

POPLAR
CREEK 
OFFICE PLAZA





MATCHLESS CORPORATE ENVIRONMENT

A dramatic marble atrium lobby sets the keynote for unsurpassed quality throughout Poplar Creek Office Plaza, a five-story pre-cast concrete structure with bronze reflective glass, adjoining the lush greens of an 18-hole golf course.

Office suites offer scenic views of fairways and have individually controlled HVAC systems which are operative after hours. Attractive amenities include on-site management, indoor heated executive parking with car wash, 24-hour security system, lunchroom with vending services, and men's and women's locker rooms with shower facilities.

Adjacent to Barrington and other well-developed northwest suburban communities, this prestigious location is on Higgins Road, just 1/2 mile from the I-90 expressway interchange, providing a short drive to both O'Hare Airport and the giant Woodfield Shopping Mall.

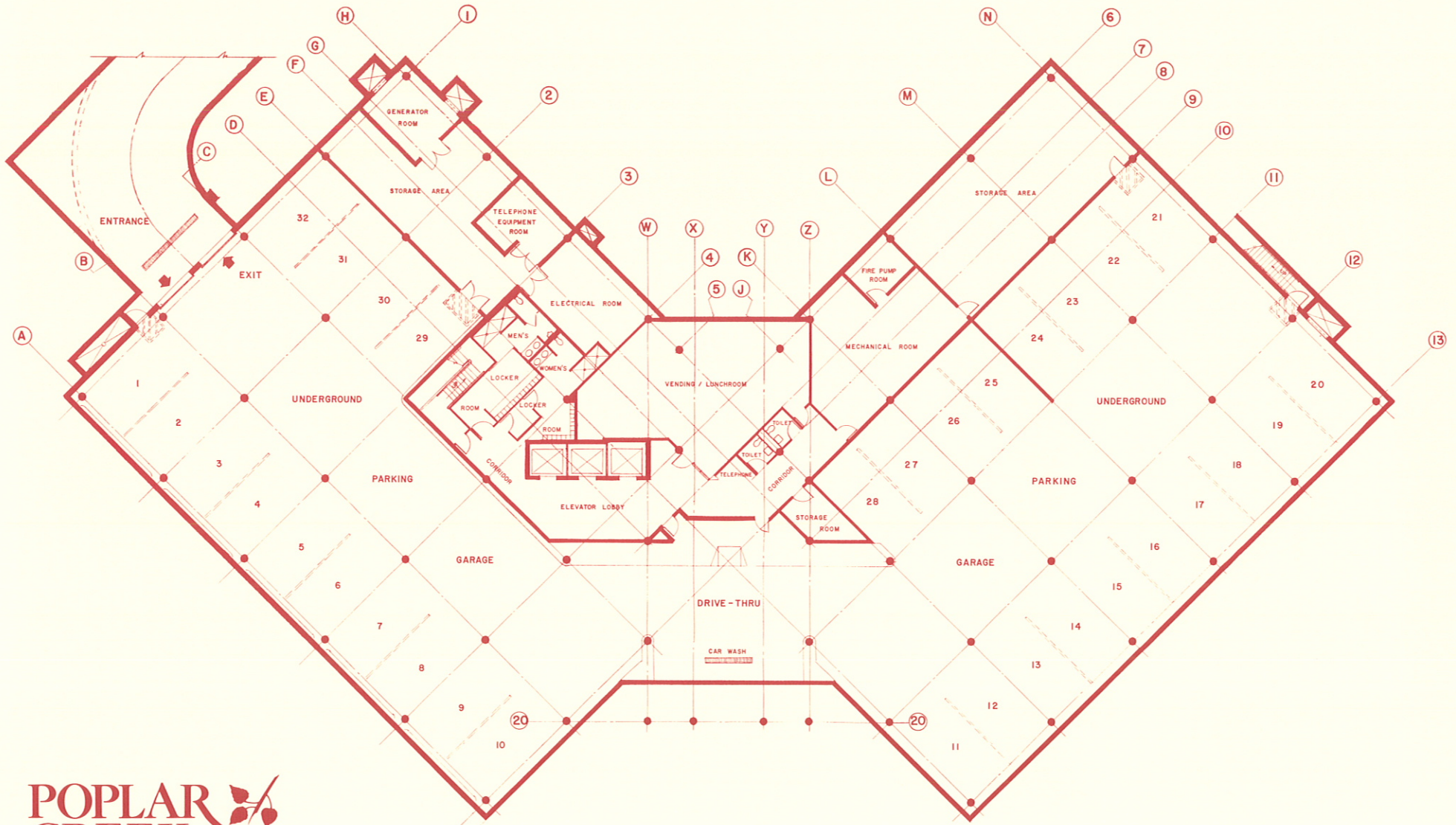
Poplar Creek Office Plaza - A place where the discerning tenant will find corporate comfort in an unparalleled work environment.



