant Total:  
271,069 SF

2nd Floor Office: 35,902 SF  
1st Floor Office: 36,075 SF  
Warehouse: 204,078 SF

East Tenant Total:  
276,055 SF

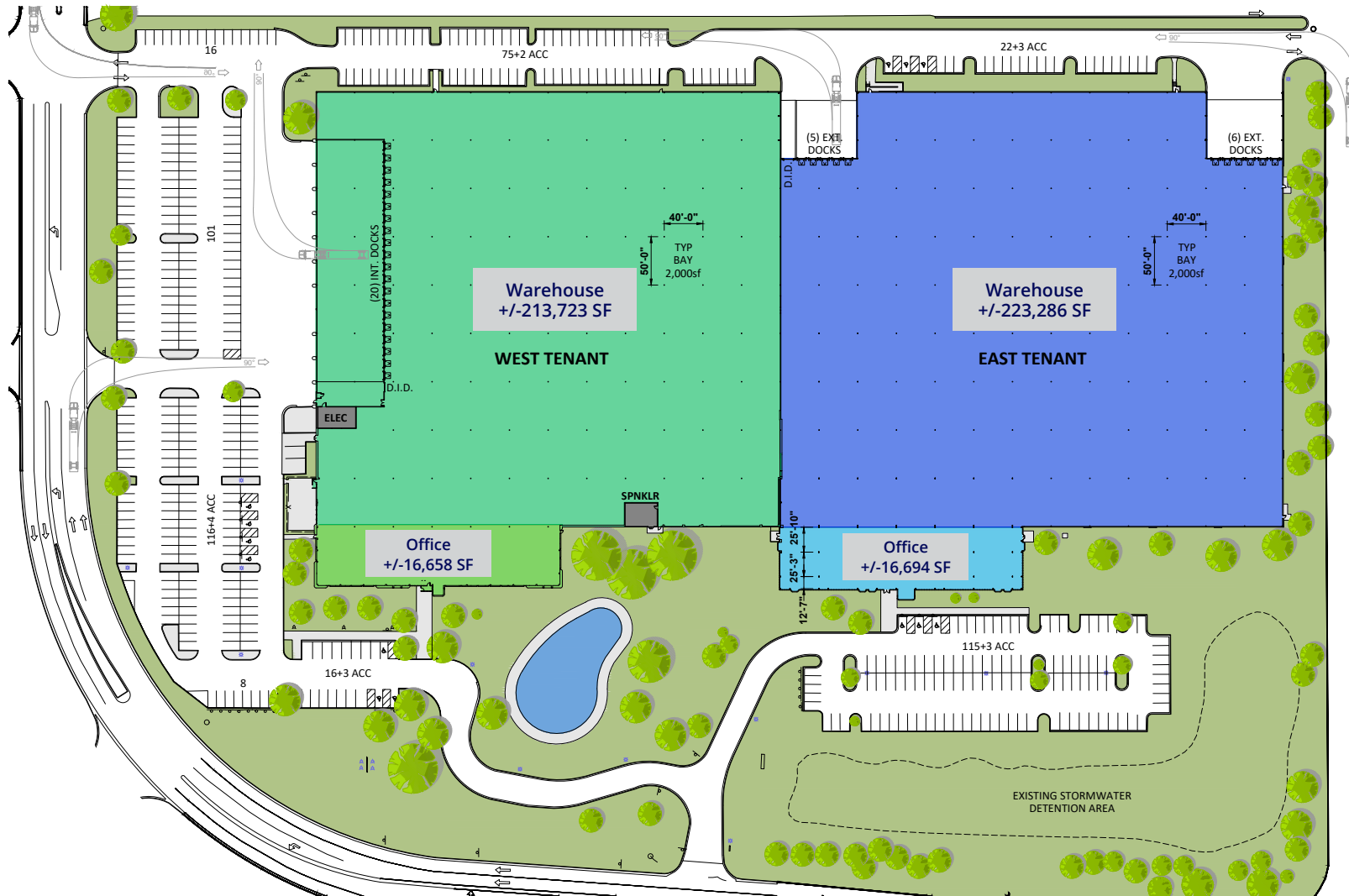


1st Floor Plan

0 40 80  
scale: 1" = 80'-0"



# Conceptual Reduced Office Plan



# REPOSITION. REINVENT. REIMAGINE.

Reimagine the possibilities of a premier headquarters campus strategically positioned in the heart of the Northwest Suburbs.



## PRIME VISIBILITY

Prominent standalone headquarters with frontage on I-90 in the northwest suburbs of Chicago.



