



CBRE

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DEVELOPMENT PARTNERS +  
im  
PROPERTIES

Chicago's Most Exciting  
New Entertainment Destination

# 90 NORTH DISTRICT

NORTHEAST QUADRANT OF I-90  
& MEACHAM RD, SCHAUMBURG, IL

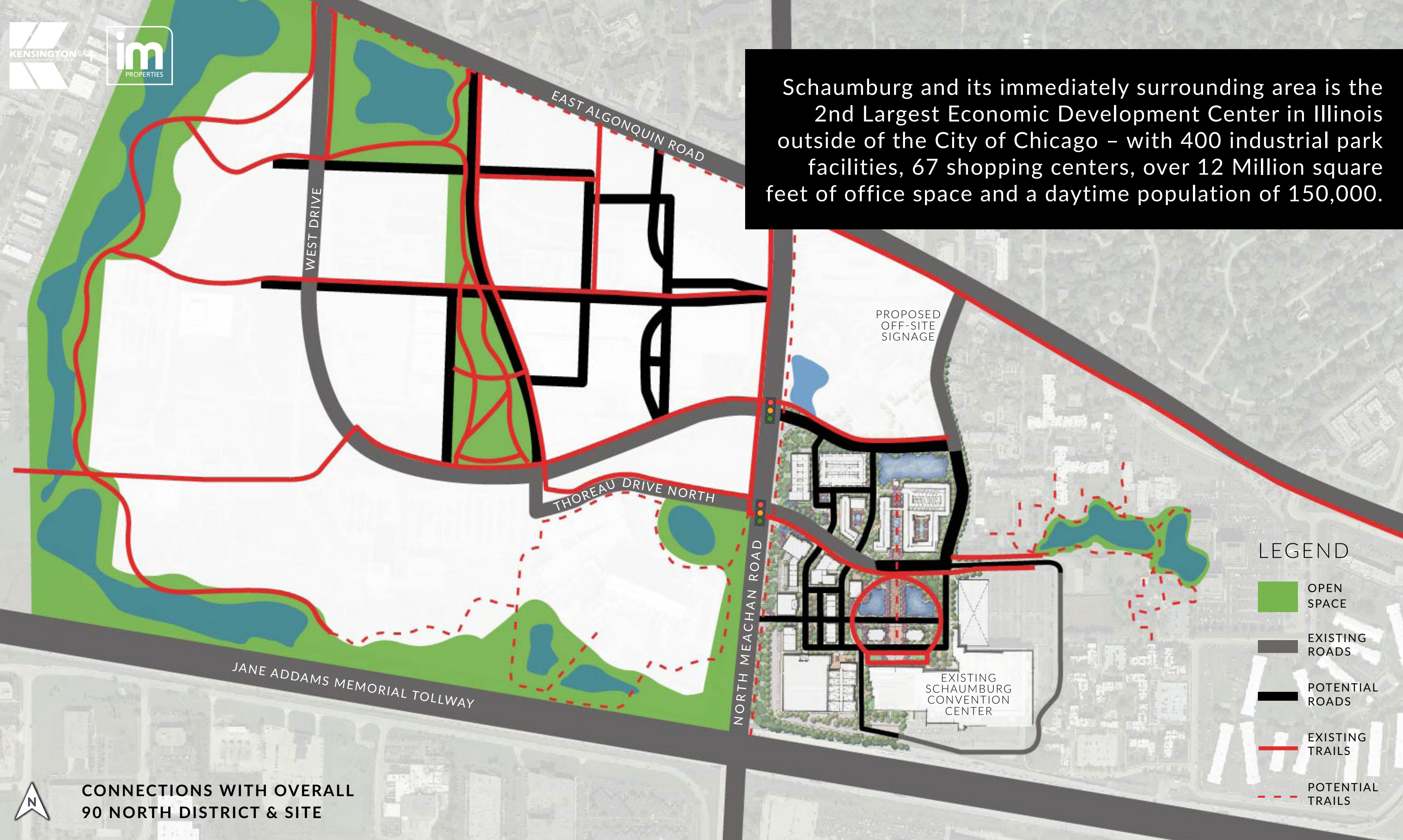


# The Location

Dynamically Located at a Major Hub of Suburban Chicago Roadways in booming Schaumburg, IL. The project sits immediately along I-90 (Jane Addams Tollway) and just west of I-290. There is new and improved access to the project site via the Meacham Road Off-Ramp from I-90. O'Hare International Airport, which serves over 80 Million passengers a year, is a mere 11 miles from the site.

90 North District surrounds the Schaumburg Convention Center and is immediately across the street from Zurich North America and the Veridian Development which includes Top Golf. When complete, 90 North and the greater surrounding Veridian development will include thousands of residents and employees as well as a dozens of substantial entertainment, restaurant and lodging providers.

