

MIX APPAREL & GIFT MART



CUMBERLAND CENTRE

5440-5450 CUMBERLAND AVENUE | CHICAGO

NEW SPACE
NEW FINISHES
NEW ERA



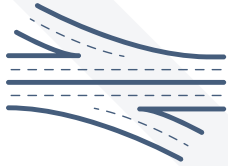
LOCATION, LOCATION, LOCATION



750 STEPS TO
CHICAGO CTA
CUMBERLAND STOP



EASY ACCESS TO
O'HARE AIRPORT

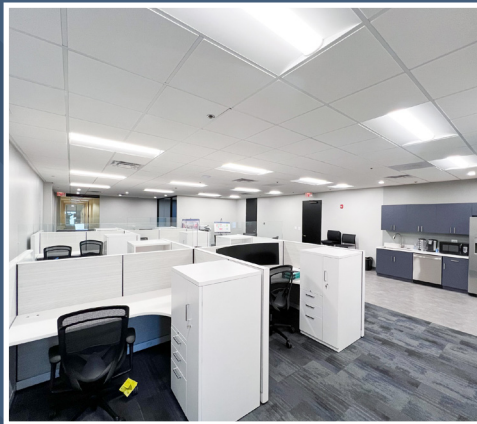
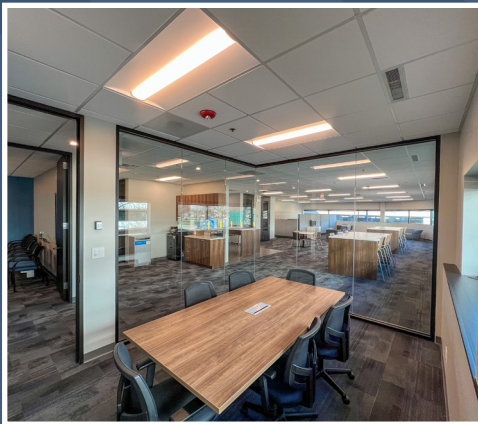
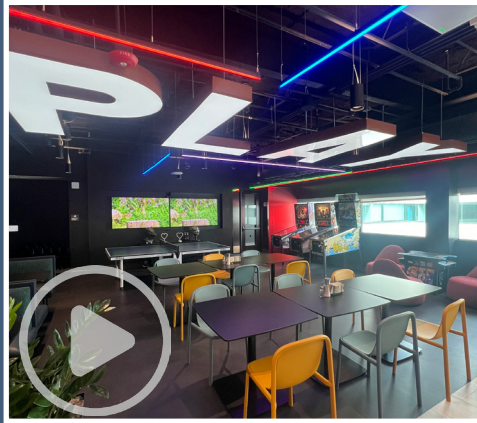