## FLEXIBLE OFFICE

Adaptable office layout designed for single or multi-tenant use with flexible, divisible floor plans.



## CORPORATE FACILITY

Expansive headquarters blending office and distribution uses, easily divisible for multiple tenants.



## UNIFIED SPACE

The property supports logistics, R&D, and manufacturing functions under one roof.

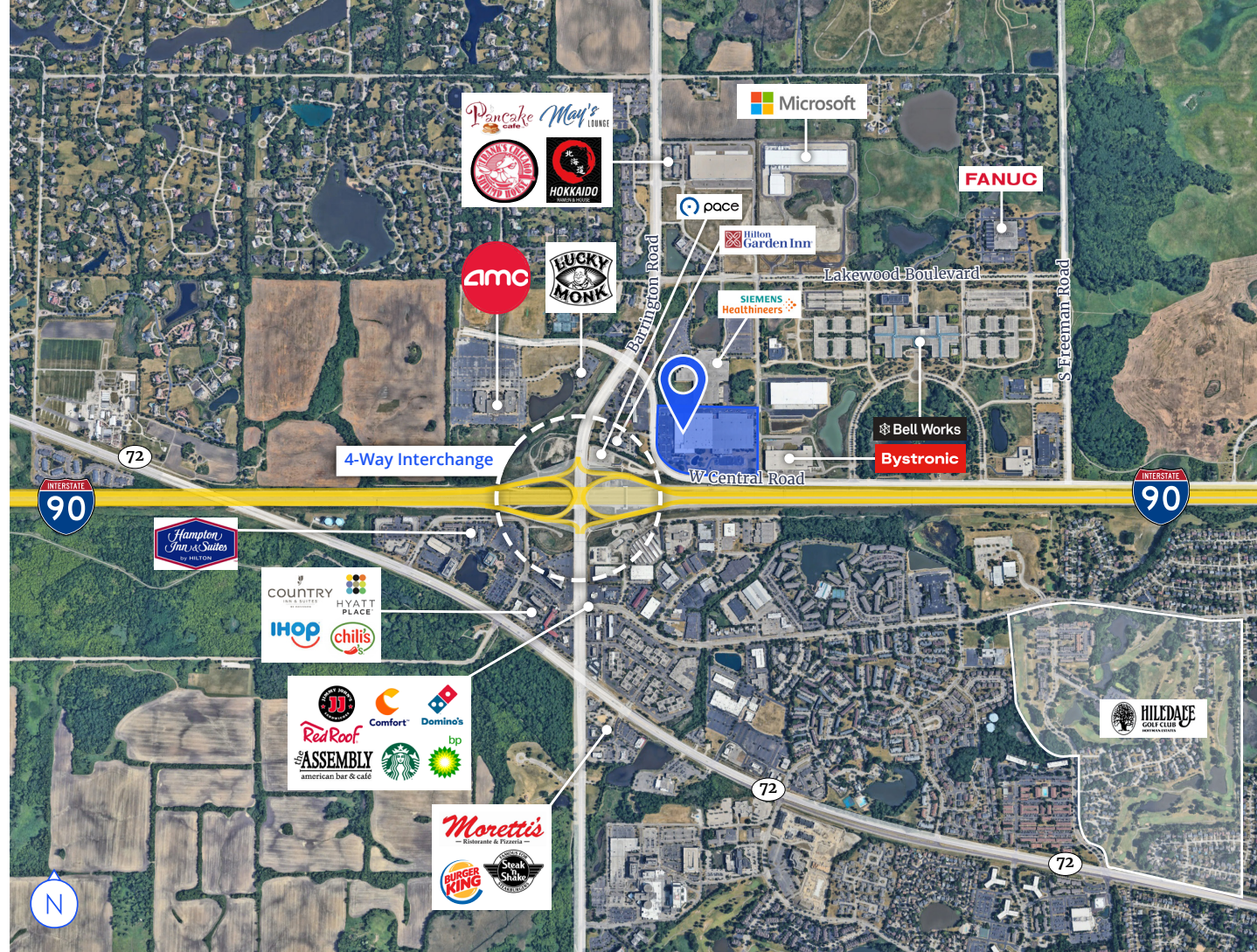


## ADAPTIVE REUSE

Suited for repositioning as medical, technology, education, or creative office space.

# A Thriving Suburban Hub

**Hoffman Estates** is a well-established community with over 52,000 residents and a diversified economy anchored by healthcare, tech, and manufacturing. The village is recognized for its pro-business climate, strong labor pool, and modern amenities, making it a preferred headquarters location in the Northwest Suburbs.



