

THE BRYN

Built For Global Reach

O'Hare's Largest Headquarter Opportunity Awaits

8410 W. Bryn Mawr Ave.
Chicago, IL 60631



Welcome to 8410 at The Bryn

Well Capitalized Ownership

Stability At
Its Best

FCA
PARTNERS

The Bryn operates **debt-free**, ensuring stability and security for tenants. Owned by FCA Partners, known for long-term investments in high-quality properties, the campus reflects a commitment to ongoing enhancements and exceptional tenant experiences.

This strong financial foundation allows for **quick investments in amenities and timely commission payments**, offering a dynamic and dependable workspace for tenants and stakeholders.

A Location That Takes You Places

The Bryn is strategically positioned at the only 4-way interchange in the O'Hare market, located at N Cumberland Ave and I-90. This prime location offers seamless auto access and direct connections to the Cumberland CTA Blue Line station, which is easily accessible from the campus parking lot. Multiple bus lines further enhance the transit options, ensuring The Bryn is perfectly integrated into the broader transportation network.

Your Headquarters to Everywhere

At The Bryn, tenants enjoy a modern campus with upgraded lobbies, high-end finishes and flexible seating, fostering a welcoming and inspiring environment.

On-site amenities include a fitness center, dining options, conference and training facilities, landscaped outdoor areas, and ample parking, all complemented by seamless transit connections for hassle-free commuting.

With flexible leases, proactive management, and a focus on sustainability, The Bryn offers a forward-thinking corporate ecosystem designed for innovation and growth.

Building 8410 at The Bryn provides the O'Hare market's largest headquarters opportunity, combining impressive scale and prominent visibility with unparalleled connectivity for ambitious businesses.

