



**8045 Lamon Avenue, Skokie IL**  
State of the Art R&D Space Available  
60,000 SF divisible to 8,700 SF



Illinois Science + Technology Park—located in Skokie, Illinois—is a 22-acre corporate campus designed to accommodate demand from life science and technology users at various stages of the business life cycle, from startup to Fortune 500 company. The state-of-art research facility offers existing Class A office and laboratory space or dedicated laboratory and office built-to-suit opportunities.

STATE-OF-THE-ART  
**CONFERENCE CENTER AND AUDITORIUM**

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**FIBER-OPTIC BACKBONE:**  
WIRING THE CAMPUS  
TO THE WORLD 24/7

**5**  
BUILDABLE SITES

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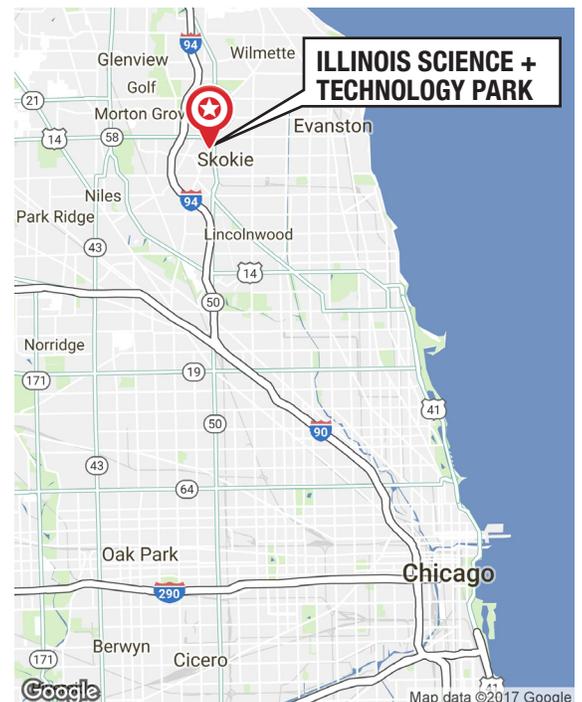
**24-HOUR**  
CAMPUS AND BUILDING  
**SECURITY**

WALKING DISTANCE  
TO DOWNTOWN  
**SKOKIE**

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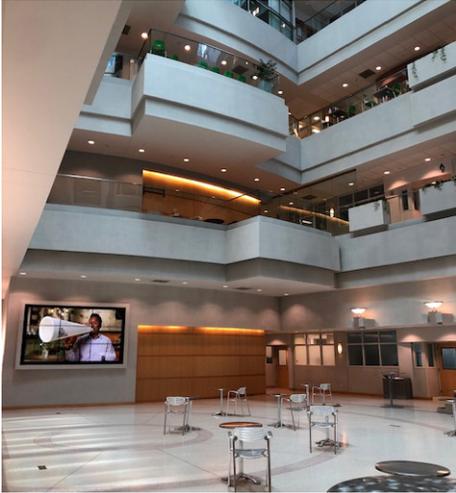
BEAUTIFULLY  
**LANDSCAPED PARKS**  
& PEDESTRIAN **PATHS**

**LOCAL ACCESS TO CHICAGO**  
THROUGH THE OAKTON  
STATION “EL” STOP



# 8045 Lamon Avenue

- Conference Facilities
- Large Auditorium
- Conference and “Break-Out” Rooms
- 24/7 On-site Security
- 24/7 HVAC
- Connected Decked Parking
- On-site Management
- CTA Yellow Line Stop at the Property
- Park-like Setting with Panoramic Views



## Location

- Strategically located near Chicago with proximity to leading teaching and research hospitals, major universities, and leading pharmaceutical, medical device and diagnostic companies.
- Chicago Transit Authority rapid transit station is located adjacent to the Park for convenient access to Chicago and nearby Evanston.
- Close to major highways and O'Hare International Airport.