## 240K

### 5-Mile Population

Strong consumer base and local workforce within five miles.

## \$122K

### Avg. Household Income

Affluent demographics support area stability and market demand.

## \$3.8B

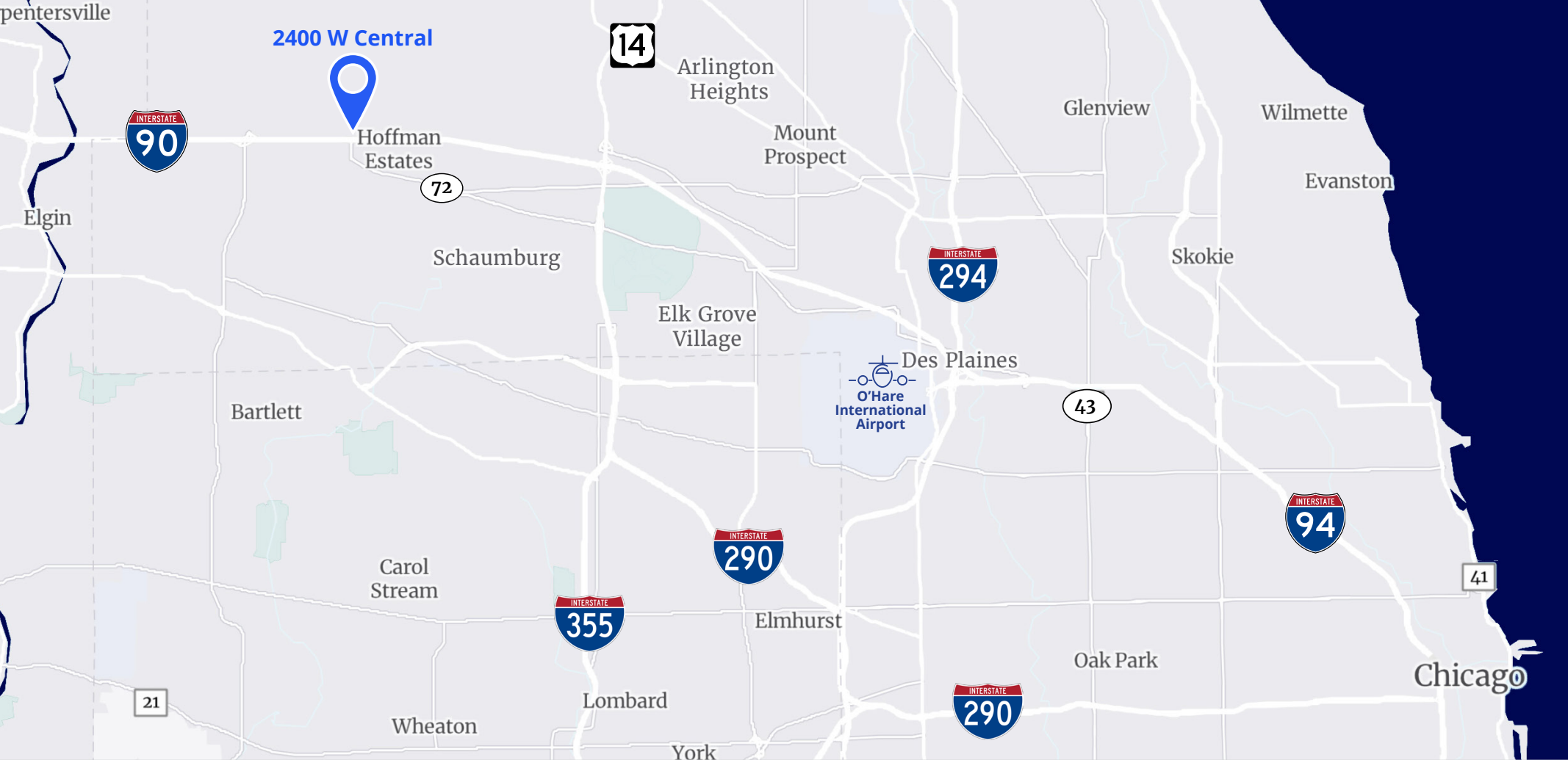
### Local Spending Power

Strong purchasing base supports retail, housing, and services.

## 1.2M+

### Regional Workforce

Access to a deep, educated labor pool across the Northwest suburbs.



< 1 Mi

to I-90 Interchange

10 Mi

to Woodfield Mall

19 Mi

to O'Hare Airport

30 Mi

Northwest of Chicago

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