Location:	Poplar Creek Office Plaza is located ½ mile southeast of the Barrington Road/I-90 Northwest Tollway interchange on Higgins Road and Moon Lake Boulevard, Hoffman Estates, Illinois. Poplar Creek Office Plaza is 30 miles west of downtown and 13 miles west of O'Hare International Airport.
Built:	1987
Description:	Poplar Creek Office Plaza is a five-story tower designed by Shayman and Salk, Inc. The tower is clad with precast concrete and bronze reflective glass. The building contains a three-story atrium lobby finished with St. Peter travertine marble, glazed reflective bronze glass and a patterned terrazzo floor. Floor sizes range from approximately 24,000 rentable square feet on the first floor to 28,000 rentable square feet on the fifth floor. The tower contains a total of 132,000 square feet.
Building Features:	Poplar Creek Office Plaza provides its tenants with the utmost in comfort and convenience. Among its many features: <ul style="list-style-type: none">—24 hour security—Men's and women's locker and shower facilities—Indoor executive heated parking, security controlled for 32 cars plus wash services.—Marble clad three-story atrium lobby—After-hours computer controlled HVAC system—Tenant eating area with vending machines—Telephone switch permitting flexibility, additional features, long distance savings, equipment rental
Planning Features:	Poplar Creek Office Plaza has a 3-story atrium design that connects two towers, allowing a maximum of window line from the exterior of the building to the atrium interior. Men's and Women's washrooms are located on each side of the building. Bay size is 25 feet by 25 feet with a 5-foot planning module. Poplar Creek Office Plaza offers an 8'6" finish ceiling in tenant spaces. Floor live load capacity is 50 pounds per square foot +20 per square foot partition load.
Elevators:	Poplar Creek Office Plaza is serviced by three Montgomery high speed automatic geared elevators, including a freight elevator. The elevator cabs are custom designed with bronze mirrored glass and Red Oak paneled walls, complimented with polished brass accessories and ceiling.
HVAC:	<p>The building is heated by a gas-fired, two pipe hydronic loop system. Supplemental heating and cooling is provided by a central variable air volume system. Supplementary wall heaters are provided near exits and entrances where needed. Cooling and heating of all tenant spaces will be available for after hours use through a telephone computer link to a building automation system protected by individual access codes.</p> <p>The ventilation system includes a life safety smoke removal system to purge each floor opening onto the atrium for smoke.</p>
Management:	Poplar Creek Office Plaza Management Company

Landlord shall supply and install, at its sole expense the following building standard work:

Partitions:	Interior drywall partitions with 2 1/2" metal studs and 5/8" thick gypsum board on both sides, on the basis of one lineal foot of partition for every 15 square feet of rentable area. Partitions shall be ceiling height, spackled and taped. Demising and corridor walls shall be constructed as above with 5/8" gypsum board extending from floor slab to underside of structure above, and 1 1/2" thick semi-rigid mineral fiber sound attenuation insulation. Provide fire dampers for return air circulation as required.
Doors and Hardware:	Entry door, (1) per tenant space per floor, to be 3'4" x 8'4" x 1 3/4", flush panel solid core Oak veneer door, with 2'6" wide, full height sidelight, including metal frame. Secondary entrance doors to be 3'0" x 8'4" x 1 3/4" solid core Oak veneer and will be provided when required by code. Interior door(s) shall be provided on a basis of one door per 30 lineal feet of wall, to be 3'0" x 8'10" x 1 3/4" flush panel solid core Oak veneer.
Hardware:	Latchsets, two pair of hinges, and door stops for all interior doors. Locksets, closer, two pair of hinges, and door stops for entrance doors. Lever hardware to be bronze finish.
Ceiling:	2' x 2' suspended rabbeted edge acoustical tile, with reveal grid.
Lighting Fixtures:	2' x 4' recessed fluorescent parabolic lense lighting fixtures with 3 tubes, each parabolic lense with 32 cells per fixture on the basis of one fixture per 80 square feet of rentable area.
Switches:	Single pole toggle switches provided on the basis of one switch per every 300 square feet of rentable area.
Exit Signs:	Per Village code.
Emergency:	Emergency lighting wired to designated fluorescent light fixture to emergency panel.
Electrical Outlets:	One (1) 110 volt duplex wall receptacle outlet on common 15 amp circuit, complete with home run circuits to distribution panels, for every 200 square feet of rentable area.
Phone Outlets:	One (1) Wall telephone outlet junction box every 300 square feet of rentable area.
Tenant Services:	Individual tenant metering and distribution panels provided by landlord and included in work letter pricing for work letter quantities and loads. Electrical facilities sufficient for 3.5 watts combined electrical load per square foot of rentable area. Additional quantities and loads causing increase switch gear sizes shall be defined as Extra Work.
Carpeting and Floor Coverings:	Landlord shall furnish and install 28 oz. carpet. Color to be selected by tenant from building standard color chart.
Base:	2 1/2" straight vinyl base in building standard color applied at bottom of all building standard partitions as required.
Painting and Decorating:	One (1) Flat latex finish over one (1) coat primer, one (1) color per individual room. Colors to be selected by tenant from building standard color chart.
Heating, Ventilation and Air Conditioning:	Landlord shall furnish and install all building standard heating, air conditioning systems, which are on a variable air volume system, providing one (1) VAV box and one (1) thermostat per 1,000 rentable square feet.
Sprinklers:	One (1) semi-recessed sprinkler head per every 225 square feet of rentable area.
Window Treatment:	Landlord shall provide narrow slat, one inch, off white, horizontal blinds on all windows.