### Mileage to Key Destinations

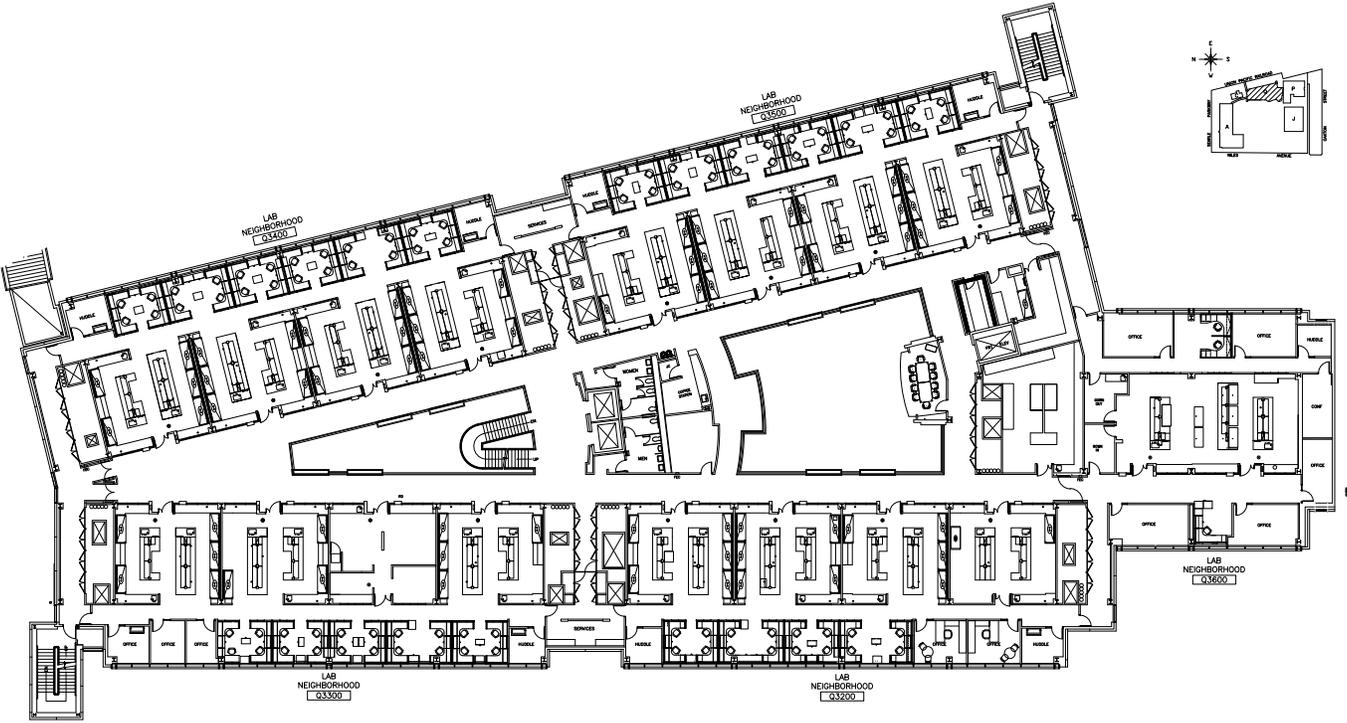
- Northwestern University: 5 miles
- O'Hare International Airport: 10 miles
- Downtown Chicago: 12 miles

## Property Information

- 22-acre research campus features 661,000 square feet of laboratory and office space including the first LEED-Gold certified lab building in Illinois.
- Fiber optic backbone ensuring campus connectivity 24/7.
- Five build-to-suit sites offer the potential for an additional 1.3 million square feet of development.
- Beautifully landscaped campus with park spaces, outdoor seating areas and pedestrian walkways.
- 24-hour campus with on-site security.
- Dedicated conference center with 100-seat auditorium and full audio-visual capability.
- Abundant garage and surface-lot parking.

