



Redevelopment from Pre-Acquisition to Lease Execution

Woodfield Pointe Office Center
317,198 SF Office Building Transformation
From Class C to Class A



Before



Execution



Before



Execution

Client: Keystone Property Group

Location: 231 N. Martingale Road | Schaumburg, IL 60173

Details: 317,198 SF / 11 Floors
Parking Ratio 4.5 / 1,000 SF
High-Visibility Location

Goal: Reposition former IBM operations center into Class A office for single tenant lease

Strategy: New Curtainwall System
New Exterior Entry
Lobby and Restrooms Remodel
Elevator Modernization
2 New 350 Ton Chillers
New Building Automation
New Life Safety Systems
Parking, Site Work, Landscape + New Parking Deck

New Tenant: Career Education Corporation, world headquarters

Recognition: NAIOP Chicago
2010 Office Redevelopment of the Year

Services: Pre-Acquisition
Building + Site Condition Analysis
Building Systems Analysis
Zoning + Code Analysis
Document Analysis
Conceptual Design
Order-of-Magnitude Budgeting
Post-Acquisition
Exterior Facade + Entry Design
Interior Lobby, Elevators + Restrooms Design
Engineering + Consultant Leadership
Entitlement Process Leadership
Budgeting, Bidding + Permit Management
Construction Administration
Pre-Lease
Site Subdivision + Development Feasibility
Conceptual Site Design