Distance

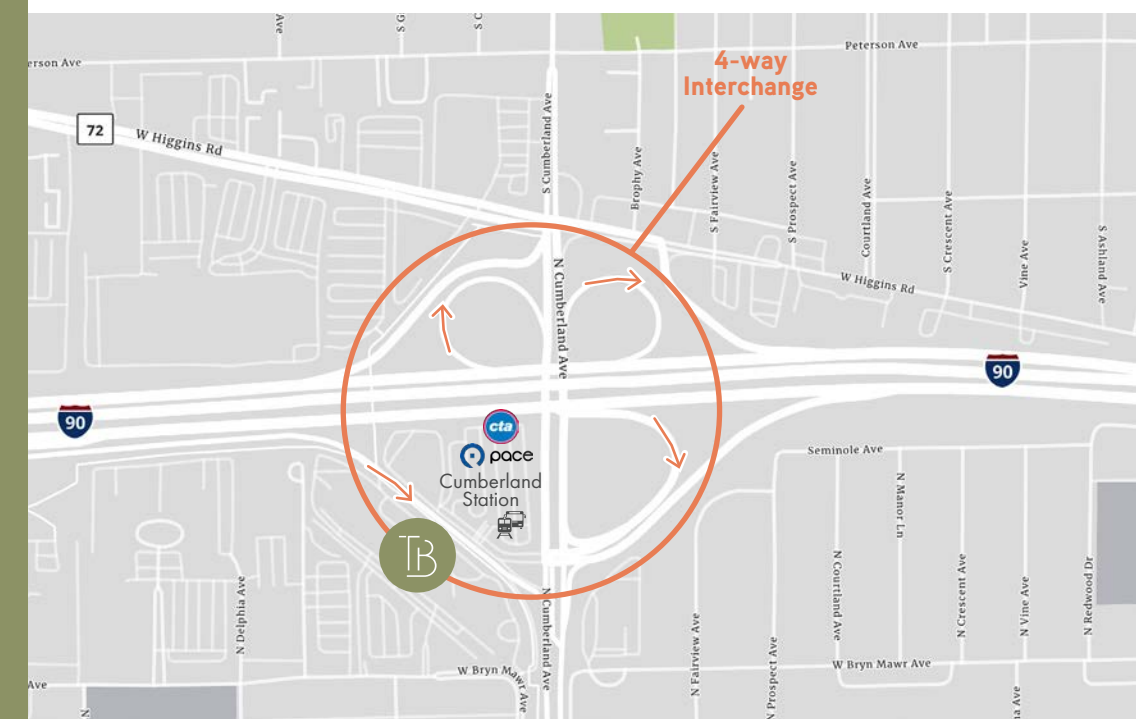
CTA Blue Line:
Direct Access

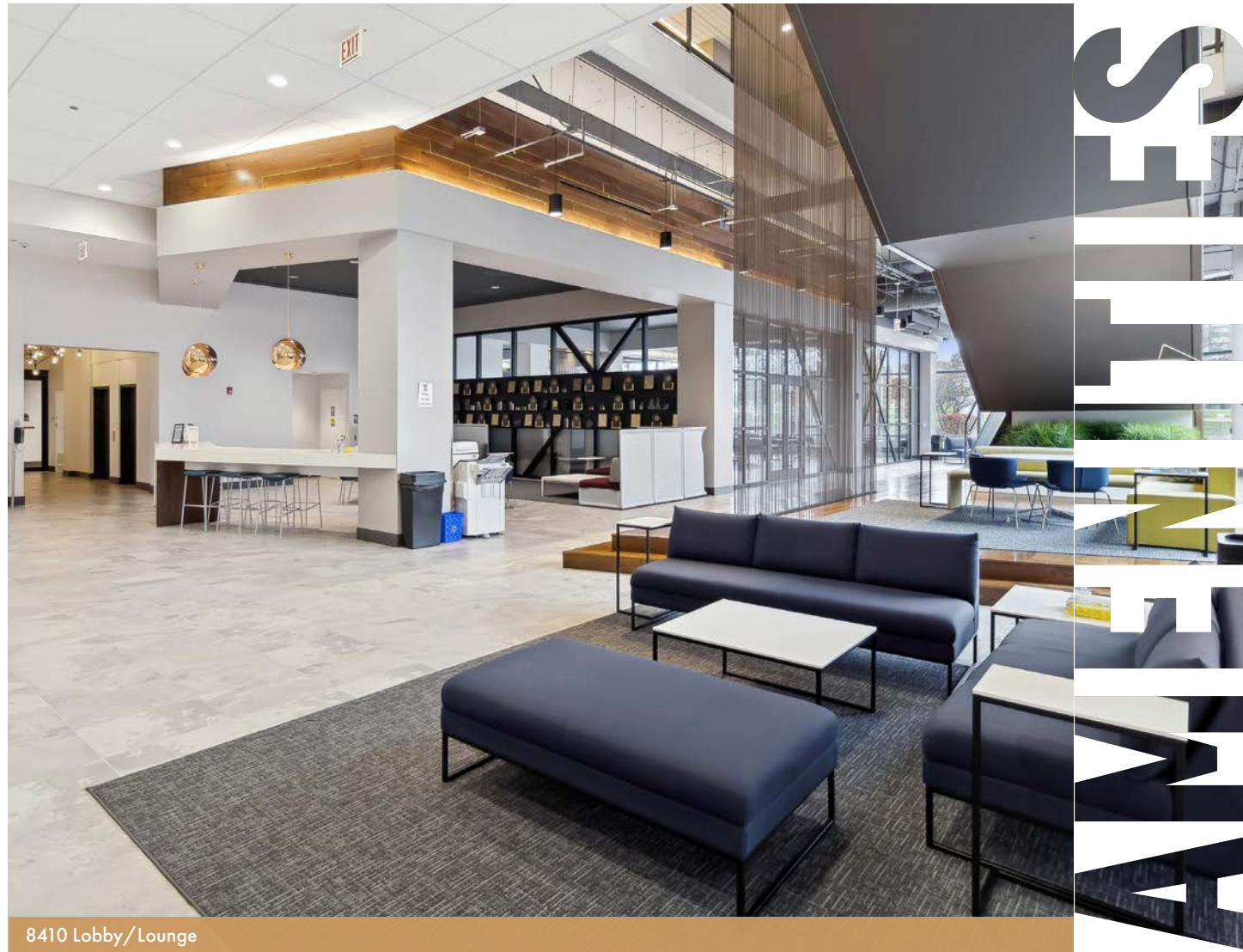
Greyhound:
Direct Access

I-90
Interchange:
1 Mile

O'Hare
Airport:
3.5 Miles

Chicago CBD:
14 Mile



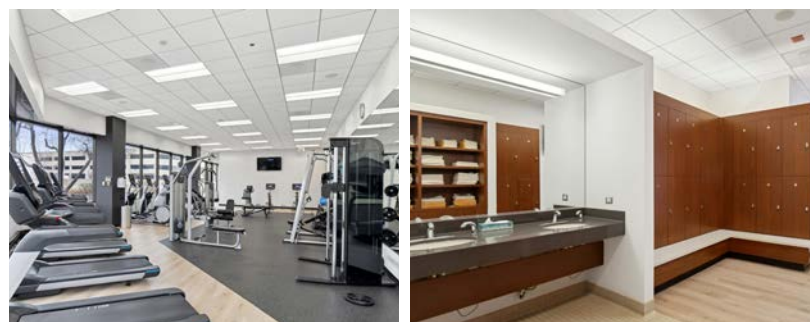


8410 Lobby/Lounge



Where Every Detail Elevates Your Stay

The Bryn features upgraded amenities, including modern and expansive conference facilities, a fitness center with