# 8045 Lamon Avenue

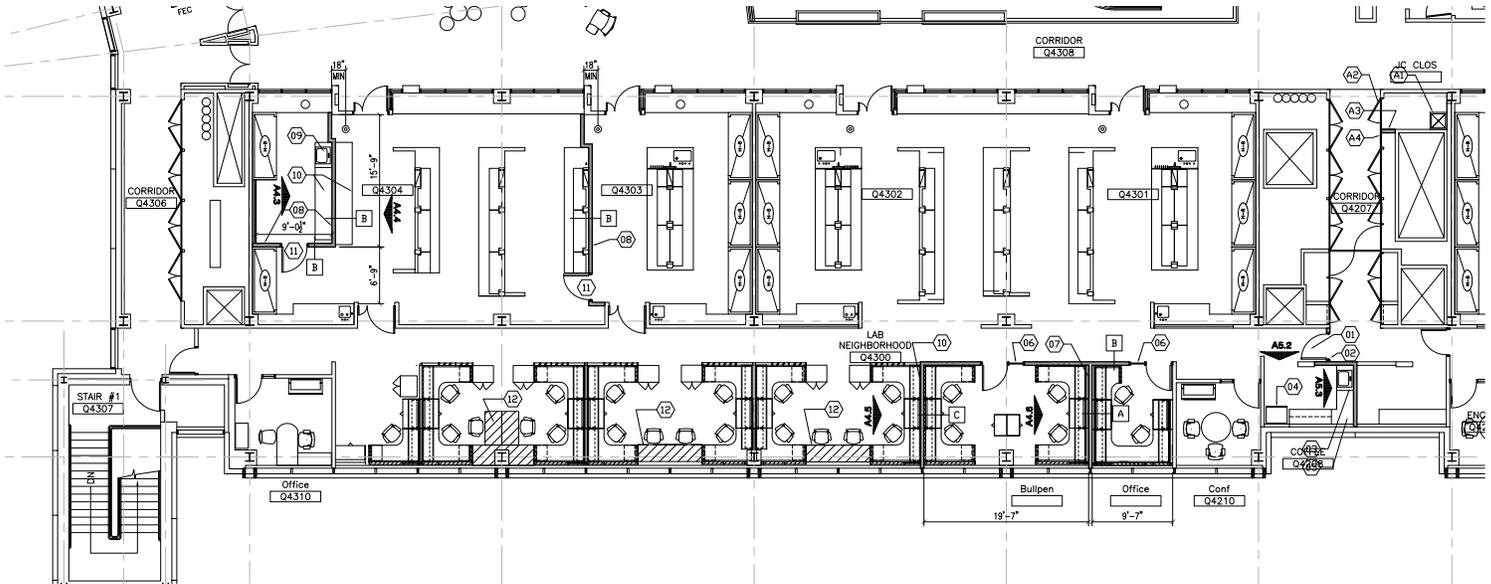
48,000 SF Available June 1, 2021 - 3rd Floor



