



SCHAUMBURG
CORPORATE CENTER

**No ordinary
office space**

SchaumburgCorporateCenter.com



MODERN AMENITIES

Brighten your workday, everyday.

Schaumburg Corporate Center is a three-building, 1 million square foot office complex with a full suite of modern amenities. The focal point of the property is the atrium, a 17,000 square foot glass and steel marvel spanning four stories. The property's modern amenity package includes a state-of-the-art conference center, full-service health club managed by Midtown Fitness, indoor/outdoor tenant lounge, game room and a variety of dining options.





MIDTOWN FITNESS

For your workday workout.



At Schaumburg Corporate Center, all tenants have complimentary access to a luxury health club right downstairs. Powered by Midtown Health, this is an elite fitness center to rival any. The club features a broad range of machines and weights, group classes, personal training and nutrition counseling.

Midtown Health is the premiere provider of corporate fitness management services. They have over 45 years of vast experience in owning, managing, and operating fitness centers. With a prestigious portfolio of 25 similar corporate facilities, Midtown Health is known nationwide for industry leading, results-driven fitness programming, exemplary member satisfaction and corporate wellness services provided for tenant employees.

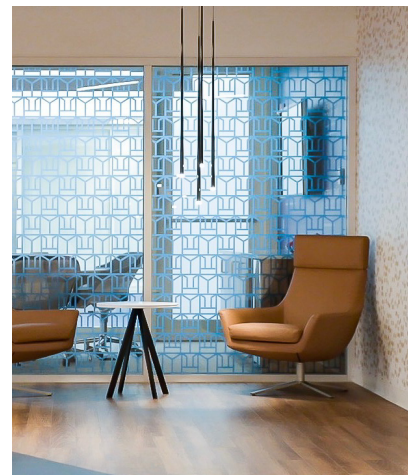
- Staffed Monday–Friday
- 24/7 access
- Cardio and weight equipment
- Group classes
- Personal training
- Nutrition counseling
- Social events
- Challenges and competitions



CONFERENCE CENTER

Conference calling?

Our state-of-the-art conference center offers space and features designed for large meetings, office gatherings, working sessions and other events. With over 10,000 square feet of flexible space, Schaumburg can deliver on all your meeting needs so you can focus on getting work done.





GLENSTAR CONNECT

Community at work.

Glenstar Connect is a tenant experience program created to build communities within Glenstar's managed properties. From social gatherings, learning opportunities, health and wellness activities and a chance to give back to the community, we offer activities that appeal to all types of personalities. Learn more at [**glenstar.com/connect**](https://glenstar.com/connect).





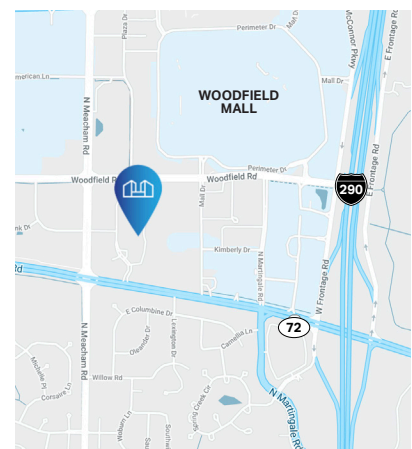
LOCATION OVERVIEW

The perfect suburban office neighborhood.



Schaumburg Corporate Center is located at the heart of the Schaumburg market, within walking distance to Woodfield Mall and easy access to the tollway system.

Commuters have great access to all North Shore communities from the property. O'Hare International Airport is a 10-15 minute drive and Downtown Chicago is 35-40 minutes. There is an abundance of parking options for commuters, including a 500 car parking garage with an enclosed connector to the building.





INDOOR AIR QUALITY

Building a healthier building.



A healthy building does more than conserve resources; it improves the health, confidence and productivity of the people inside. At Schaumburg Corporate Center we are working behind the scenes to proactively monitor the common areas of the building such as the atrium, tenant lounge, health club and conference center. We measure 10 indoor air quality attributes—temperature, relative humidity, particulate matter (1, 2.5, 4 and 10), carbon monoxide (CO) and carbon dioxide (CO₂), Ozone (O₃) and volatile organic compounds (VOCs) and adjusts with outside air.

