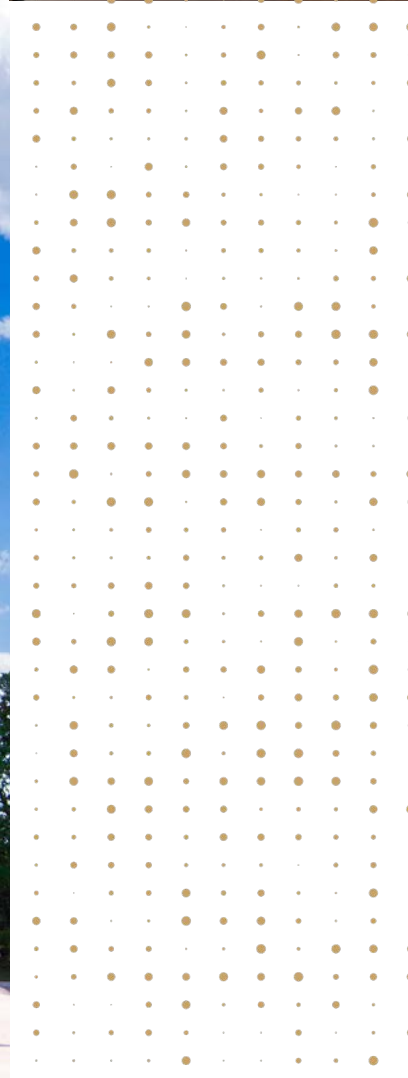


THE
BRYN

The Premier Suburban Chicago Transit
Oriented Corporate Campus

8410, 8420, 8430 W. Bryn Mawr Ave.
Chicago, IL 60631



Welcome to The Bryn

At The Bryn, tenants enjoy a modern campus designed for both functionality and comfort. The recently upgraded lobby and common areas feature high-end finishes and flexible seating, creating a welcoming environment where businesses can thrive, clients feel valued, and employees stay inspired.

The Bryn also offers on-site amenities to support a productive workday, including a fitness facility, dining options, landscaped outdoor spaces, and ample parking. With seamless transit connections, commuting is hassle-free, allowing teams to focus on what matters most: success.

Choosing The Bryn means joining a forward-thinking corporate ecosystem. With flexible floor plate configurations, proactive management, and a focus on sustainability, The Bryn is ideal for businesses seeking a foundation for innovation, collaboration, and growth.



Business Overview

Where Business Meets Hospitality

The Bryn, Suburban Chicago's premier transit-oriented corporate campus, is near O'Hare International Airport with direct access to CTA transit, the CBD, and Metro Chicago. Offering the largest available space in the O'Hare market and a refreshed amenity package, it's ideal for corporate headquarters. Backed by a debt-free, well-capitalized owner, The Bryn ensures strong cash flow for commissions and tenant improvements.



The Bryn is a campus built for success, offering versatile office spaces for businesses of all sizes. From expansive headquarters to customizable suites, tenants enjoy a professional atmosphere enhanced by modern renovations and contemporary amenities.

With cutting-edge infrastructure and thoughtful upgrades, The Bryn supports seamless operations, featuring flexible workspaces, robust connectivity, ample parking, and premium on-site comforts.

For a comprehensive look at The Bryn's offerings, including key property details and amenities, refer to the chart.



Complex Size	637,480 SF
Largest Space	212,428 SF
Smallest Space	2,532 SF
Lease Rate	\$21.75/SF Net
Real Estate Taxes	\$6.32/SF (E25)
CAM	\$9.81/SF (E25)
Car Parking	Approximately 3.3:1,000 SF (visitor, covered and executive) parking expandable
Year Constructed	Building constructed in 1981, renovated in 2018-2024
Telco/Data Providers	XO, First Comm, Cbeyond, Verizon, Cypress, AT&T, Paytech, Covad, Business Only Broadband

A Hands On Ownership



Stability At Its Best

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 responsiveness to leasing decisions, enhanced attentiveness to tenant needs, investments in amenities and timely commission payments, offering a dynamic and dependable workspace for tenants and stakeholders.

FCA
PARTNERS



Fully Charged

The Bryn exemplifies financial stability, offering tenants confidence in a debt-free property backed by forward-thinking ownership. This solid foundation supports ongoing investments in infrastructure and tenant services, creating a vibrant, reliable workspace for long-term business success.



