



DOWNTOWN ORLAND PARK



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SIGNAGE

SIGNAGE

EDWARDS
REALTY COMPANY

WELCOME TO DOWNTOWN ORLAND PARK

Downtown Orland Park is the premier shopping and entertainment destination in Chicago's southwest suburbs. With annual sales north of \$1.67 billion, Orland Park offers metropolitan opportunities with more space and amenities.

The most innovative regional development in decades, Downtown Orland Park offers easy access to restaurants, entertainment, offices and unmatched outdoor amenities.

This 471,500 SF development will feature:

- 63,000 SF Commercial Space
- 28,800 SF Restaurant Space
- 89,000 SF Office Space
- 195,000 SF Residential Space
- 96,000 SF Civic / Entertainment Space
- 1,686 Parking Spaces
- Community Park / Greenspace



ABOUT ORLAND PARK



“Safest City in Illinois”

safety.com, 2021



“American City for Home Ownership”

24/7 Wall Street, 2019



“Best Small Cities in Illinois”

Money Magazine, 2008

\$98.4K

Average Household Income

Estimated Customer Audience, Placer.ai, 2021

156K

Average Monthly Visits

Estimated Customer Audience, Placer.ai, 2021

\$326K

Average Home Value

Orland Park, Zillow, 2021

87%

Customer Loyalty*

Estimated Customer Audience, Placer.ai, 2021

**Visit the property at minimum 2X annually*

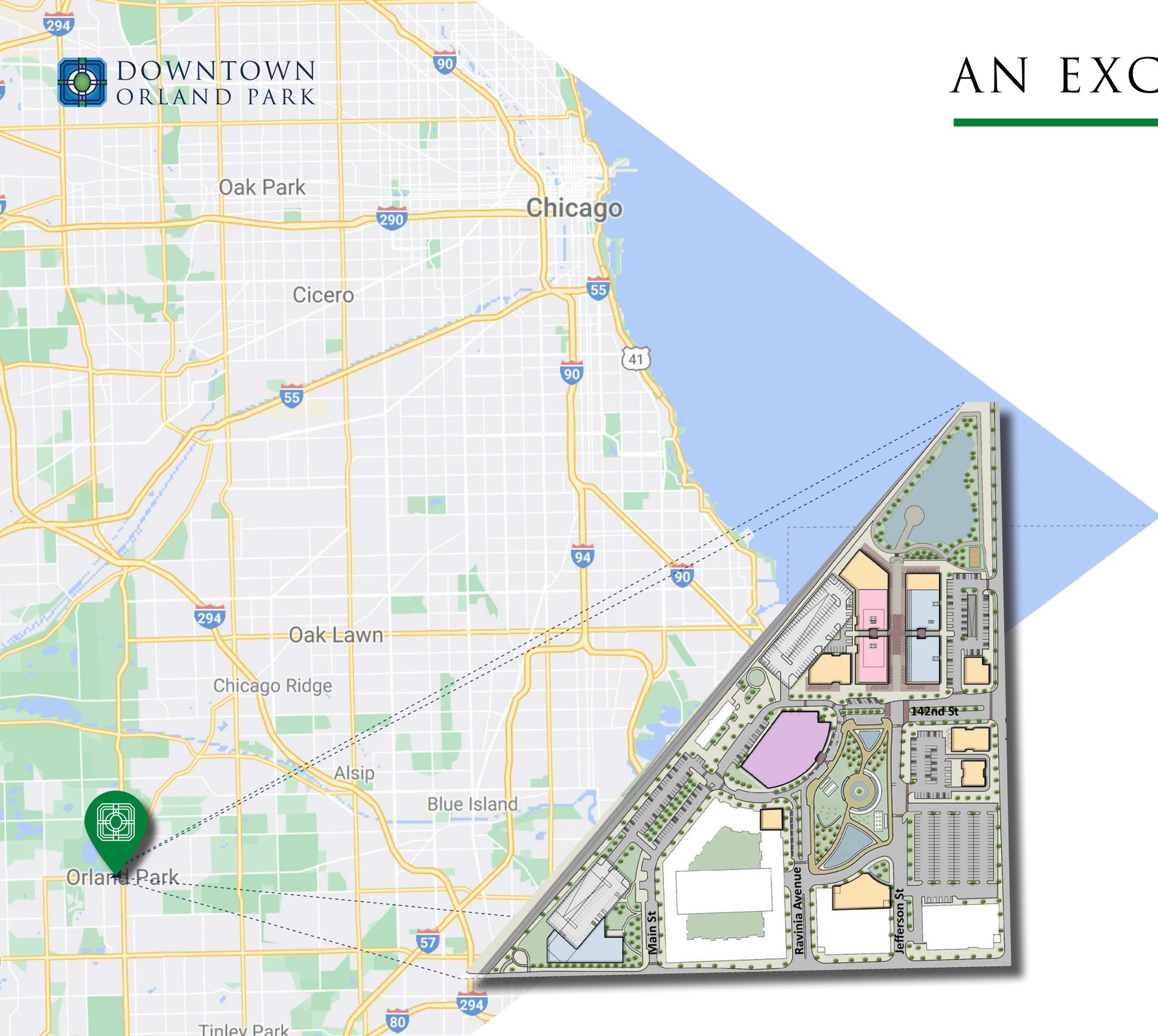


AN EXCEPTIONAL LOCATION

Boasting access to key regional arteries I-294, I-55, and I-57, as well as La Grange Road, Downtown Orland Park is ideally situated and easily accessed by the affluent area patrons.

A short, 38-minute drive to Downtown Chicago, 30-minutes to Chicago Midway International Airport and 45-minutes to O'Hare International Airport, Downtown Orland Park offers easy access to important regional hubs.

Downtown Orland Park's 77.9 mile trade area covers a large portion of the southwest Chicago suburbs.