90 NORTH DISTRICT



## DEMOGRAPHICS

### POPULATION



3 MILE	5 MILE	10 MILE
77,849	276,284	892,182

### AVERAGE HOUSEHOLD INCOME



3 MILE	5 MILE	10 MILE
\$114,608	\$116,500	\$113,630

### EMPLOYEES

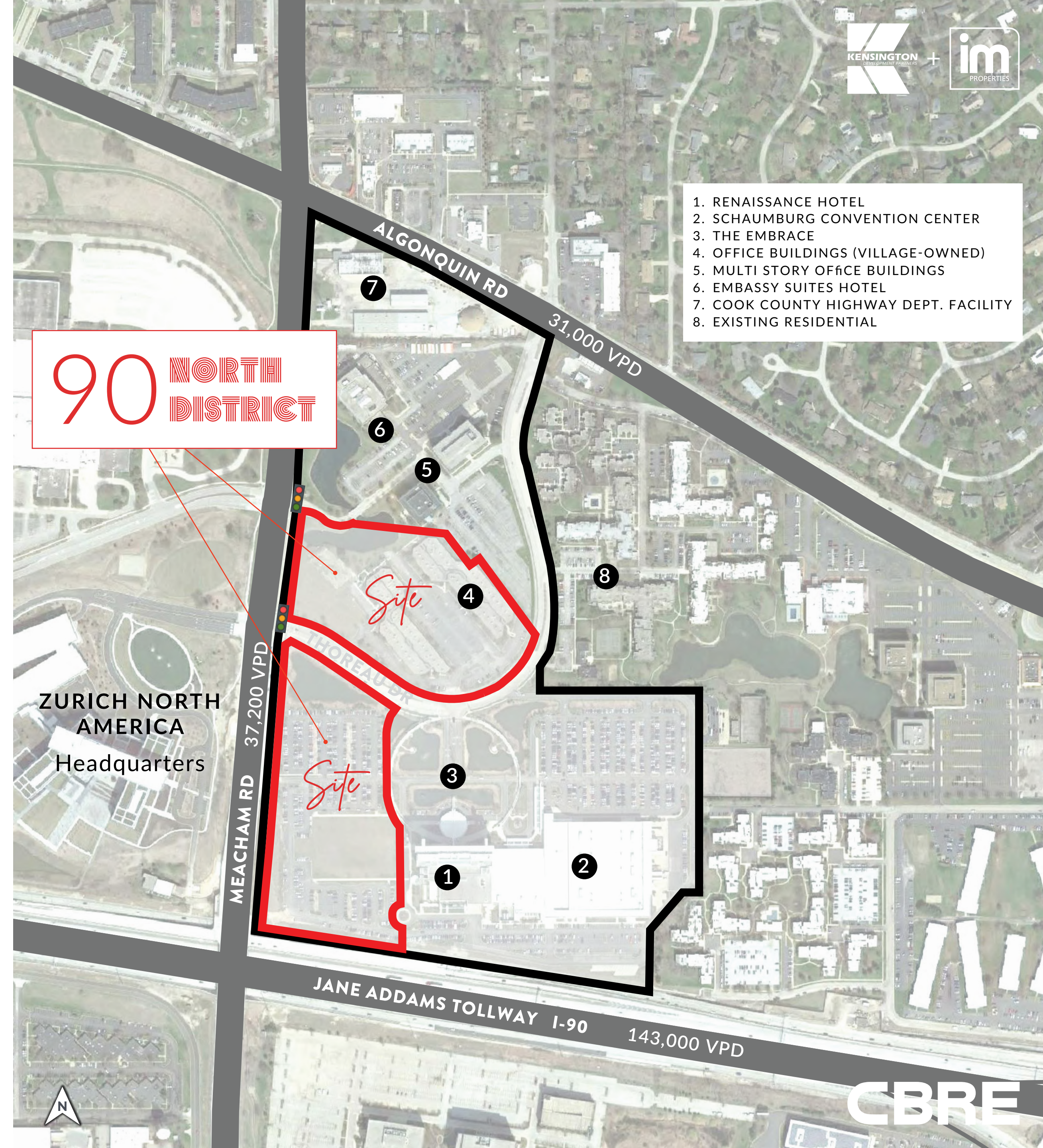


3 MILE	5 MILE	10 MILE
96,845	178,370	560,195



# The Market

- **23 ACRES** of Dynamic Development Opportunity Surrounding the Schaumburg Convention Center
- Woodfield Mall: **2.2 MILLION SF** of retail space & **27 MILLION ANNUAL VISITORS**
- Schaumburg Convention Center & Renaissance Hotel: **93 EVENTS & 250,000 ATTENDEES** in 2018
- Zurich North America Headquarters: **2,500 EMPLOYEES**
- Motorola Solutions Incorporated: **1,600 EMPLOYEES**
- Daily Traffic Immediately past the site: **180,000 VEHICLES PER DAY**
- Estimated total retail sales in the Village: **\$3.3 BILLION**





# The Opportunity

- Dynamic Mixed Use Opportunities including Entertainment, Restaurant, Retail & Medical Space
- 90 North District will Surround the Schaumburg Hotel & Convention Center
- Anchor Entertainment Space Available up to 100,000 SF
- Live Music Venue Opportunity
- Numerous Restaurant Opportunities ranging from Quick Serve to Full Service Spaces
- Retail Space Available in Multiple Sizes and Configurations
- Medical & Office Space Opportunities
- Ample Site Parking Including Thousands of Enclosed Garage & Street Spaces







Jane Addams Memorial Tollway  
(Toll Road)

# The Opportunity

**UPPER USES PHASE I**

- 144K SF Office/ Medical
- 30 - 40 Residential units
- 35K upper retail/ entertainment

*Note: added Phase I Office density intended for strong share with entertainment uses. (with limited added parking as needed.)*

**PROGRAM PHASE II**

- 120 Room Hotel (OR Office)
- 120K to 180 K Office
- 300-330 MF Units
- 43 Parking On Street
- 7 Parking Off Street
- 890 Garage
- 930-1180 Total Parking Provided

**ASSUMPTIONS:**  
1000 SF per DU  
MF Parking Ratio: 1.3/DU  
Hotel Parking Ratio: 1/Room  
Retail/Entertainment Parking Ratio: 4/1000 SF  
Cinema Parking Ratio: 1/4 seats  
Office Parking Ratio: 3.5/1000 SF











90 NORTH DISTRICT



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CONCEPTUAL RENDERING  
RETAIL STREET TOWARDS ENTERTAINMENT







90 NORTH DISTRICT



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CONCEPTUAL RENDERING  
AERIAL FROM SOUTH





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NORTHEAST QUADRANT OF I-90  
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