



illinois science +  
technology park

4901 SEARLE PKWY, SKOKIE, IL 60077

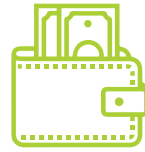


## WHY CHOOSE IS+TP?

### AVAILABLE FOR EXISTING LAB/ R&D SPACE FOR LEASE AND BUILD FOR SUIT

The Illinois Science + Technology Park started with the former corporate headquarters of pharmaceutical giant G.D. Searle and has created a community of scientists, inventors, and innovators. We are dedicated to the cultivation of a multi-cultural environment that will create and sustain businesses from basic research through commercialization. This environment includes world class laboratories, office space and key support amenities.

Illinois Science + Technology Park will offer up to 2 million square feet of office and state-of-the-art facilities including chemistry and biology labs, CGMP facilities, as well as state-of-the-art clinical research labs.



**\$93,020**

AHHI



**26,279**

Total Population



**10,017**

Total Households



**8,954**

Daytime Population

\*All numbers taken from ESRI within 1 mile

## LOCATION OVERVIEW



The Illinois Science + Technology park is located less than 20 minutes away from downtown Chicago and has easy access to the area's major highways & airports. Chicago is home to some of the most revered teaching hospitals in the country, including: Northwestern University, The University of Chicago, Rush University Medical Center, and the University of Illinois at Chicago.

Additionally, the North Shore Life Sciences Clusters is located in close proximity to the park. It provides prime access to human resources, research and business opportunities. Neighboring major multinational life science companies include: Abbott Labs, Baxter International, Siemens Medical, Pfizer, and AbbVie.

## SITE AMENITIES



Strategically located to leading teaching and research hospitals, major universities and medical companies



Walking distance to Oakton Community College and award-winning Skokie Library



Specialized facilities: R&D laboratories, clean rooms, GMP suites, high bay GMP warehouse, NMR suites, laboratories for chemistry, biology, toxicology and nanotechnology



Beautifully landscaped campus with seating areas, parks and walkways



Fully wired, fiber optics backbone



Easy access to highways and O'Hare International Airport



Conference center and 100-seat auditorium



Abundant amount of garage and surface lot parking



Adjacent to CTA station for direct access to Chicago or Evanston

## TENANT ROSTER

Illinois Science + Technology Park is home to some of the world's leading revolutionizers in the biotech industry. Our tenants range from contract manufacturers to contract researchers and more.



astellas

charles river

COUR

cyclopure

Flexterra

FRESENIUS KABI

LanzaTech



Northwestern University

NorthShore University HealthSystem

VETTER



## NEIGHBORING UNIVERSITIES



### Northwestern University

NORTHWESTERN  
UNIVERSITY

Evanston, IL

Northwestern University is located 5 miles away from the Illinois Science + Technology Park. The college is well regarded in the medical field & science industry. 5 existing ISTP tenants are spin-out companies from Northwestern University.

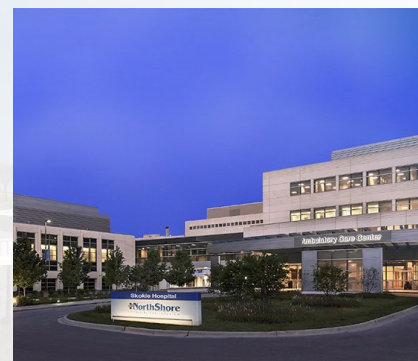
#### PER US NEWS

- #9 Ranked Undergraduate Program
- #2 Ranked Materials Engineering Grad Program
- #4 Manufacturing / Systems Engineering Grad Program
- #1 Marketing Grad Program



## HOSPITAL NETWORK

### NORTHSHORE HOSPITAL | SKOKIE, IL



NorthShore University HealthSystem is an integrated healthcare delivery system consistently ranked as a Top 15 Teaching Hospital in the U.S. The NorthShore system includes five hospitals and a 900 physician multispecialty group practice. NorthShore is a Magnet-recognized organization, the first in Illinois to receive this prestigious honor as an entire system that demonstrates excellence in nursing and high standards in patient care. As the principal teaching affiliate for the University of Chicago Pritzker School of Medicine, NorthShore is dedicated to excellence in medical education and research.