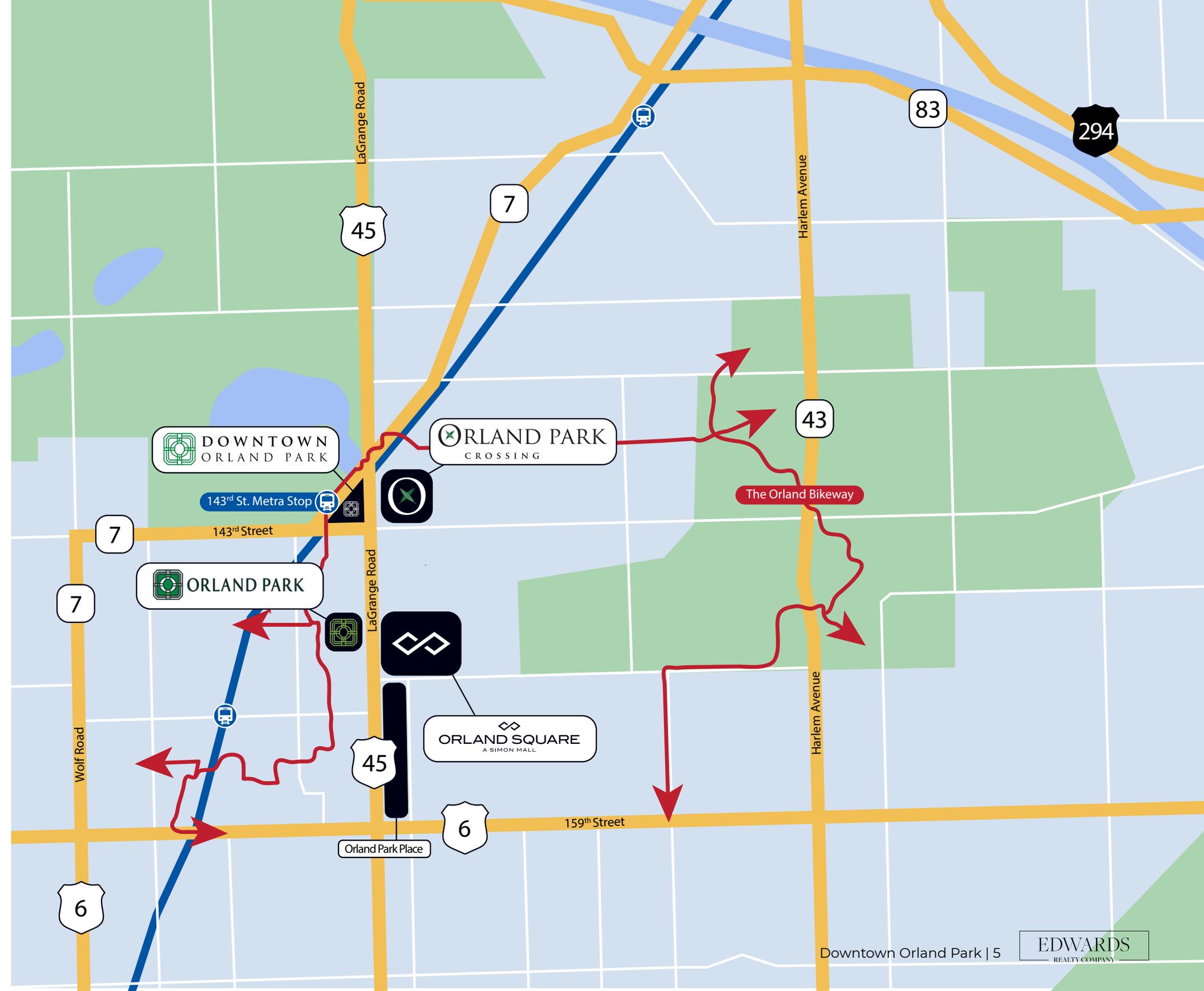


CONNECTED TO COMMUNITY

Downtown Orland Park offers proximity to regional shopping hubs Orland Park Crossing, Orland Square and Orland Park Place who, on average, receive a combined **1.2 million customer visits** per month. (Placer.ai 2021).

The 143rd Street Metra stop at Downtown Orland park (with access to the Southwest Service line) directly connects the property to Downtown Chicago and sees an average of **2.4 million riders per month** (Metra Rail, 2019).

The property provides direct access to The Orland Bikeway, connecting Downtown Orland Park to **80+ miles** of bike-friendly trails.