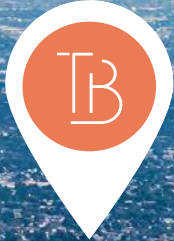
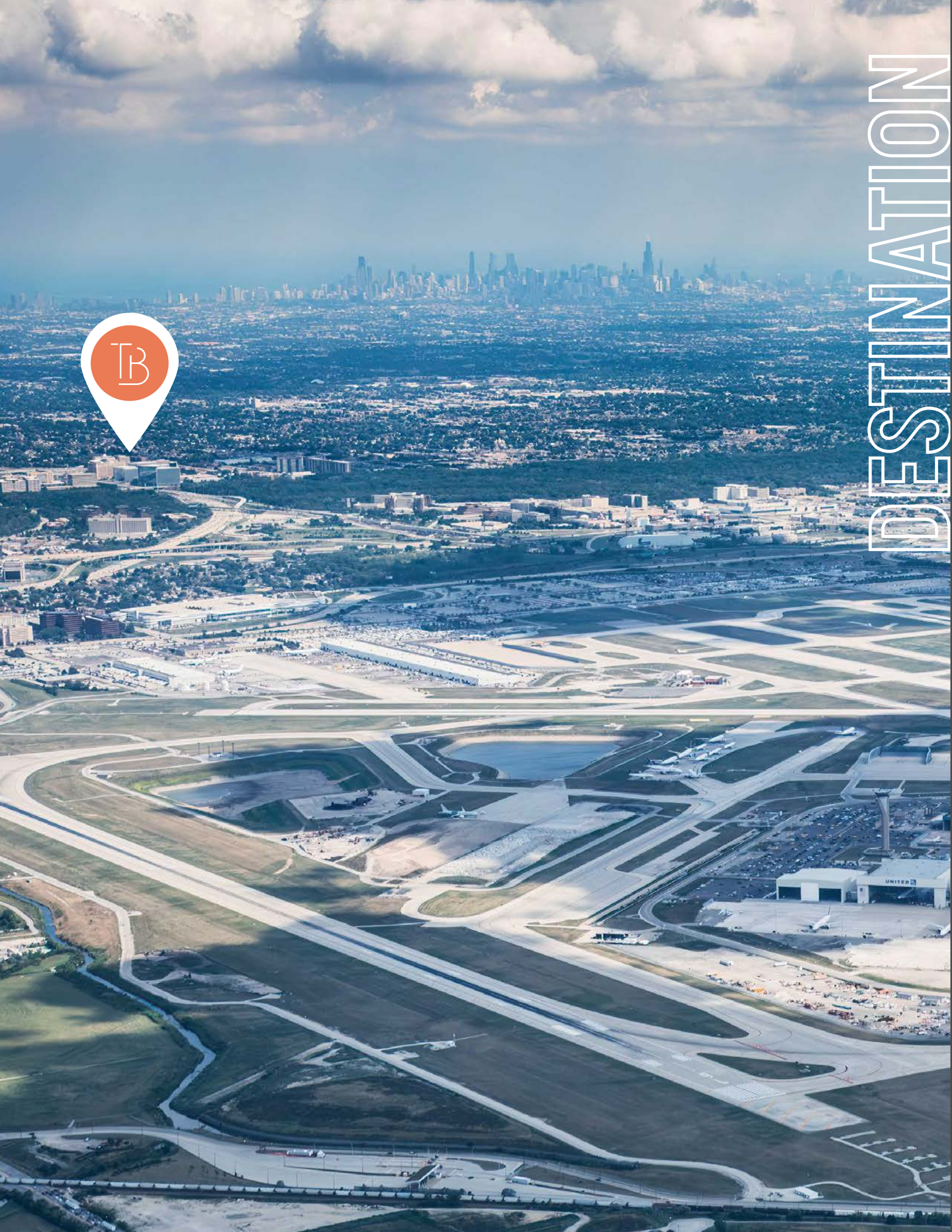
Powering Progress

The Bryn's financial freedom enables continuous improvements, offering tenants a modern, innovative workspace. Proactive investments in facility upgrades and tailored enhancements ensure a cutting-edge environment that supports business growth and adapts to evolving needs.