### RUSH UNIVERSITY SYSTEM FOR HEALTH (RUSH) | CHICAGO, IL



Rush University System for Health (RUSH) is an academic health system whose mission is to improve the health of the individuals and diverse communities it serves through the integration of outstanding patient care, education, research and community partnerships. Rush is a nationally recognized healthcare leader: Ranked 17th nationally in US News & World Report Best Hospital Rankings, Ranked 24th nationally by Newsweek's "World's Best Hospitals", and One of only 36 hospitals across the country to be named a Top Teaching Hospital by the Leapfrog group.

### UNIVERSITY OF CHICAGO MEDICINE | CHICAGO, IL



The University of Chicago Medicine has grown into an integrated academic and community health system, and is affiliated with 12 Nobel Laureate winners, and has received over \$227 million in NIH funding.



# MASTER LAB PLAN OVERVIEW





# 8045 LAMON AVE

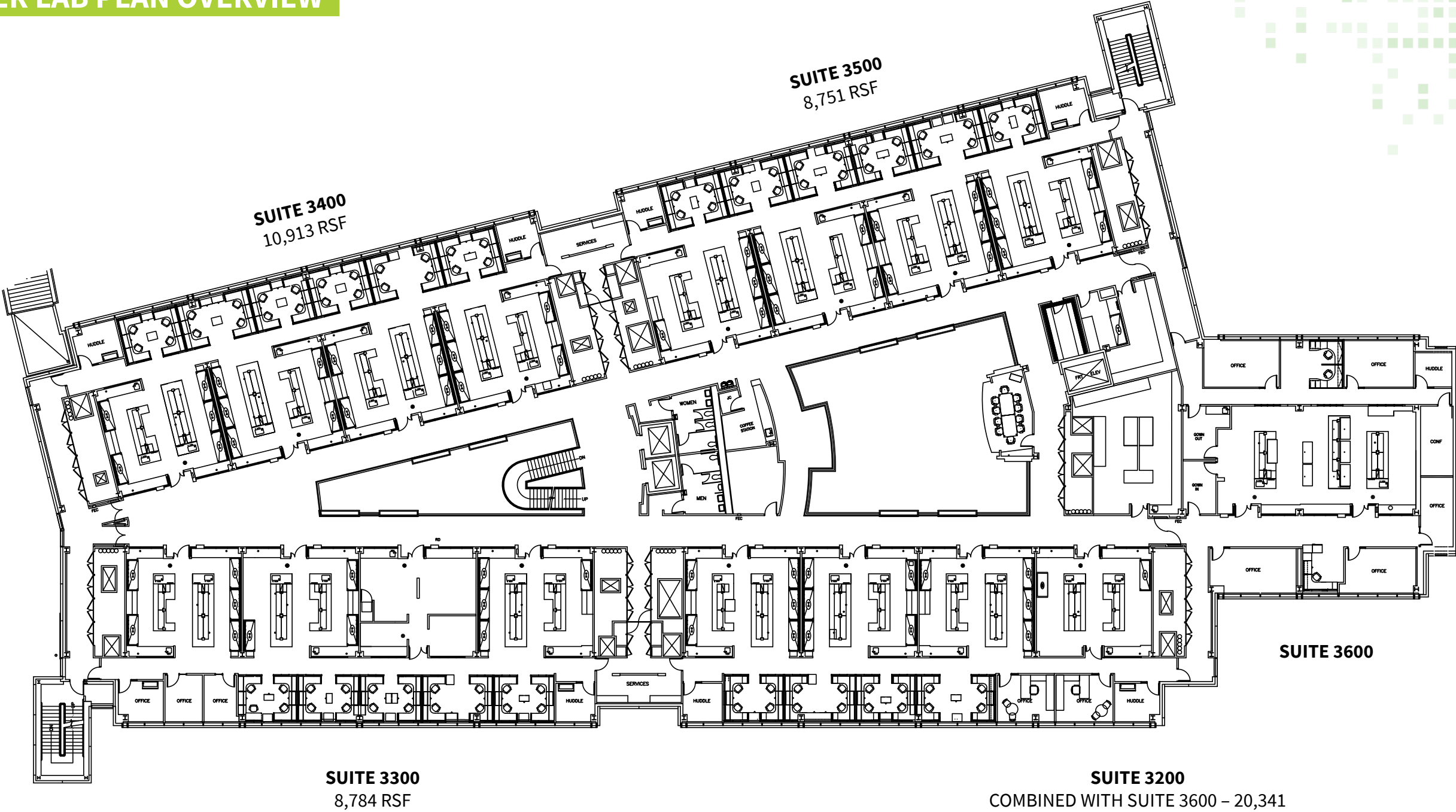
Lab Opportunities

Third Floor | Suites 3200-3600





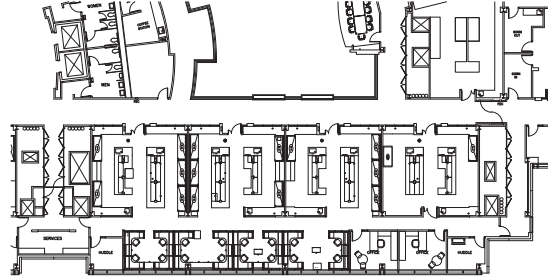