DIRECT ACCESS TO
I-90 & I-294 VIA
CUMBERLAND
INTERCHANGE



THE FUTURE IS NOW

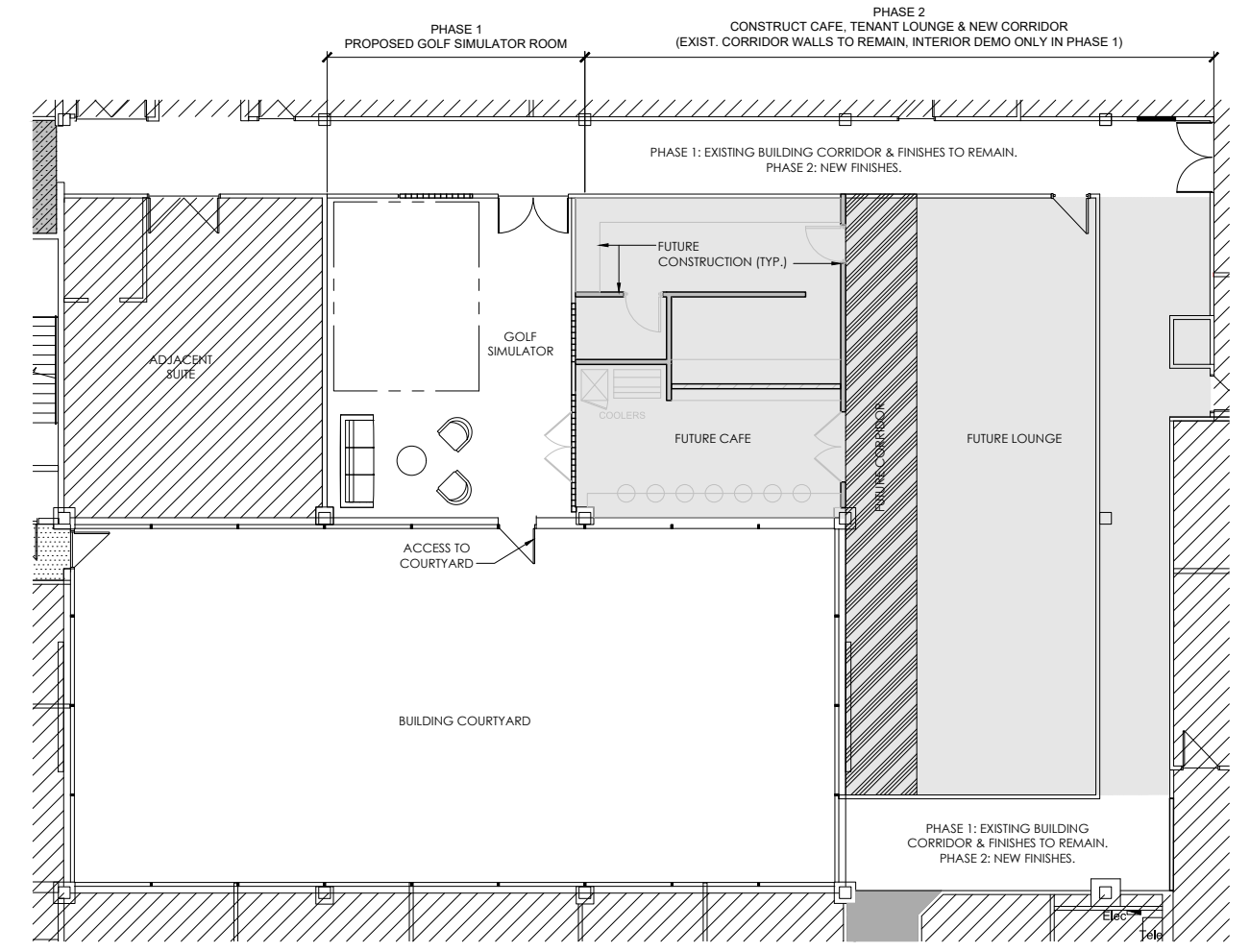
NEW LOBBY | NEW TENANTS | NEW SPEC SUITES



NEW ERA



PROPOSED CAFE DELIVERY BY 2026



PROPERTY DETAILS

- Two Three-Story Office Buildings totaling 350,668 SF
- 1,000 - 104,000 SF Contiguous on Campus

PROPERTY FEATURES

- 48,000 SF On-Site Renovated Fitness Center
- Signage Opportunities

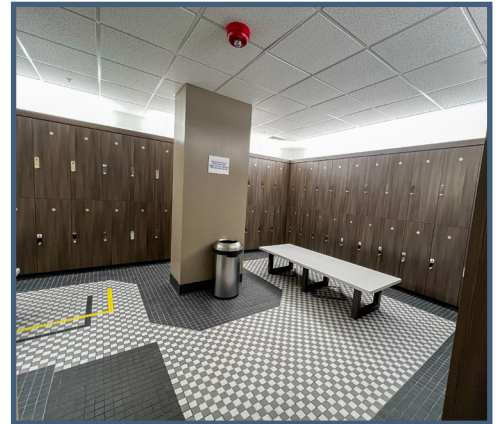
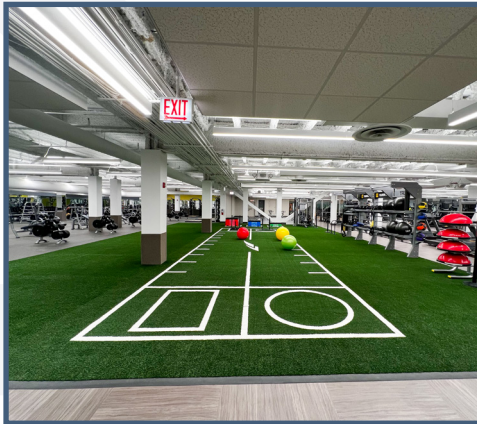
CONTIGUOUS SPACE AVAILABLE UP TO 104,000 SF