Focused Connections

The Bryn's robust financial stability ensures prompt transactions, efficient tenant improvements, and a seamless experience. This commitment to excellence fosters trust and supports a collaborative, tenant-focused environment.



DESTINATION

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.

Just 3.5 miles from O'Hare Airport and 14 miles from downtown Chicago, it offers unmatched connectivity for businesses and commuters alike.

The aerial maps highlight The Bryn's transit access, including the Blue Line and bus routes, as well as its proximity to O'Hare and the Chicago CBD, making it an ideal hub for convenience and accessibility. Whether by car, train, or plane, The Bryn delivers connectivity that truly takes you places.

Distance

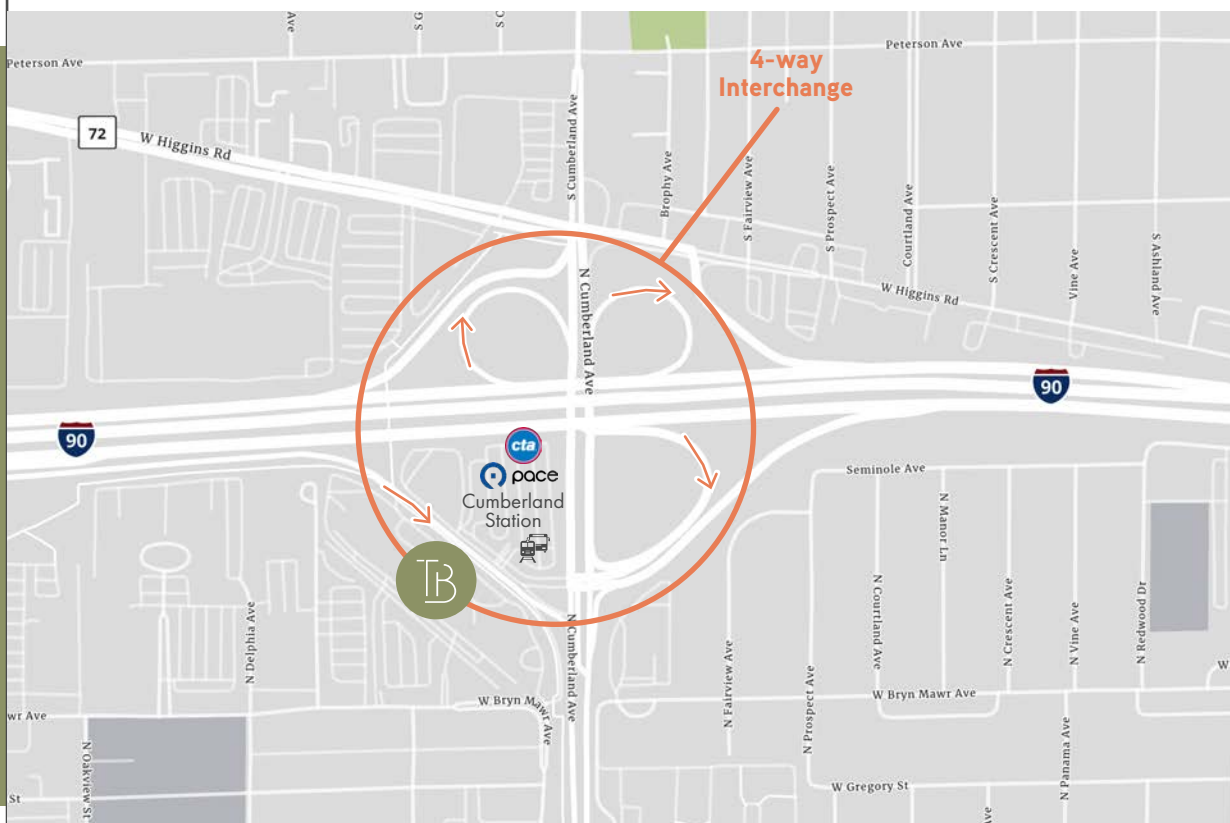
CTA Blue Line:
Direct Access

Greyhound:
Direct Access

I-90
Interchange:
1 Mile

O'Hare
Airport:
3.5 Miles

Chicago CBD:
14 Mile





Location

In The Heart of It All



Restaurants
200



Hotels
30



Fitness Centers
20



Corporate Neighbors
300+

The area within a 3-mile radius of 8410–8430 W. Bryn Mawr Ave. offers a dynamic mix of dining, fitness, hospitality, and corporate spaces, making it a hub of activity and convenience.