showers and towel service, high-end food service, and outdoor gathering spaces. With a \$15 million renovation, 24/7 security, ample parking, and high-visibility signage on I-90, it offers everything tenants need for work, relaxation, and visibility.



Fitness Center & Locker Rooms



8420 Fika Cafe



8420 Tenant Lounge



8410 Collaboration Cafe



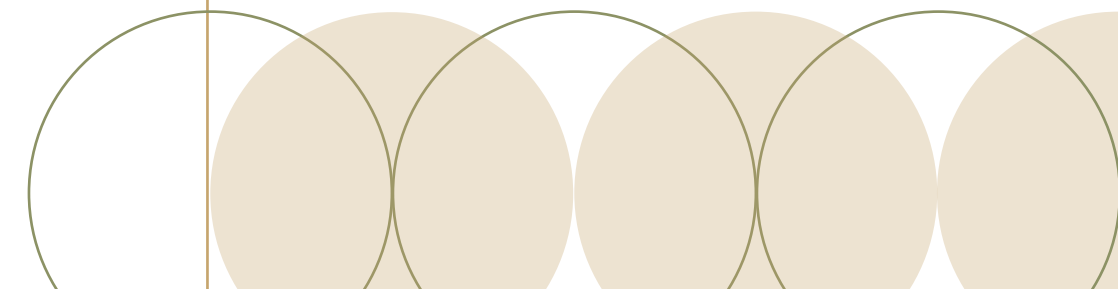
8410 Conference, Training and Gathering Spaces