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Basement Floor Plan

UNDERGROUND PARKING GARAGE

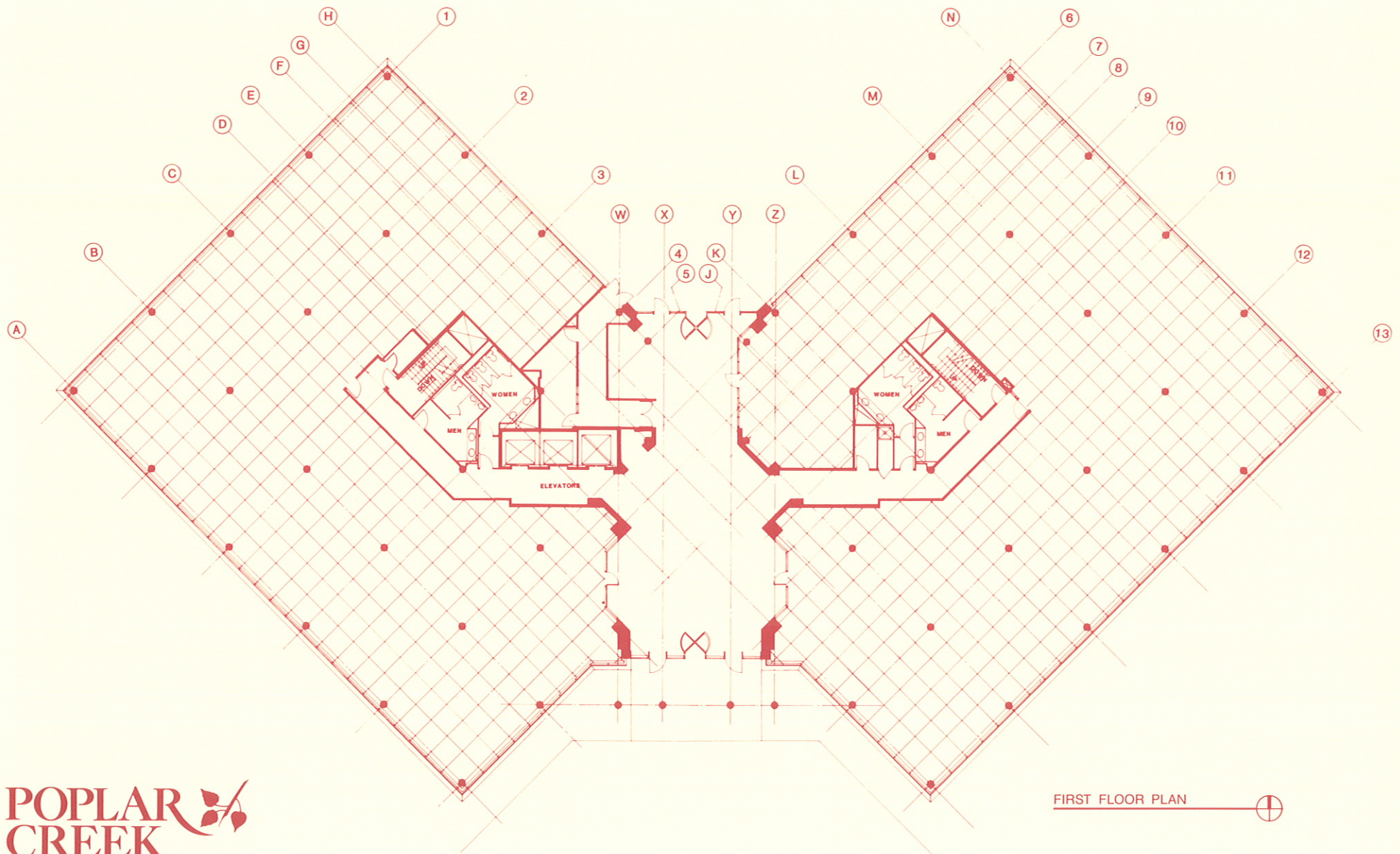
BASEMENT FLOOR PLAN



Above information is subject to verification and no liability for omissions is assumed.

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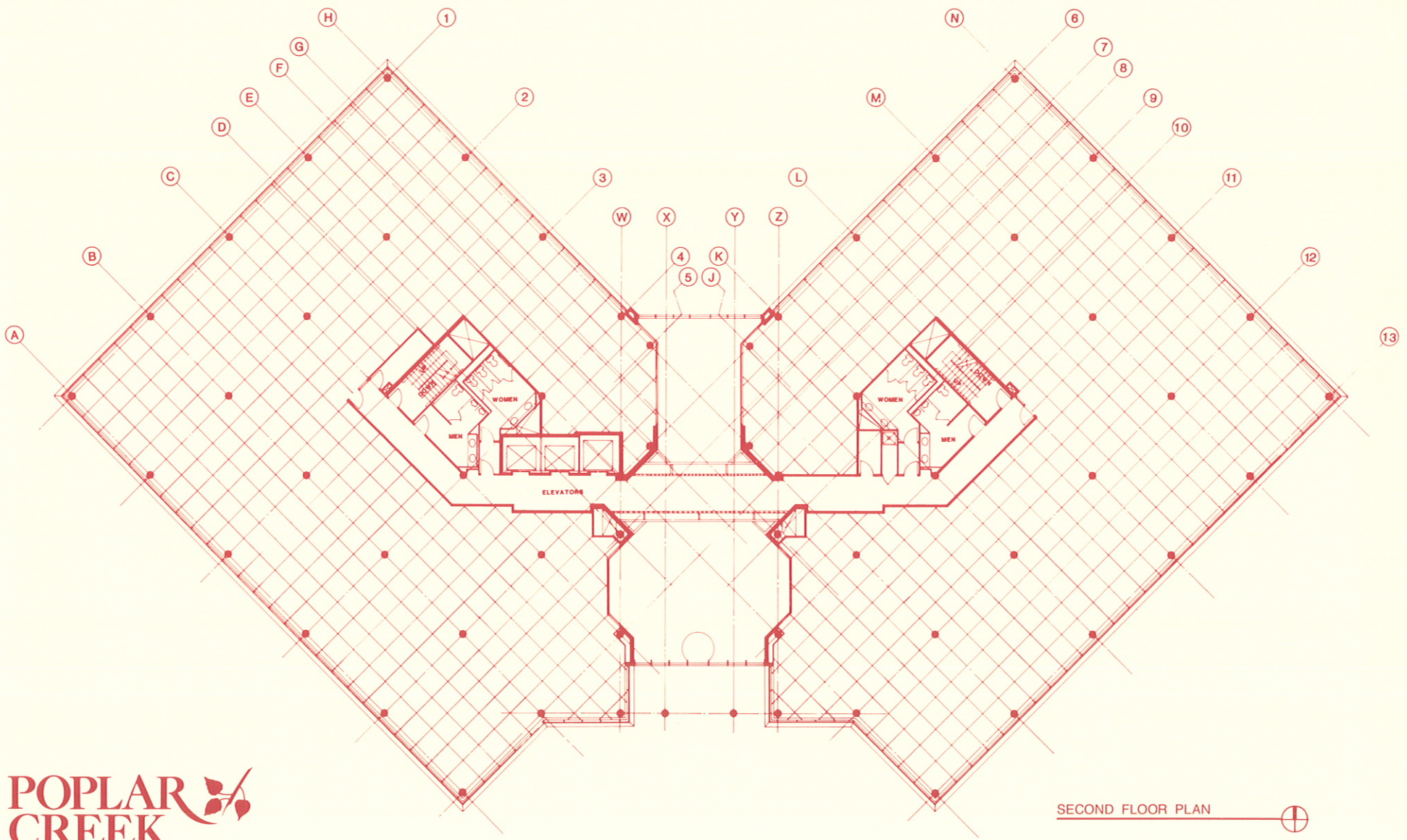
First Floor Plan