CURATED RETAIL & DINING

In the heart of Orland Park is a lifestyle destination unlike any other. Stroll down the shops of Main Street and enjoy a curated experience of world-class retailers and restaurants.

Downtown Orland Park is a vibrant village and our mission is to create a unique retail experience that will have you coming back again and again.



PREMIER OFFICE & RESIDENTIAL

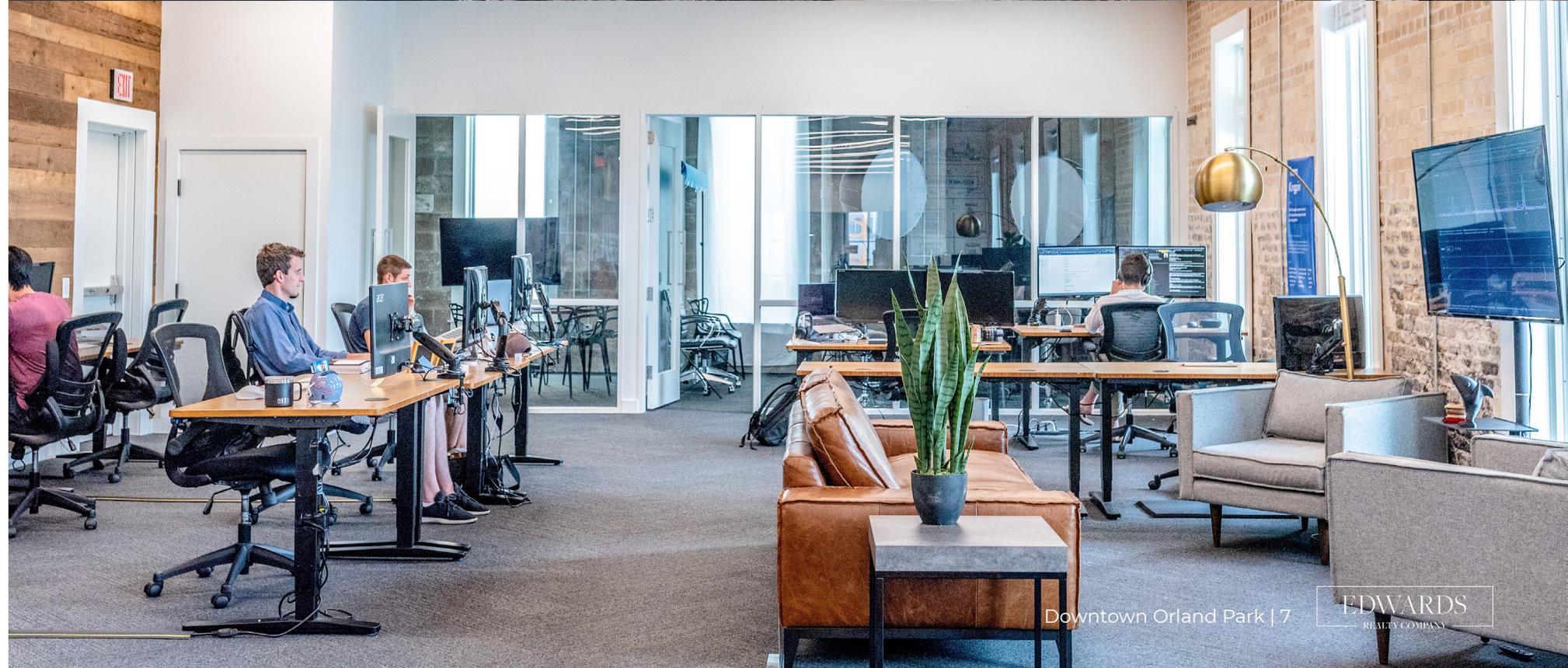
Downtown Orland Park brings up to 89,000 SF of Class A office space to Orland Park. Tenants will have access to surface parking, exterior signage opportunities along major regional arteries, and on-site restaurants, shops and amenities.