8410 Collaboration Cafe Seating



8410 Coffee/Smoothie Bar



8410

W Bryn Mawr

The Premier O'Hare HQ Opportunity

Where Your Headquarters Meets Unmatched Connectivity

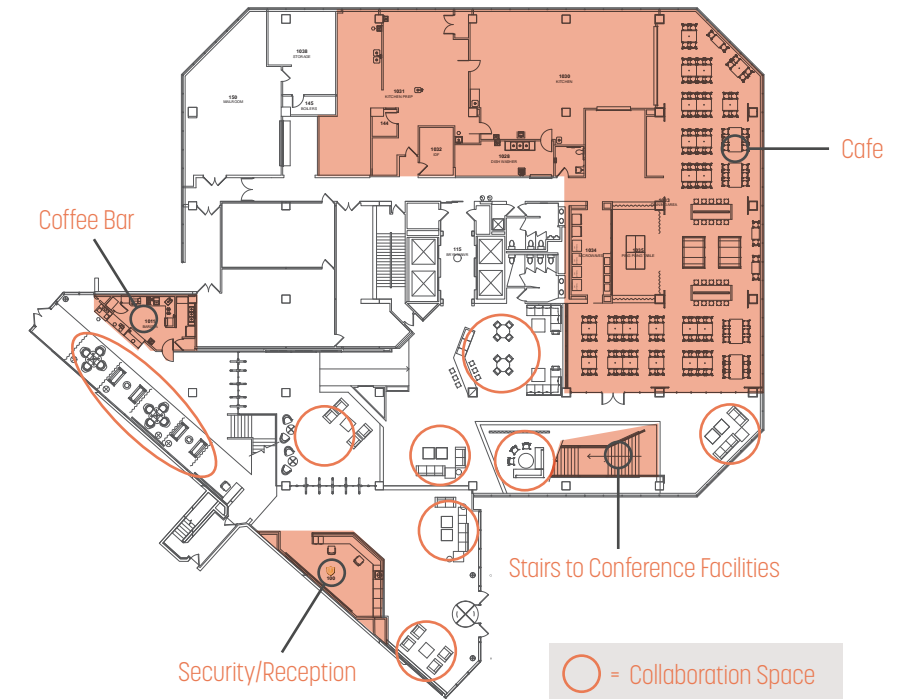
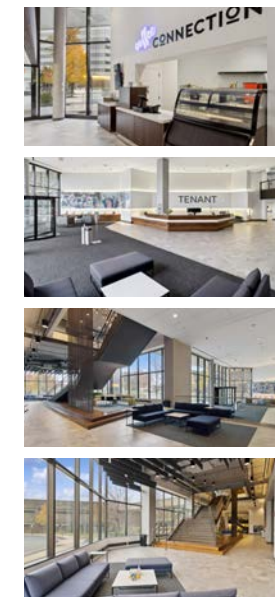
The Bryn offers the largest headquarters opportunity in the O'Hare market, blending exceptional size with unmatched connectivity for ambitious businesses. Minutes from O'Hare Airport, adjacent to the Cumberland CTA stop, and with direct access to I-90, it ensures unmatched convenience for commuters and visitors alike. This strategic location reduces travel times and maximizes accessibility, making The Bryn a premier choice for businesses prioritizing efficiency and accessibility.

With 11 flexible floors, The Bryn accommodates businesses of all sizes, offering customizable spaces to suit any vision. Paired with boutique amenities and premium services, it provides an ideal environment for innovation, collaboration, and growth, making it a top choice for ambitious companies. At The Bryn, businesses not only gain a prestigious address but also an adaptable space to achieve their goals and thrive in a competitive market.



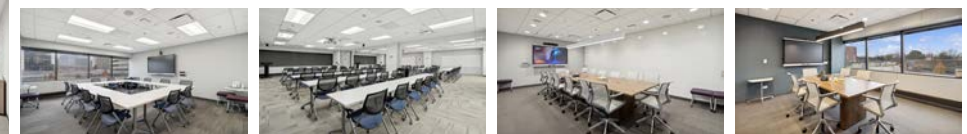
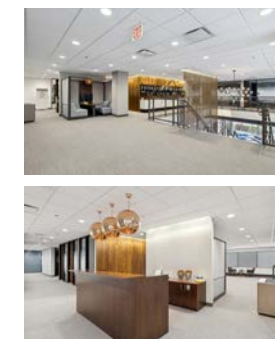
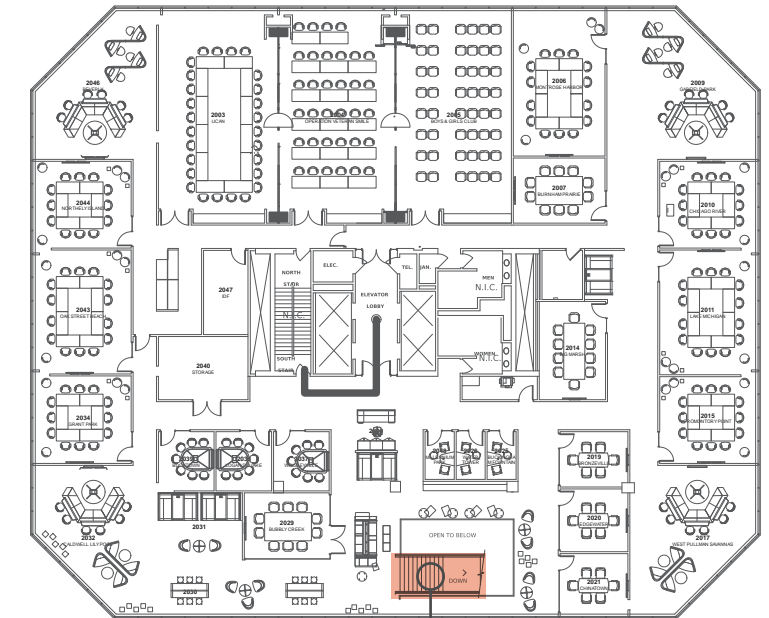
Suite 100 14,022 RSF