Your Ideal Location

The Bryn stands out with its unmatched location in one of Chicago's most dynamic and convenient neighborhoods, surrounded by restaurants, retail, hotels, and entertainment, creating a seamless blend of work and leisure.

Just minutes from O'Hare International Airport and major transit hubs, it combines convenience, energy, and connectivity, providing tenants with a vibrant and engaging professional environment.

The Bryn is more than just an office space—it's a gateway to an enriched daily experience for tenants and visitors alike.

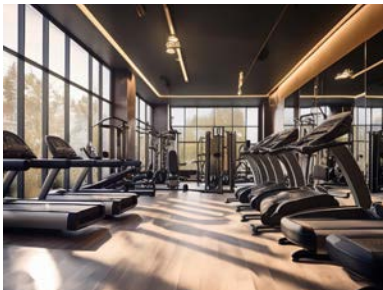


Local Hotels

- | | |
|---------------|-------------------|
| Holiday Inn | Quality Inn |
| Renaissance | Embassy Suites |
| Best Western | Loews Hotels |
| Hyatt | The Rose Hotel |
| DoubleTree | Westin Hotels |
| Marriott | SpringHill Suites |
| Hilton Hotels | Econo Lodge |
| Comfort Inn | The Atwood |
| Motel 6 | Hampton Inn |

Local Restaurants

- | | |
|----------------|-----------------|
| Giordano's | Chili's |
| The Capital | Sushi House |
| Grille | The Bagelers |
| Ketchup | Coffeehouse |
| Panera Bread | Wingstop |
| Buffalo Wild | Elly's Pancake |
| Wings | House |
| Portillo's | Five Guys |
| Taco Bell | Popeyes |
| Starbucks | Wendy's |
| Café La Cave | Jersey Mike's |
| Buca di Beppo | Leah's Pantry |
| Sarpino's | Lenny's Grill & |
| Einstein Bros. | Subs |
| Subway | The Cheesecake |
| Egg Harbor | Factory |
| Jimmy John's | Pizzeria Uno |
| McDonald's | Zizzi's Café |