MASTER LAB PLAN OVERVIEW



# LAB SPACE OVERVIEW

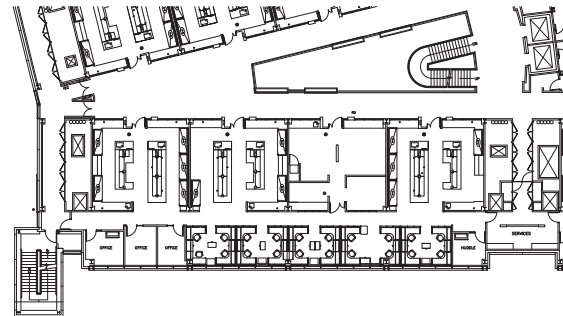
## THIRD FLOOR - 3200

- 15 chemical hoods
- 1 bio-safety cabinet
- 2 private offices
- 2 huddle rooms
- 16 workstations



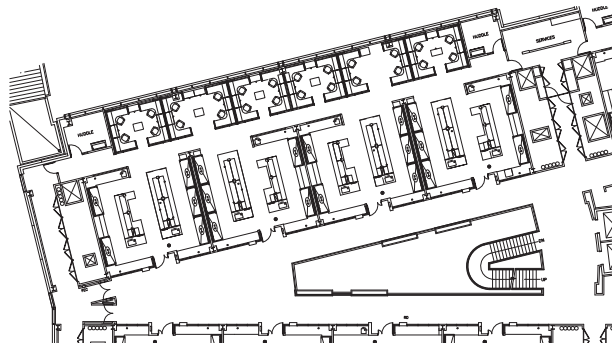
## THIRD FLOOR - 3300

- 12 chemical hoods
- 2 private offices
- 2 huddle rooms
- 20 workstations
- Supplemental AC



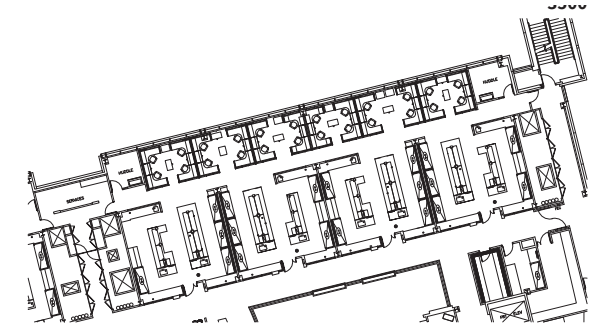
## THIRD FLOOR - 3400

- 20 chemical hoods
- 24 workstations
- 2 huddle rooms



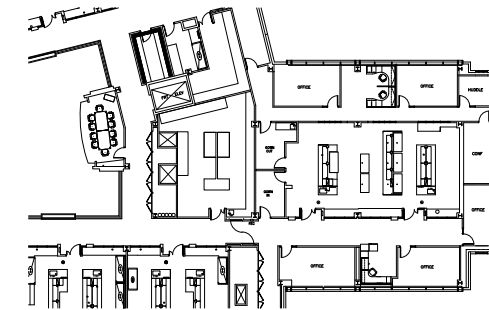
## THIRD FLOOR - 3500

- 19 chemical hoods
- 2 huddle rooms
- 24 workstations



## THIRD FLOOR - 3600

- 1 HBC lab
- Sample Storage area
- 5 private offices
- 1 huddle room
- 3 workstations
- 1 conference room



## FOURTH FLOOR - 4300

- 9 chemical fume hoods
- 2 walk in hoods
- 20 workstations
- 2 offices

*\*Click 4300 floorplan to view video*



# 8030 LAMON AVE

Three Story  
130,000 RSF Opportunity

State-of-the-art lab space to support discovery and provide an unparalleled opportunity for research, collaboration, and growth.

