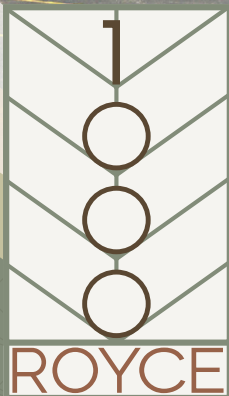


*Hidden
in plain sight*



UP TO 70,653 SF OFFICE
SPACE NOW AVAILABLE

THE UNDISCOVERED GEM
OF OAKBROOK TERRACE

Building Features

- RARE SINGLE-TENANT BUILDING OPPORTUNITY
- SPACES READY TO BE CUSTOMIZED
- UNIQUE LIFTED CEILINGS ON THIRD FLOOR
- 215 SURFACE & 61 HEATED, COVERED PARKING SPACES
- GREAT ACCESS TO RESTAURANTS, HOTELS AND SHOPPING
- FULL-FLOOR OPPORTUNITIES STARTING AT 22,000 SF

AN UNPRECEDENTED OPPORTUNITY IN THE SUBURBS' MOST DESIRABLE OFFICE SUBMARKET, 1000 ROYCE OFFERS ENDLESS CUSTOMIZATION AND AN UNBEATABLE LOCATION. BURSTING WITH CHARACTER, THIS UNIQUE OFFICE IS TRULY OPEN FOR BUSINESS FOR THE FIRST TIME SINCE IT WAS BUILT OVER 30 YEARS AGO.



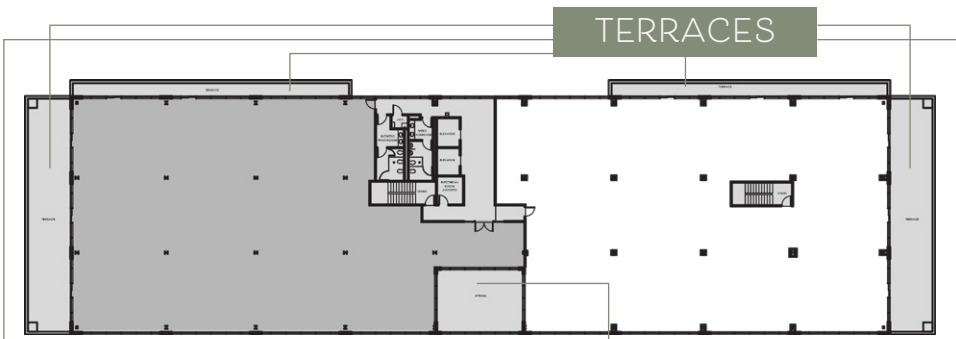
FROM ITS SOARING ATRIUM WITH STRIKING ARCHITECTURAL FEATURES TO ITS MASSIVE EXTERIOR TERRACE SPACES ADDING UP TO OVER 8,000 SF, 1000 ROYCE OFFERS A ONE-OF-A-KIND OFFICE ENVIRONMENT.



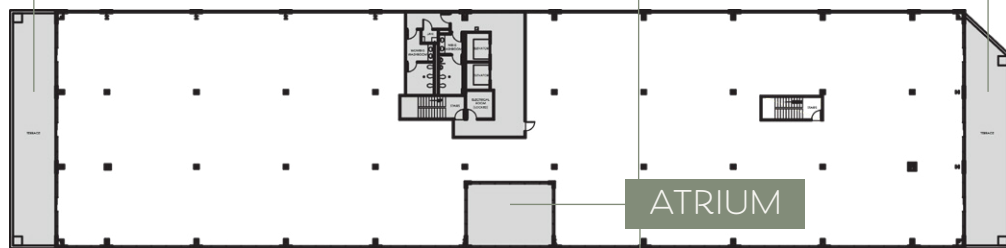
1000 ROYCE BOULEVARD, OAKBROOK TERRACE, ILLINOIS