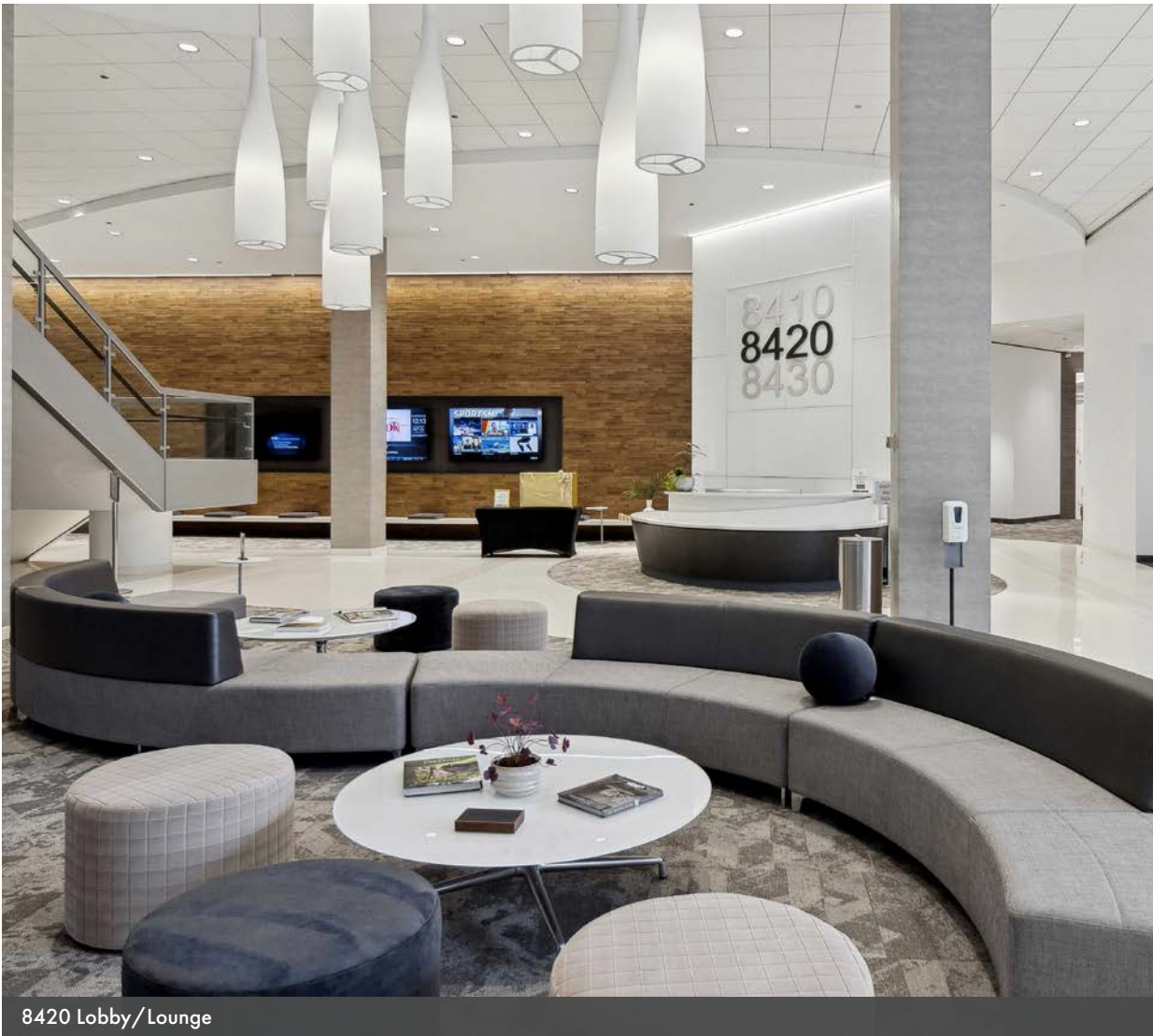


Local Fitness Centers

- | | |
|----------------|-------------------|
| LA Fitness | F45 Training |
| Crunch Fitness | Title Boxing Club |
| Planet Fitness | Snap Fitness |
| XSport Fitness | Gold's Gym |
| Equinox | CorePower Yoga |
| YMCA | The Barre Code |
| Orangetheory | Lifetime Fitness |
| Fitness | |

Local Corporations

- | | |
|------------------|-------------------|
| United Airlines | CDW |
| Motorola | Trinity Health |
| Boeing | Gogo Inc. |
| AbbVie | Hewlett-Packard |
| Exelon Corp | Cigna |
| Aon Corp | Harris Associates |
| Northern Trust | Mayer Brown |
| Caterpillar Inc. | Wells Fargo |
| Allstate | KPMG |
| State Farm | Bain & Company |
| Discover | |



8420 Lobby/Lounge



Where Every Detail Elevates Your Stay

The Bryn features upgraded amenities, including modern 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



8410 Lobby/Lounge



8420 Tenant Lounge



8420 Fika Cafe



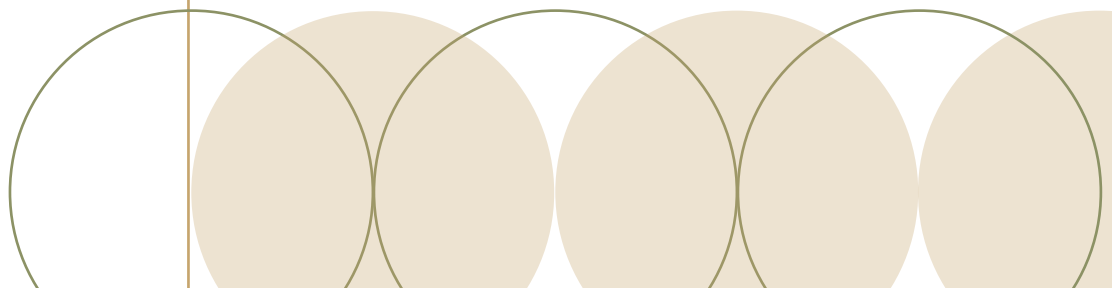
8410 Conference, Training and Gathering Spaces



8410 Collaboration Cafe

The Bryn is thoughtfully designed to enhance tenant and visitor experiences, offering amenities like outdoor spaces, a fitness center, modern conference rooms, and the Collaboration Cafe, all fostering productivity and well-being. Bright, open spaces filled with natural light, redesigned lounges, and a welcoming lobby create a professional yet inviting atmosphere that balances work and relaxation.