FIRST FLOOR PLAN



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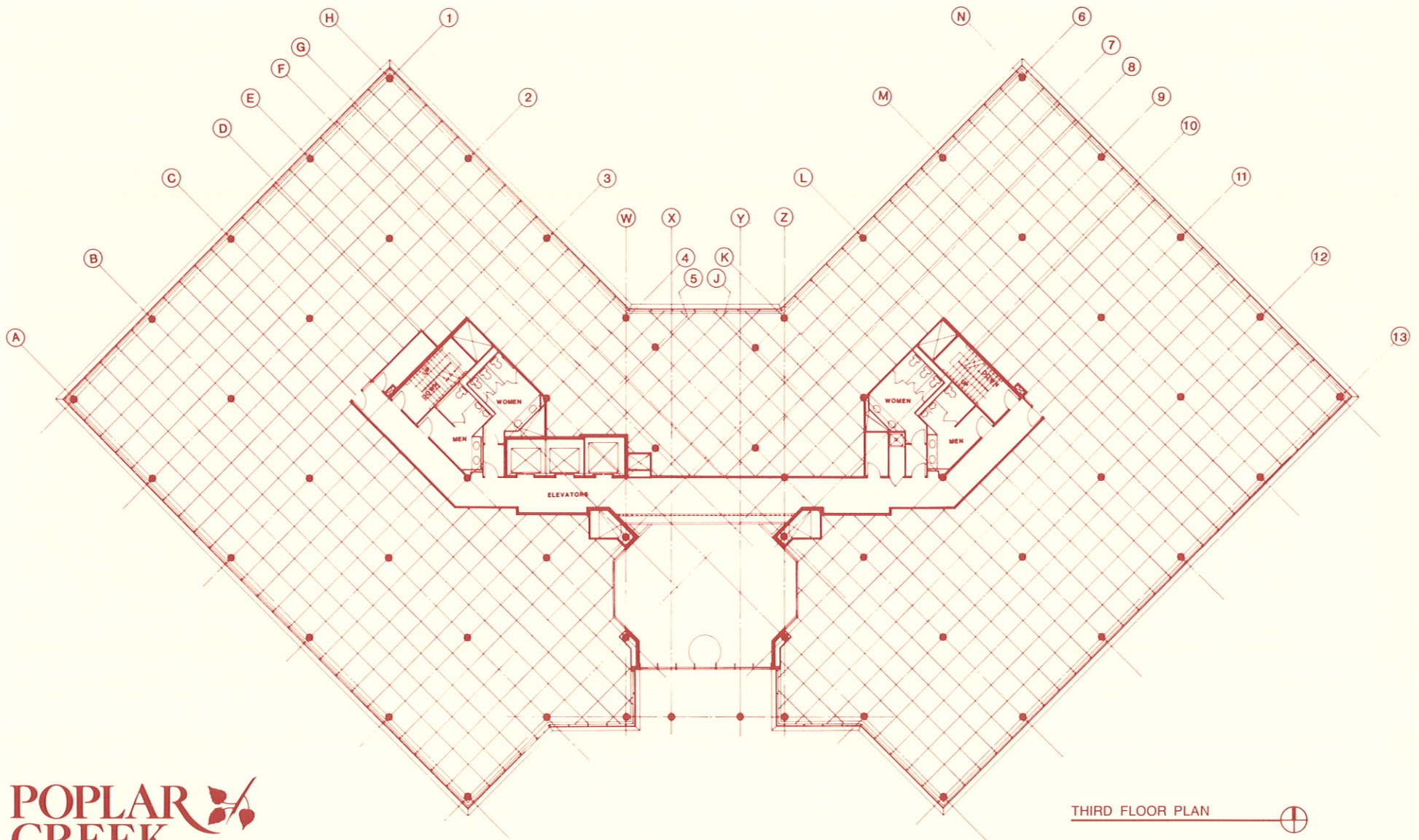
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Second Floor Plan