11,988 SF Divisible to 2,000 SF

# 8045 Lamon Avenue

9,216 SF Available July 1, 2021 - 4th Floor

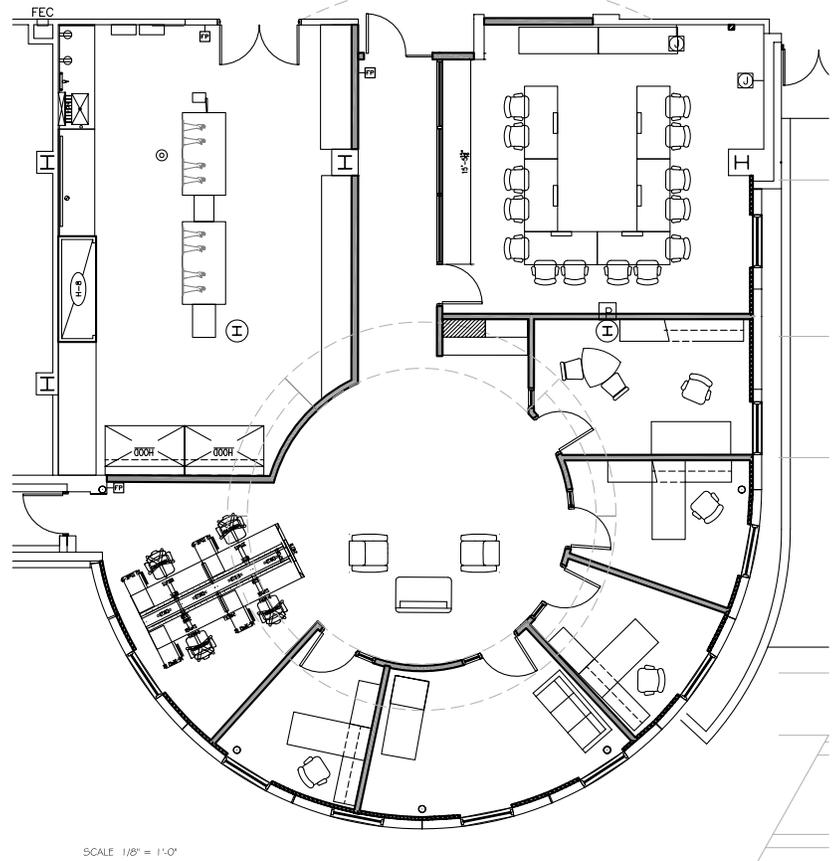


# 8045 Lamon Avenue

2,772 SF

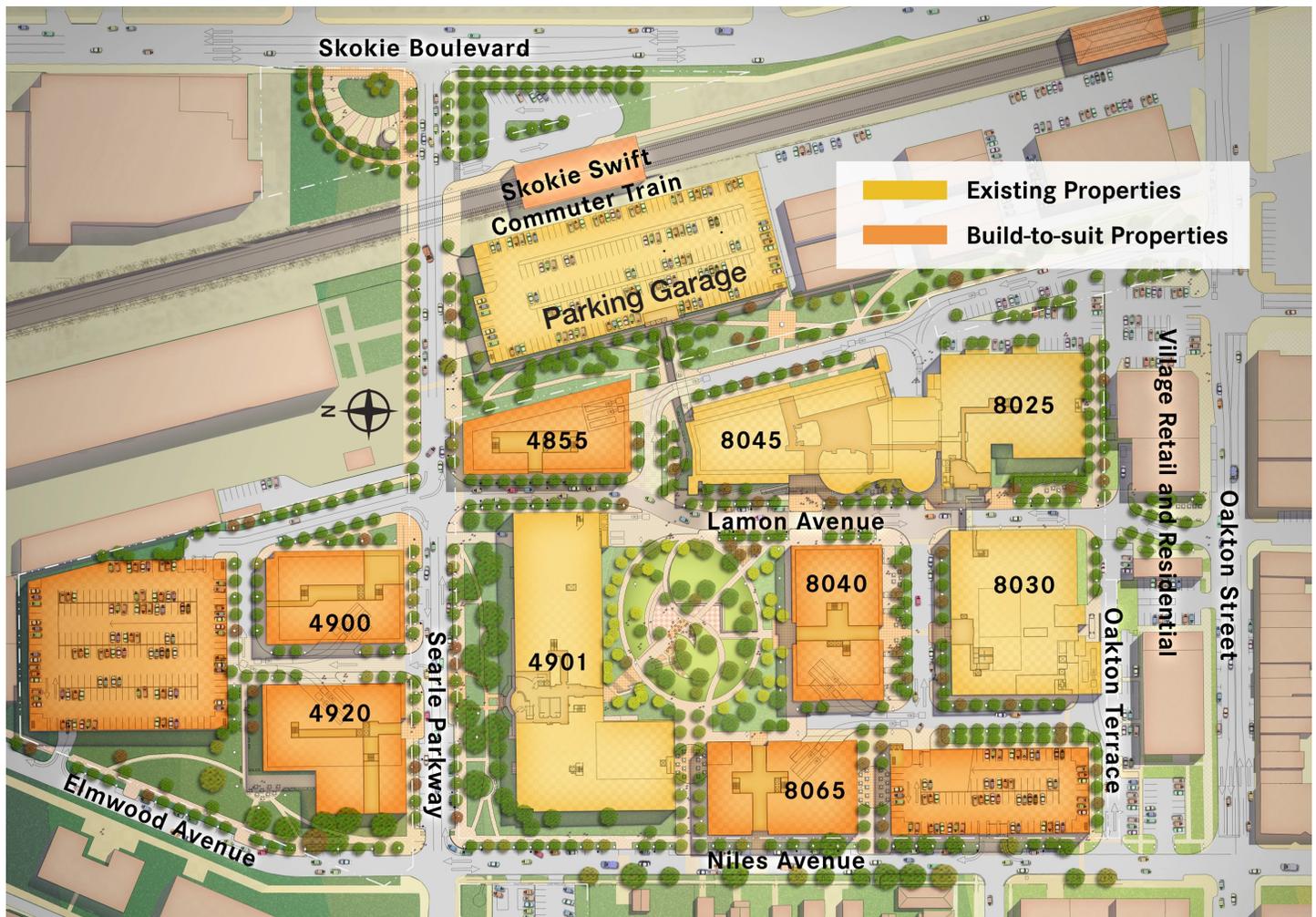
Available July 1, 2021

1st Floor



SCALE 1/8" = 1'-0"

# Five Build-to-Suit Opportunities



## Area Amenities

- Campus Café open Monday through Friday, located directly at ISTP.
- Nearby shopping, dining, hotels and cultural entertainment in downtown Skokie, Westfield Old Orchard shopping center, and Chicago's vibrant North Shore area.
- Easy access via car or train to Chicago's many cultural attractions and restaurants.
- Walking distance to Oakton Community College and the award-winning Skokie Public Library.

**For More  
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AMERICAN LANDMARK  
PROPERTIES

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