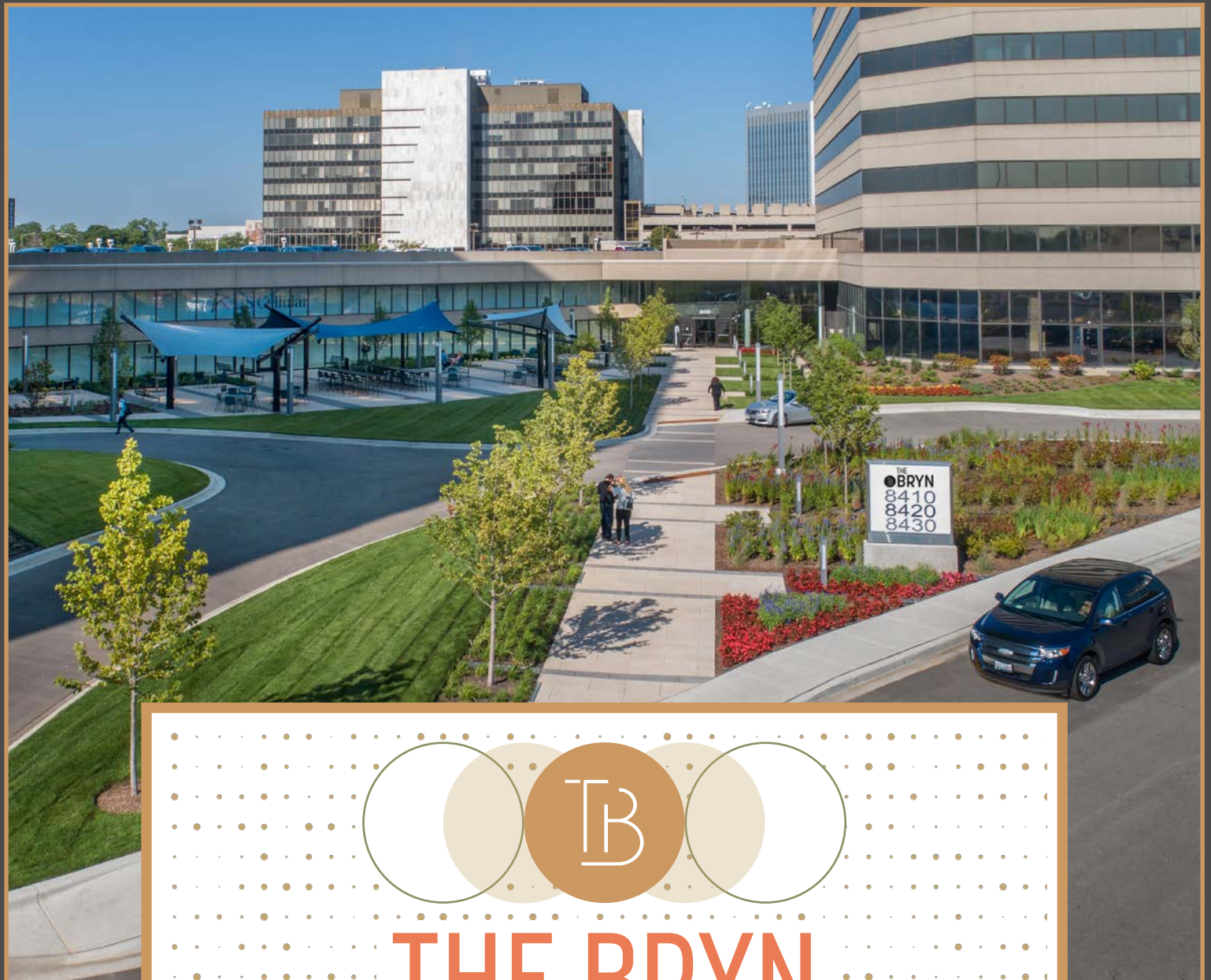
- Security/Reception
- Cafe/Lounge
- Coffee Bar
- Collaboration Space



Suite 200 19,897 RSF

- Full Floor Conference Facility
- From huddle rooms & collaboration space to 150+ person training room





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