SECOND FLOOR PLAN



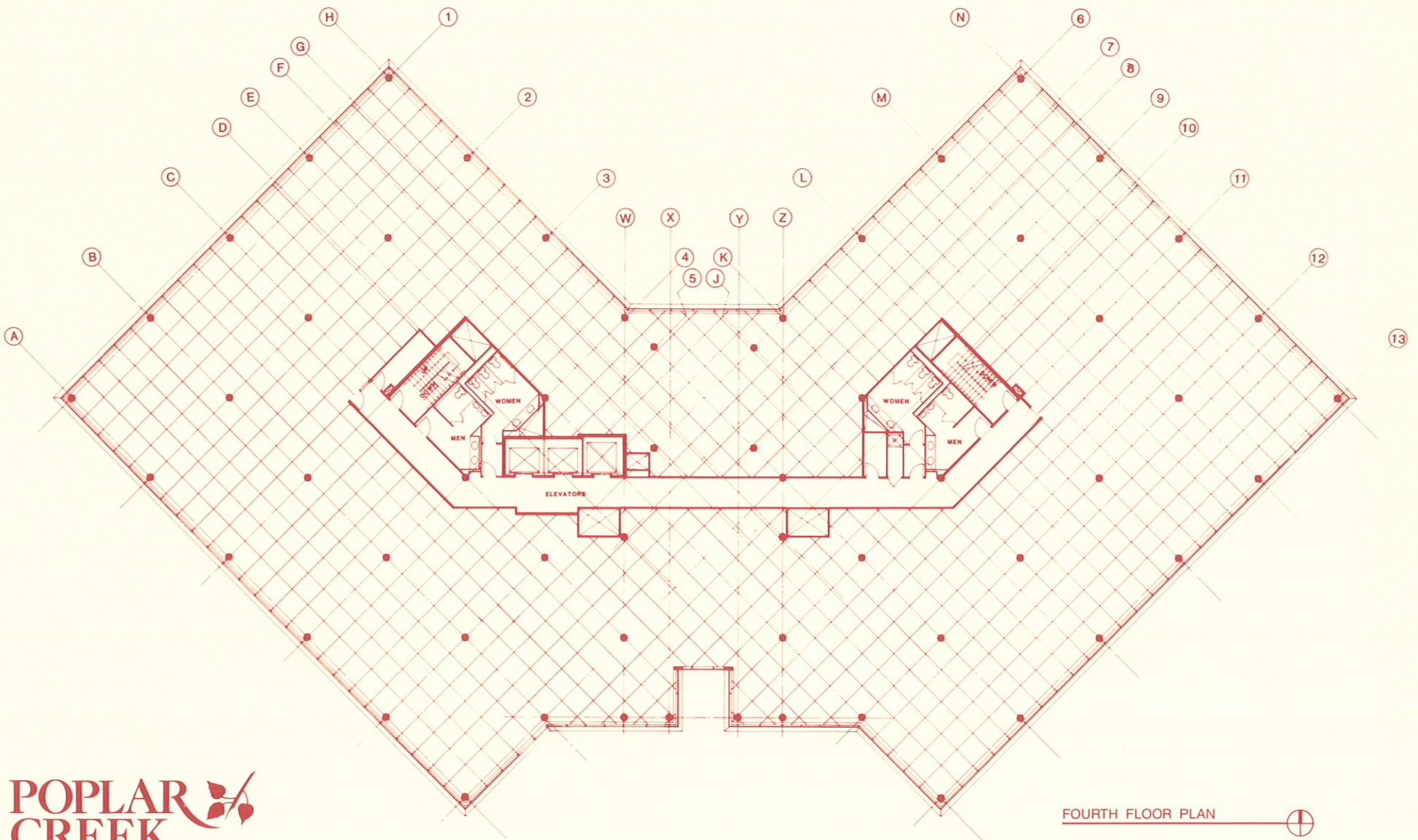
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Third Floor Plan