We collaborate with the area's top architects to design and build creative work environments that suit your workspace needs. Every build-out encompasses your company's personality and vision.

The development encompasses 195,000 SF of premier residential space, offering an incredible opportunity to live in a vibrant community with close proximity to unique retail and community resources.



 DOWNTOWN
ORLAND PARK



Downtown Orland Park | 7

EDWARDS
REALTY COMPANY

CURRENT DOWNTOWN ORLAND PARK



RENDERING NEW PARK



RENDERING

EXTERIOR VIEW



RENDERING

EXTERIOR ROOFTOP VIEW



MASTERPLAN

"MAIN STREET" CONCEPT

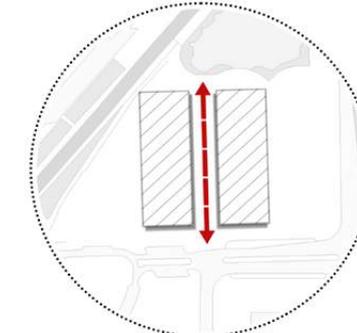
PARCEL A
 6 STORY BUILDING - MIXED-USE
 1ST FLOOR: COMMERCIAL = 34,000 SF
 2ND - 5TH FLOOR: OFFICE = 21,000 S / FLOOR
 5,000 SF ROOFTOP OFFICE AMMENITY
 6TH FLOOR: 1 ROOFTOP RESTAURANT = 3,500 SF AND 5,000 SF PATIO.
 OUT PARCEL BUILDING: COMMERCIAL = 9,000 SF
 GARAGE PARKING FOR 306 CARS
 TOTAL AREA = 135,500 SF

PARCEL B
 5 STORY BUILDING - MIXED-USE
 1ST FLOOR: COMMERCIAL = 29,000 SF
 2ND - 5TH FLOOR: RESIDENTIAL = 20,000 SF / FLOOR - TOTAL = 80,000 SF (80 UNITS)
 OUT PARCEL BUILDING: COMMERCIAL = 5,000 SF
 SURFACE PARKING AND GARAGE BELOW FOR 240 CARS
 TOTAL AREA = 114,000 SF

PARCEL CRESCENT PARK
 3 STORY BUILDING - CIVIC
 32,000 SF / FLOOR
 SURFACE PARKING FOR 15 CARS
 TOTAL AREA = 96,000 SF

PARCEL H
 1 STORY BUILDING - COMMERCIAL
 - BUILDING 1 = 7,000 SF
 - BUILDING 2 = 4,000 SF (DRIVE THRU)
 SURFACE PARKING FOR 58 CARS
 TOTAL AREA = 11,000 SF

PARCEL C
 6 STORY BUILDING - SENIOR HOUSING
 2ND - 6TH FLOOR: RESIDENTIAL = 20,000 / FLOOR - TOTAL = 100,000 SF (100 UNITS)
 SURFACE AND GARAGE PARKING FOR 212 CARS
 TOTAL AREA = 115,000 SF



Main Street: Diagram

- Legend:**
- [Pink Box] Office
 - [Purple Box] Civic
 - [Orange Box] Commercial
 - [White Box] Existing Buildings
 - [Blue Box] Residential
 - [Brown Box] Pedestrian Street

Building Use	Area	Notes	Parking	Notes
Commercial	63,000	Street level space only	252	4 cars/1,000SF
Restaurant	28,800	Includes rooftop restaurant at office building	285	10 cars/1,000SF
Office	89,000	5 floors above commercial, 6 floors total	294	3.3 cars/1,000SF
Residential	195,000	180 units @ 1,000 SF/Unit	360	2 cars/Unit
Civic/Entertainment	96,000	3 story building; 1,500 seat venue	495	33% of venue capacity
Project Total Area	471,500			
Parking Total Required			1,686	
Shared Parking Total			843	50% reduction
Parking Provided			831	Surface parking only