- The building automation system (BAS) also has 52 sensors to detect CO₂ and VOCs and adjusts the outside air intake; 60 sensors on the fans monitor temperature and relative humidity on discharge and return air.
- The building utilizes a Minimum Efficiency Reporting Value MERV 13 air filter for improved efficiency and particulate control of indoor air quality. These filters are **hospital-grade** and capture 50-85% of particles 0.3 to 1.0 microns in size. Typical controlled contaminants include all bacteria and viruses. **According to ASHRAE, MERV 13 filters are efficient at capturing airborne viruses.**
- We utilize variable-speed fans to enhance the control of airflow and allow for a minimum setting that produces lower speed airflow, which is beneficial to curbing virus spread.



- We utilize Siemens newest state-of-the-art Building Automation System system, Designo, to run the building mechanical equipment, which allows for efficient monitoring of all tenant and common area spaces.
- We maintain primary and secondary filtration and change our filters in frequencies exceeding manufacturer and ASHRAE standards.
- We provide best-in-class HVAC designed for one air change per hour and 100 square feet per person, monitoring and tracking total airflow and changes and run the HVAC system at maximum outside airflow before and after standard building operating hours and ensure exhaust fans in restrooms and elevator cabs are operating at full capacity when the building is occupied.
- We have increased the percentage of outdoor air using economizer modes, minimizing air recirculation and bringing in 100% outside air when we are able. By increasing the ventilation, air concentrations of a pathogen can be reduced.
- We follow ASHRAE guidance for information on ventilation and filtration to help reduce risks from the virus that causes COVID-19, providing increased ventilation and filtration to help protect occupants.
- We exceed ASHRAE recommendations for maximum outside air flow before and after occupied times, achieving one or more air changes of outside air per hour in all building areas.
- We exceed ASHRAE Standard 62.1: Ventilation for Acceptable Indoor Air Quality, which specifies minimum ventilation rates and other measures, including MERV ratings, for new and existing buildings. We verify the HVAC systems to ensure at least minimum outside air are delivered to each space to the building.
- We provide a high level of inspection and maintenance, following ASHRAE Standard 180-2018: Standard Practice for the Inspection and Maintenance of Commercial HVAC Systems. Cooling coils and condensate drain pans inside air handling equipment is regularly maintained to ensure they are performing at optimal level.
- All Schaumburg Corporate Center engineers take mandatory monthly safety training including:
 - Disinfecting the Workplace for COVID-19
 - COVID-19 Masks, Coverings & Respirators
 - Pandemics: Slowing the Spread
 - Able Engineering COVID-19 Protocols (Levels 1, 2 & 3)
 - CDC Guidelines



SUSTAINABILITY

Wired for you.



Schaumburg Corporate Center is WiredScore Certified to provide tenants with best-in-class connectivity. Both 1475 and 1501 Woodfield Drive are Gold Certified and 1515 Woodfield Drive is Platinum Certified.