THIRD FLOOR PLAN

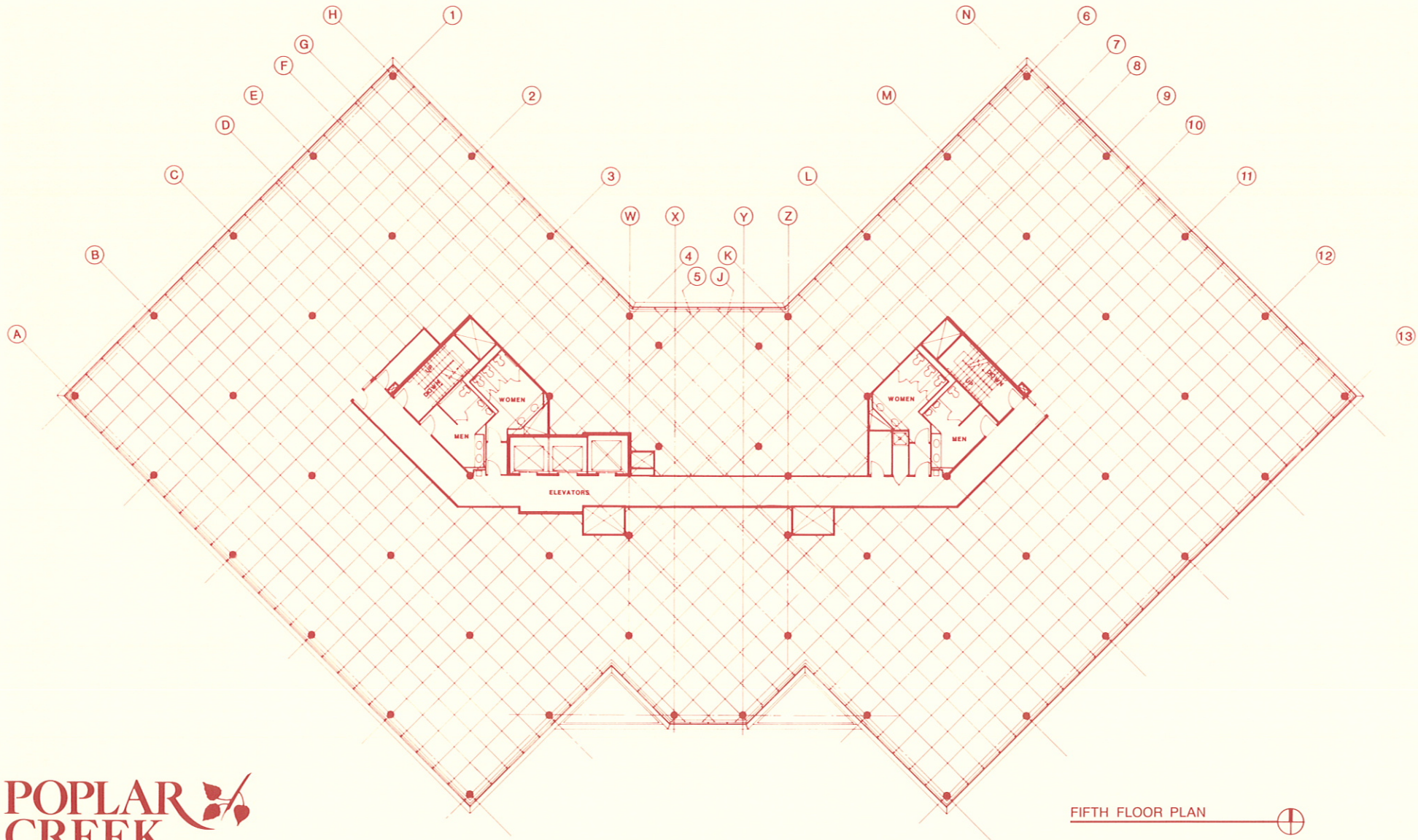




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Fourth Floor Plan

FOURTH FLOOR PLAN 



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Fifth Floor Plan

FIFTH FLOOR PLAN 

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