ENLARGED PARCEL A AND B

PARCEL A
 6 STORY BUILDING - MIXED-USE
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PARKING GARARE

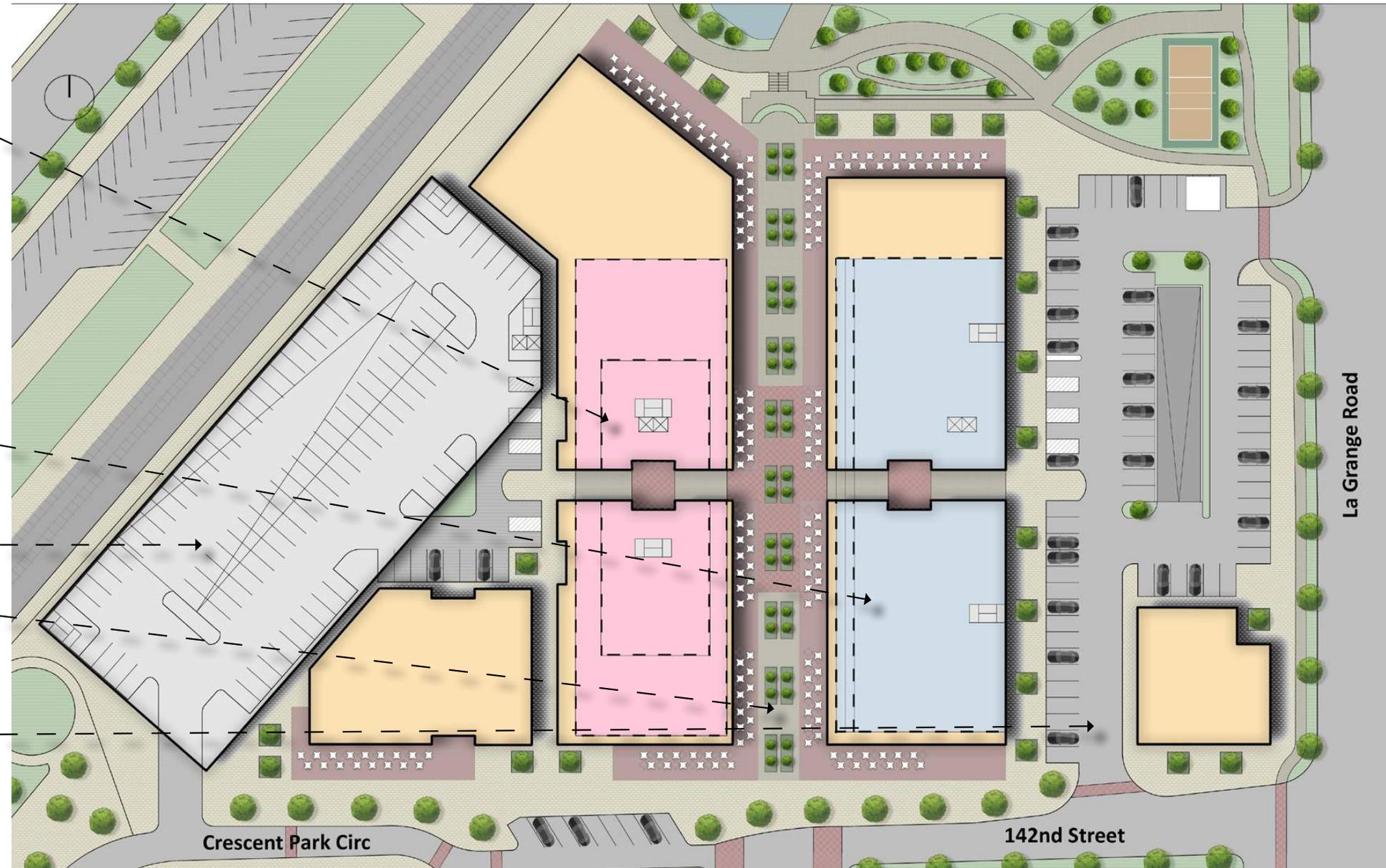
PEDESTRIAN STREET

TRASH ENCLOSURE

SURFACE PARKING

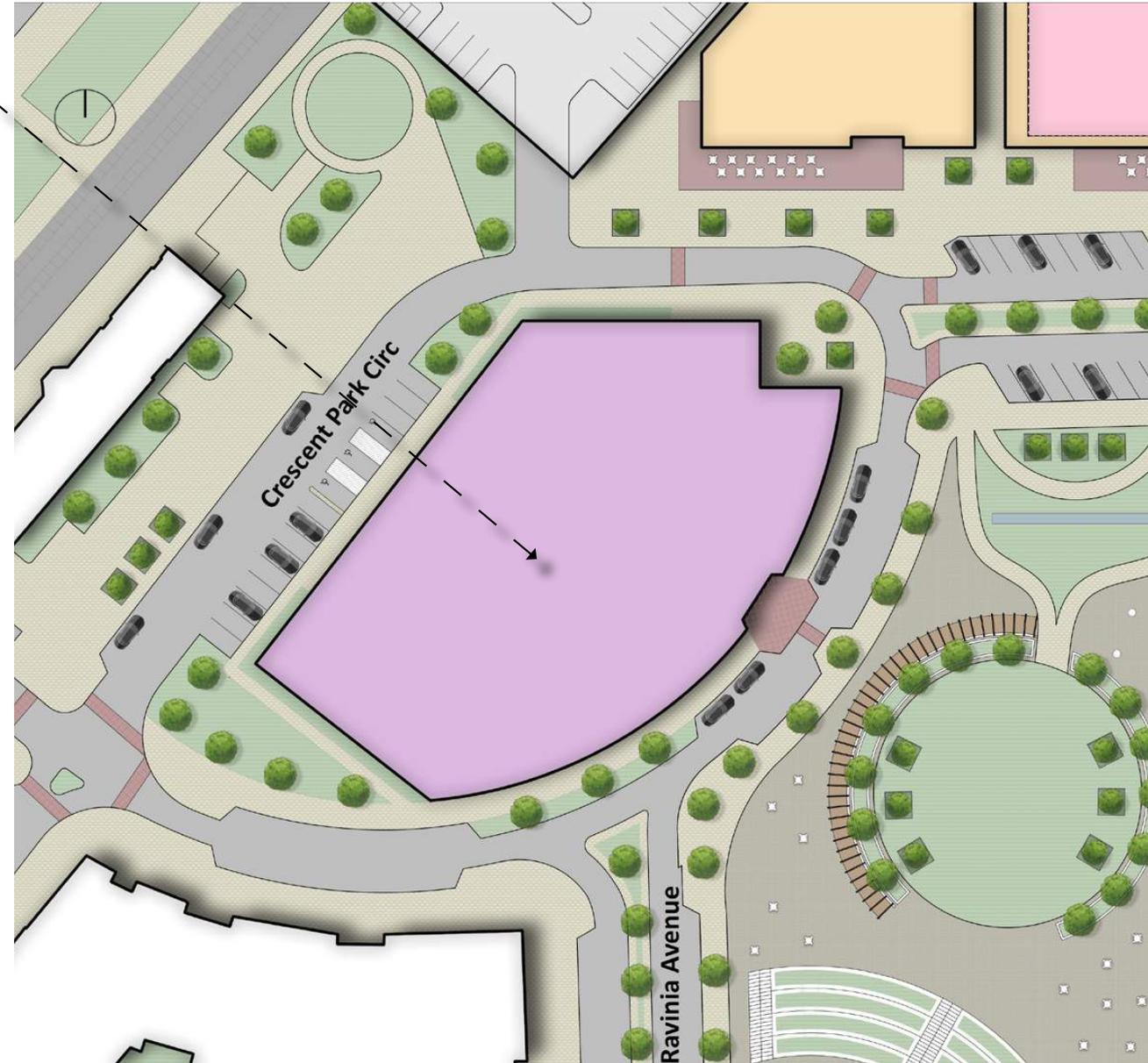
LEGEND:

 Office	 Civic
 Commercial	 Existing Buildings
 Residential	 Pedestrian Street



ENLARGED PARCEL CRESCENT PARK

PARCEL CRESCENT PARK
 3 STORY BUILDING - CIVIC
 32,000 SF / FLOOR
 SURFACE PARKING FOR 15 CARS
 TOTAL AREA = 96,000 SF



LEGEND:

 Office	 Civic
 Commercial	 Existing Buildings
 Residential	 Pedestrian Street



ENLARGED PARCEL H - OPTION 1

PARCEL H
 1 STORY BUILDING - COMMERCIAL
 - BUILDING 1 = 7,000 SF
 - BUILDING 2 = 4,000 SF (DRIVE THRU)
 SURFACE PARKING FOR 58 CARS
 TOTAL AREA = 11,000 SF

SURFACE PARKING

TRASH ENCLOSURE

LEGEND:

 Office	 Civic
 Commercial	 Existing Buildings
 Residential	 Pedestrian Street



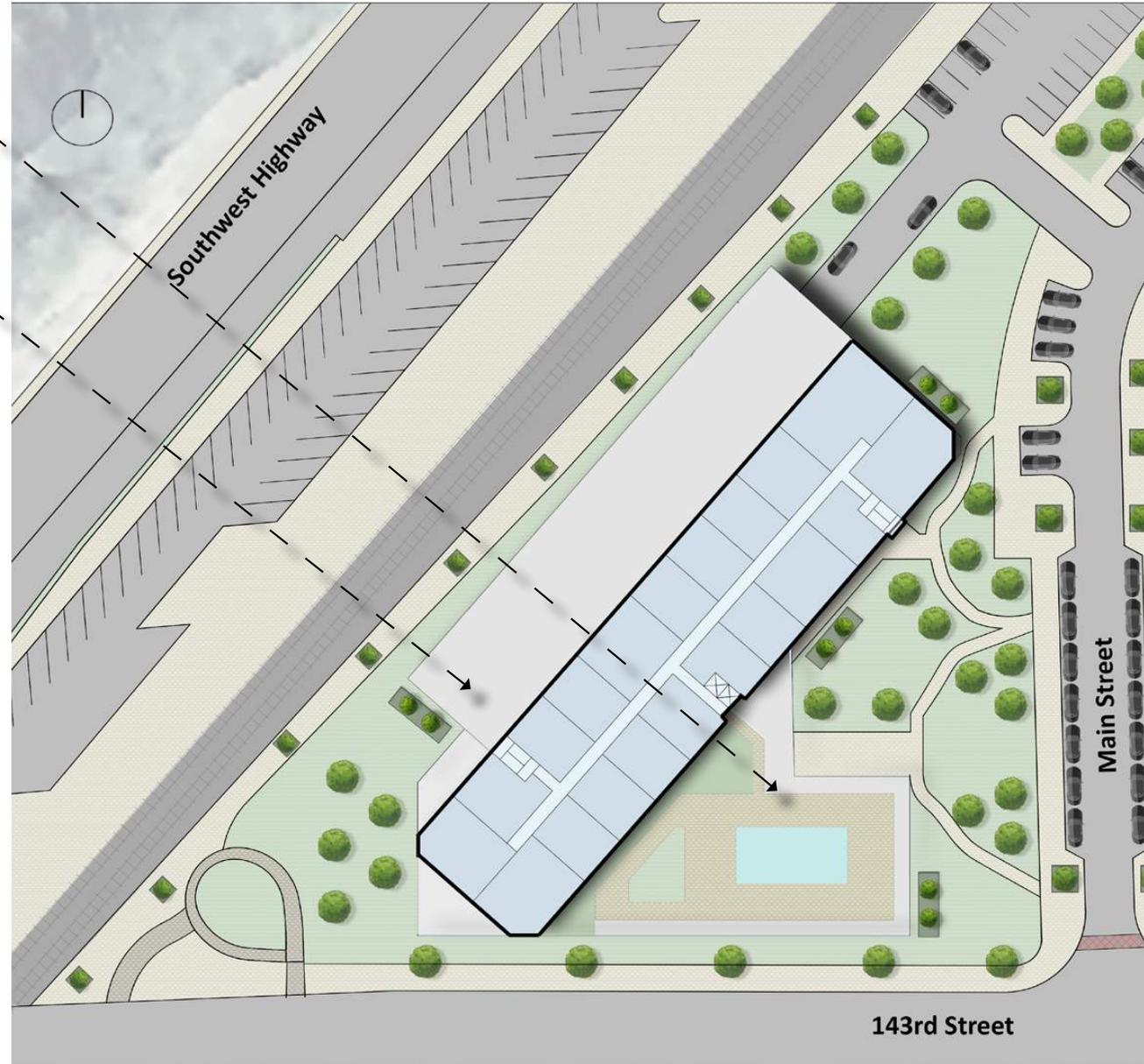
ENLARGED PARCEL C - OPTION 1

PARCEL C
6 STORY BUILDING - SENIOR HOUSING
2ND - 6TH FLOOR: RESIDENTIAL = 20,000
/ FLOOR - TOTAL = 100,000 SF (100 UNITS)
TOTAL AREA = 115,000 SF

GARAGE PARKING
3 LEVELS GARAGE PARKING FOR 212
CARS
(2 ABOVE GRADE AND 1 BELOW GRADE)

LEGEND:

 Office	 Civic
 Commercial	 Existing Buildings
 Residential	 Pedestrian Street



ENLARGED PARCEL

C- OPTION 2

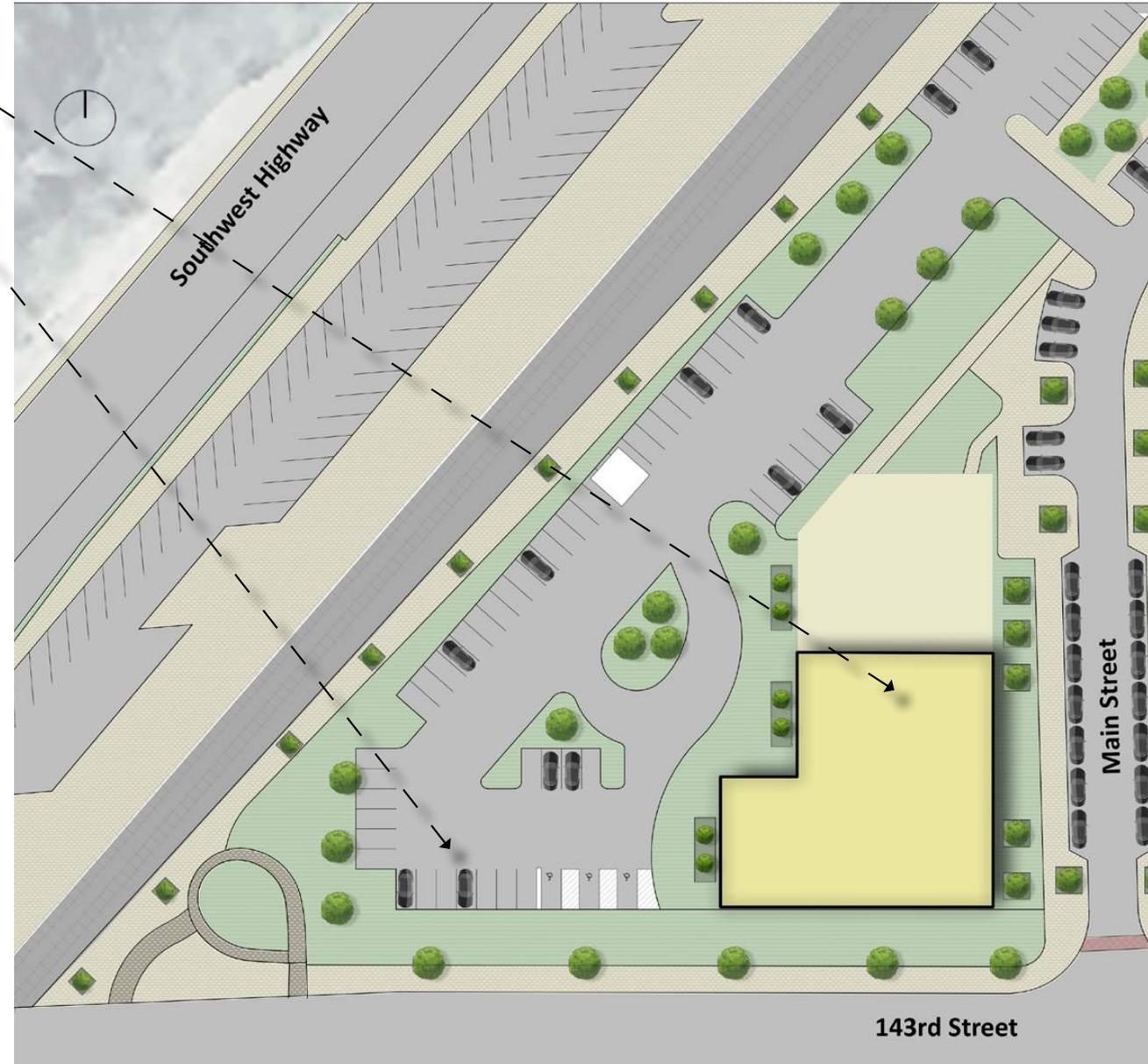
PARCEL C
 1 STORY BUILDING: DAYCARE
 - 12,000 SF BUILDING
 - 7,000 SF OUTDOOR AREA
 TOTAL AREA = 19,000 SF

NEW SURFACE PARKING
 SURFACE PARKING FOR 53 CARS
 4 ACCESSIBLE SPACES

TRASH ENCLOSURE

LEGEND:

 Office	 Daycare
 Commercial	 Existing Buildings
 Residential	 Walking Path



ENLARGED PARCEL NEW PARK

TRELLIS
CONNECTION ELEMENT WITH BENCHES

CAFE
CONTAINER STRUCTURE
SEASONAL

ICE CREAM
CONTAINER STRUCTURE
SEASONAL

WATER FEATURE
WALL CASCADE

HERO'S MEMORIAL PARK



LEGEND:

Office	Civic
Commercial	Existing Buildings
Residential	Pedestrian Street



CONTACT US



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