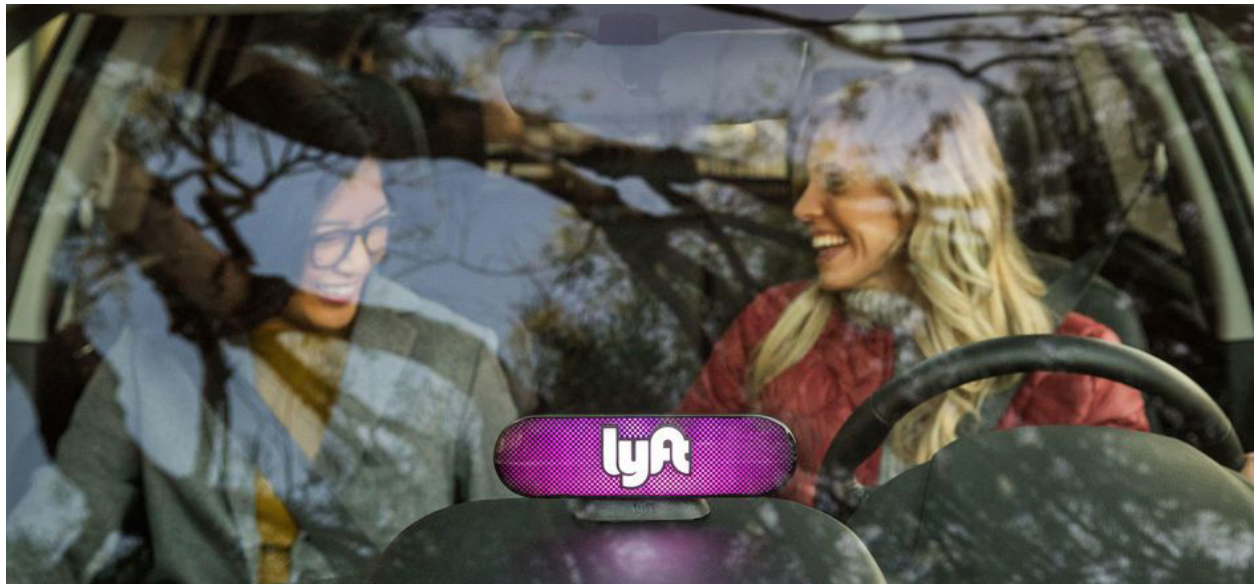
The property offers four fiber providers which provides dedicated, business-grade internet access with guaranteed upload and download speeds. Multiple points of entry on different sides of the building provide the ability to purchase physically diverse primary and back-up internet connections. A distributed antenna system is in place to boost cellular reception. Additional riser capacity is available. Telecom equipment is kept in a separate protected space, reducing the potential for service disruption. Coaxial cabling can provide bundled phone, cable TV and basic internet. Wi-Fi is free in common areas.

1475 BUILDING	CABLE TYPE	NETWORK TYPE	CABLE DISTRIBUTION
AT&T	Fiber	Type 1	Partial Coverage
AT&T	Copper	Phone or Cable	Full Coverage
AT&T U-Verse	Fiber	Type 1	Partial Coverage
Century Link	Fiber	Type 1	Direct to Tenant
Comcast	Fiber	Type 1	Full Coverage
Comcast	Coaxial	Phone or Cable	Full Coverage
Verizon Enterprise	Fiber	Type 1	Direct to Tenant
1501 BUILDING	CABLE TYPE	NETWORK TYPE	CABLE DISTRIBUTION
AT&T	Fiber	Type 1	Full Coverage
AT&T	Copper	Phone or Cable	Full Coverage
AT&T U-Verse	Fiber	Type 1	Full Coverage
Century Link	Fiber	Type 1	Full Coverage
Comcast	Fiber	Type 1	Full Coverage
Comcast	Coaxial	Phone or Cable	Full Coverage
Verizon Enterprise	Fiber	Type 1	Full Coverage
1515 BUILDING	CABLE TYPE	NETWORK TYPE	CABLE DISTRIBUTION
AT&T	Fiber	Type 1	Partial Coverage
AT&T	Copper	Phone or Cable	Full Coverage
AT&T U-Verse	Fiber	Type 1	Partial Coverage
Century Link	Fiber	Type 1	Direct to Tenant
Comcast	Fiber	Type 1	Full Coverage
Comcast	Coaxial	Phone or Cable	Full Coverage
Verizon Enterprise	Fiber	Type 1	Direct to Tenant



LYFT PROGRAM

Ride for free, everyday.



Schaumburg Corporate Center offers all tenants access to our 'First and Last Mile Ride' program. We are filling in the gaps in commuter public transit by providing complimentary rides for the first and last leg of trips. Your ride to and from the property is covered when going to or from any of the following Metra stations.

Arlington Park Medinah

Code is valid for free rides up to \$20 each direction and between the hours of 4:00am and 10:00pm, Monday through Friday. Covers ride cost only, any tips will be paid by the rider.

IT'S AS SIMPLE AS 1, 2, 3

- 1** Download the Lyft app
- 2** Enter the Lyft code in the Promos section of the app
- 3** Request a ride to 1501 Woodfield Road or from the property to your preferred Metra station as listed on the left



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Schaumburg Corporate Center
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A GLENSTAR PROPERTY