## KEY HIGHLIGHTS

- Efficient and flexible floor plates for multiple leasing scenarios
- Lab space opportunities from 3,200 SF – 130,000 SF
- Centralized, humidity controlled lab air supply and lab exhaust designed for 8-10 air changes per hour
- Centralized lab waste collection and neutralization system

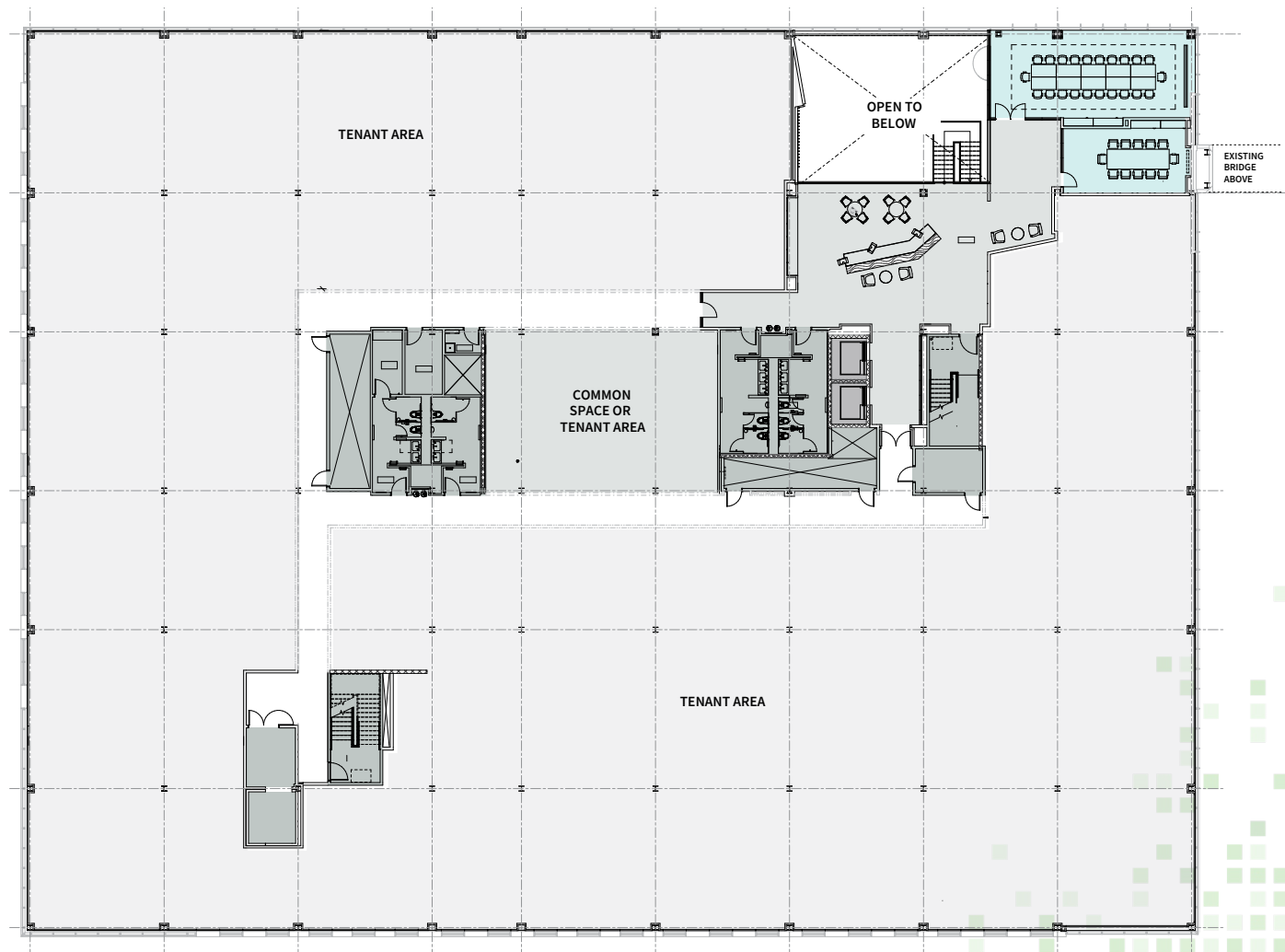


# SITE PLAN OVERVIEW

## FIRST FLOOR



## SECOND FLOOR

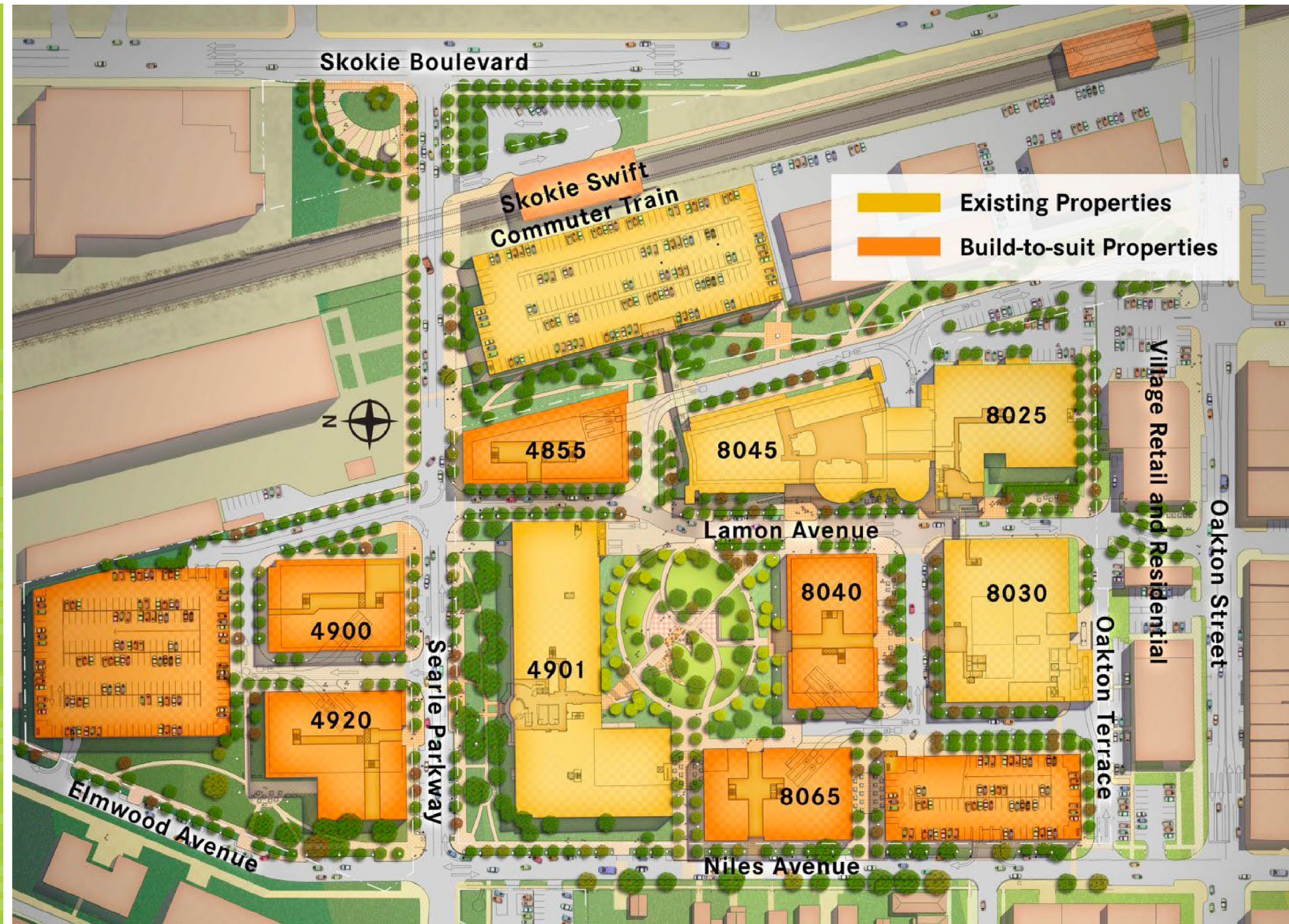




# BUILD TO SUIT LAND

## The Business of Science Grows Here

Five build-to-suit sites offer the potential for an additional 1.3 million square feet of development, prepared to accommodate the needs of life science and emerging companies today and into the future. When fully developed, the IS+TP will be the largest biotech park in Illinois







## BROKER CONTACT

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