Floorplans

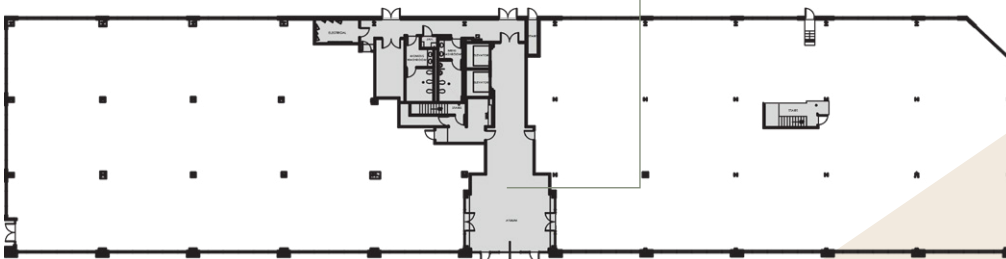
3RD FLOOR
21,936 RSF



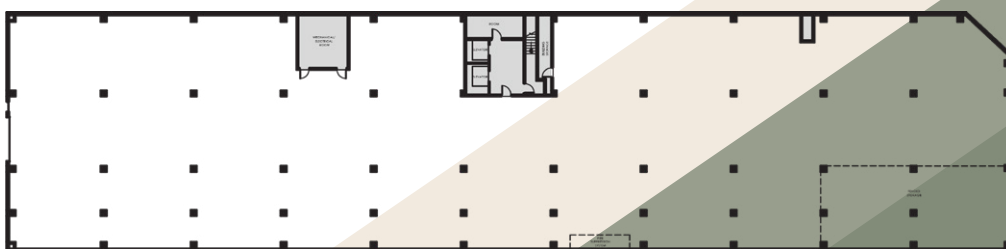
2ND FLOOR
23,933 RSF



1ST FLOOR
24,784 RSF



HEATED GARAGE PARKING - 61 EXECUTIVE SPACES



SITE SIZE
6.5 ACRES
YEAR BUILT
1990

AVAILABLE SPACE
70,653 SF

PARKING
3.9:1,000 (276 SPACES)
215 SURFACE SPACES
61 EXECUTIVE SPACES



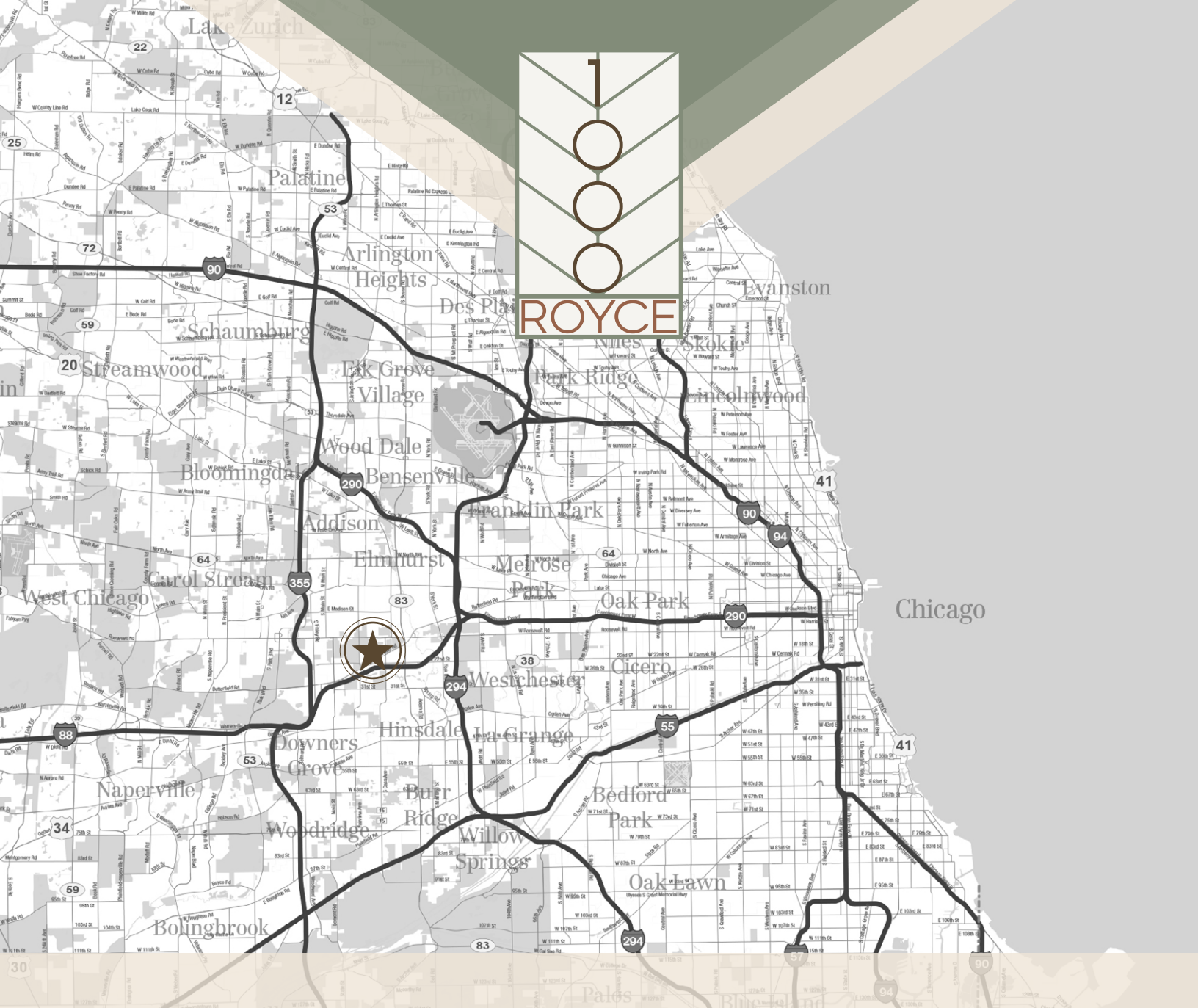
Leasing Highlights

PROPERTY FEATURES

- OUTDOOR TERRACE ON 2ND & 3RD FLOORS
- TALL CEILINGS ON 1ST FLOOR
- HEATED, UNDERGROUND PARKING (61 SPACES)

PERFECT LOCATION

- LOCATED IN A HIGH TRAFFIC CORRIDOR SURROUNDED BY RETAIL, RESTAURANTS, OFFICES AND OTHER AMENITIES
- IMMEDIATE ACCESS TO I-88 AND I-355



ROYCE

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