Located near major highways and business districts, The Bryn combines convenience, visibility, and premium amenities. With 24/7 on-site management, enhanced security, and a vibrant surrounding community, it sets a new standard for office excellence.



8410

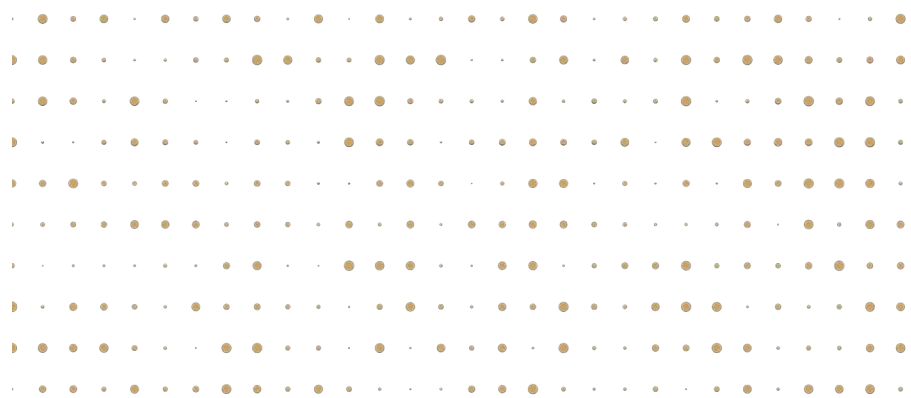
W Bryn Mawr

The Premier O'Hare HQ Opportunity

Where Your Headquarters Meets Unmatched Connectivity

The Bryn offers the largest headquarters space 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.

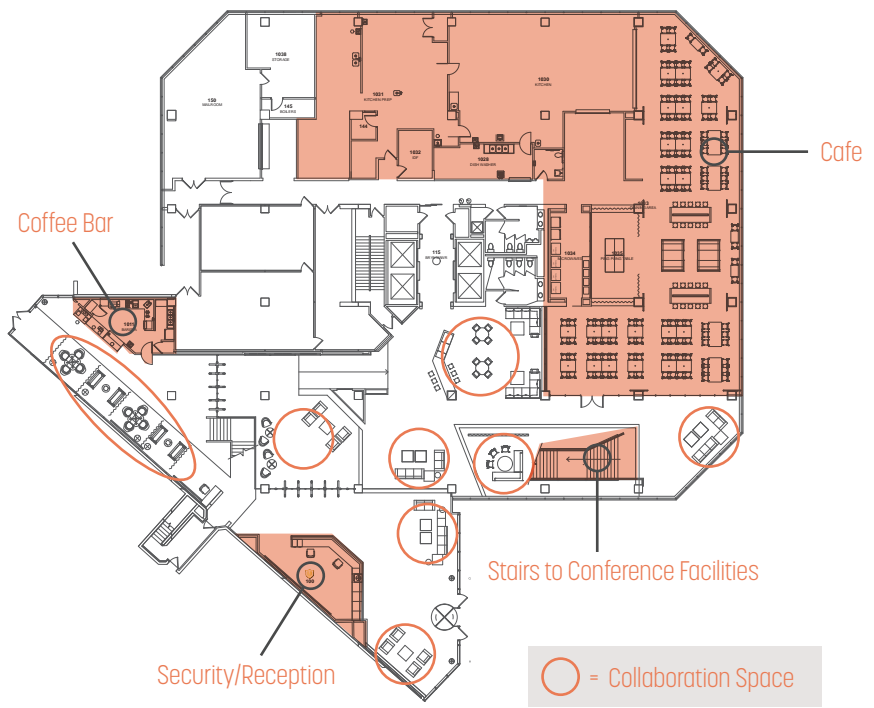
With 11 flexible floor plans, The Bryn accommodates businesses of all sizes, offering customizable spaces to suit any vision. Paired with boutique amenities and premium services, it provides an ideal environment for innovation, collaboration, and growth, making it a top choice for ambitious companies. 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.





