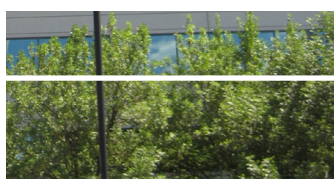
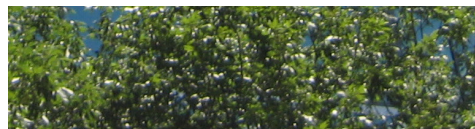
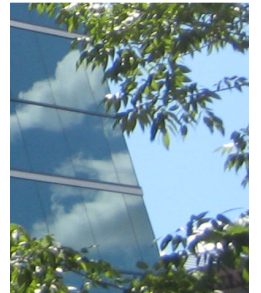
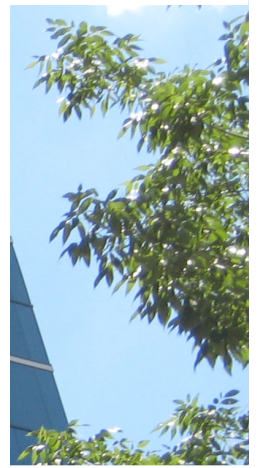
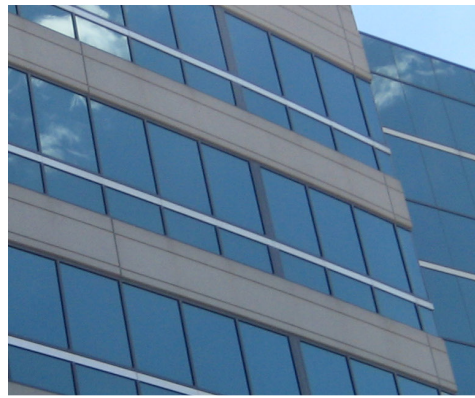
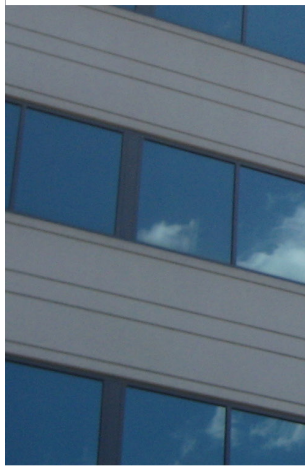
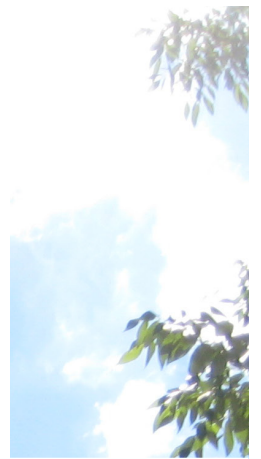


# HIGHLAND LANDMARK IV



HIGHLAND LANDMARK IV  
3050 HIGHLAND PKY  
DOWNERS GROVE, IL

## PROPERTY OVERVIEW

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Completed in 2002, Highland Landmark IV is a nine story 247,550 square foot Class A office building located at the intersection of Highland Avenue and 31st Street in the Village of Downers Grove, Illinois. Highland Landmark IV is part of The Highland Landmark Park, a five building, 42-acre office park that was built between 1997 and 2008. The office park and its buildings are widely considered trophy office buildings within the Chicago market.

The property affords exceptional access and visibility with its access to Highland Avenue and I-88. Highland Landmark IV boasts covered parking, offering both executive parking and garage parking via six level parking deck to accommodate up to 988 cars. The office park is professionally landscaped with a pond and an adjacent nature preserve.

The efficient floor plates typically measure 32,896 square feet with a center core configuration, efficiently accommodating both partial and full floor users. The property offers security personnel as well as a fitness facility and food service.

Currently, 74,319 square feet is available for lease on the 1st, 2nd and Concourse levels of the property.



# AREA OVERVIEW

DuPage County is the second most populous county in Illinois after Cook County. In addition to being well populated DuPage is also one of the nation's wealthiest counties ranking within the top 25 wealthiest counties in the United States. DuPage County has a very well developed highway and mass transit system which provides easy access to both O'Hare and Midway airports.

Many Fortune 500 companies call DuPage County home and enjoy the benefits of a rich labor pool and low commercial property taxes. Notable public corporations headquartered in DuPage County include; McDonald's Corporation, Dover Corporation, Navistar International, Arthur Gallagher & Co., and OfficeMax. DuPage County's business community is diverse with major employers consisting of the manufacturing, government, high-tech, telecom, warehousing and distribution, and health care industries. Currently the fastest growing industry in DuPage in terms of job growth are service-related occupations such as accounting, health-services, technology and consulting due to the county's equidistant location to all parts of the Chicago MSA and the ability to attract high quality labor from throughout the Chicago MSA. Private sector job growth for DuPage County is up over 5% since 2010.

DuPage County is also home to many colleges and universities such as:

Benedictine University, College of DuPage, DePaul University, DeVry University, Elmhurst College, Illinois Institute of Technology, National-Louis University, the National University of Health Sciences (formerly the National College of Chiropractic), the Northern Baptist Theological Seminary, North Central College, Midwestern University and Wheaton College.

**RESTAURANTS**

1. Weber Grill
2. Harry Caray's Italian Steakhouse
3. Brio Tuscan Grille
4. McCormick & Schmick's Seafood
5. Claim Jumper
6. The Capital Grille

**HOTELS**

7. The Westin
8. Hyatt Place
9. Embassy Suites
10. Residence Inn

**SHOPPING/ENTERTAINMENT**

11. Yorktown Shopping Center:
  - First class shopping
  - AMC Yorktown Premium Cinema
  - Fine dining

## CONTACT INFORMATION:

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