AMENITIES



LIFETIME FITNESS

48,000 SF ON-SITE FITNESS CENTER | ALL NEW EQUIPMENT & LOCKER ROOMS



BUILDING
CONFERENCE
CENTER



ON-SITE
MANAGEMENT



TENANT LOUNGE



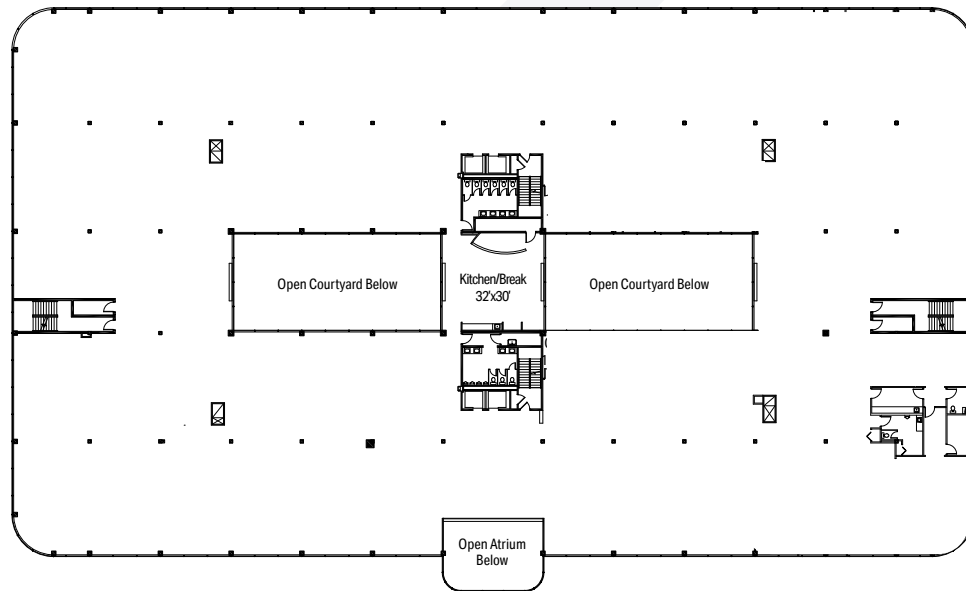
TRUCK LEVEL DOCK
LANDLORD TO INSTALL
VERTICAL CORD TRANSPORTATION





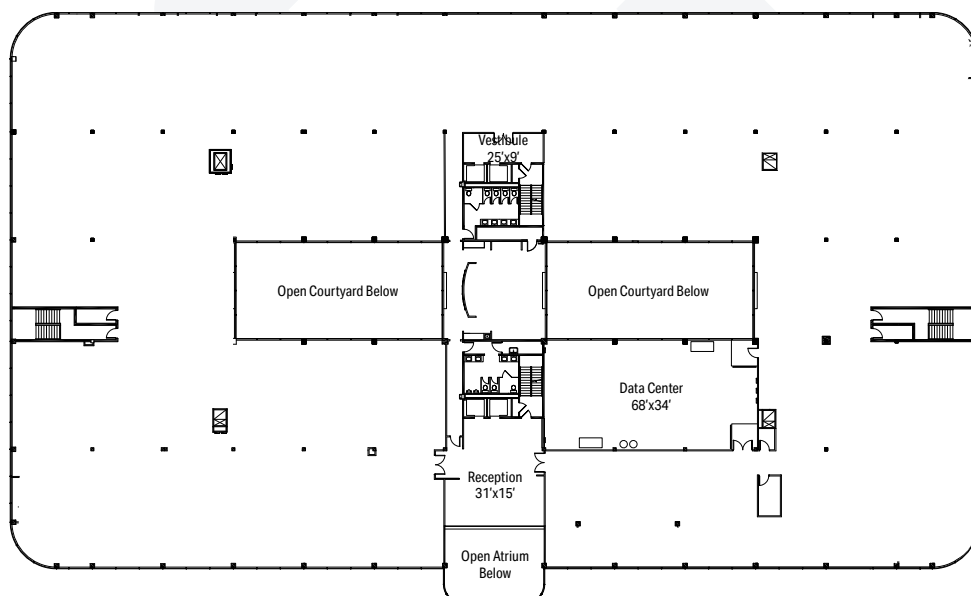
5450 CUMBERLAND | SUITE 200

51,388 SF



5450 CUMBERLAND | SUITE 300

52,856 SF



PARKING



2,000 PARKING SPOTS



COVERED & HEATED PARKING AVAILABLE



3 STORY PARKING GARAGE



SURFACE LEVEL PARKING AVAILABLE



UNDERGROUND PARKING AVAILABLE



SECOND FLOOR DEMISING CONCEPT



NOT TO SCALE

CONCEPTUAL

PROPOSED SUITE ENTRANCES



SUITE



LEASING CONTACTS

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