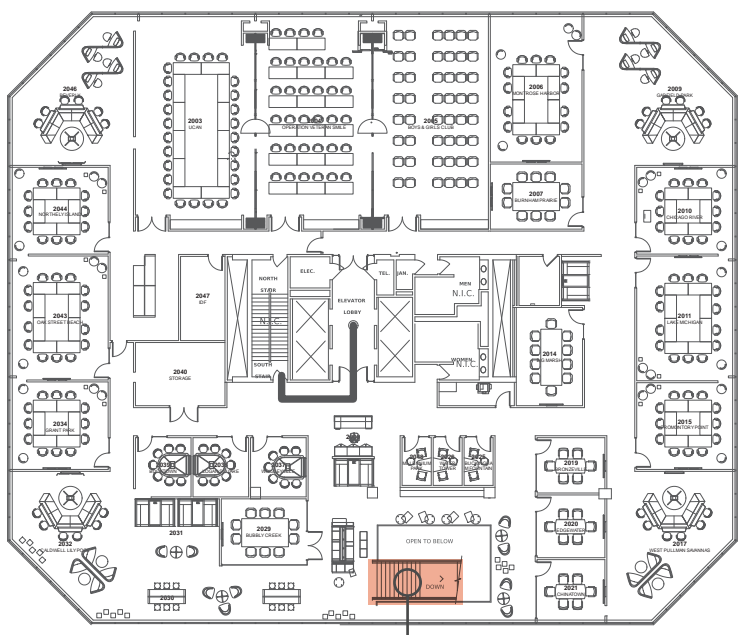
Suite 100
14,022 RSF

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

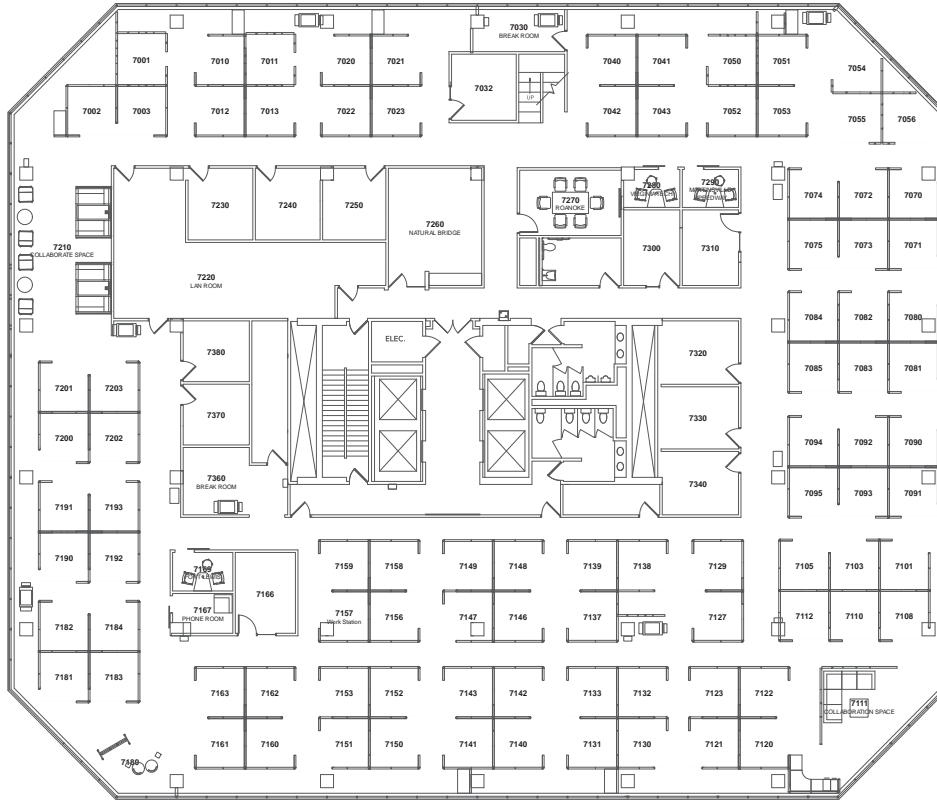


Suite 200
19,897 RSF

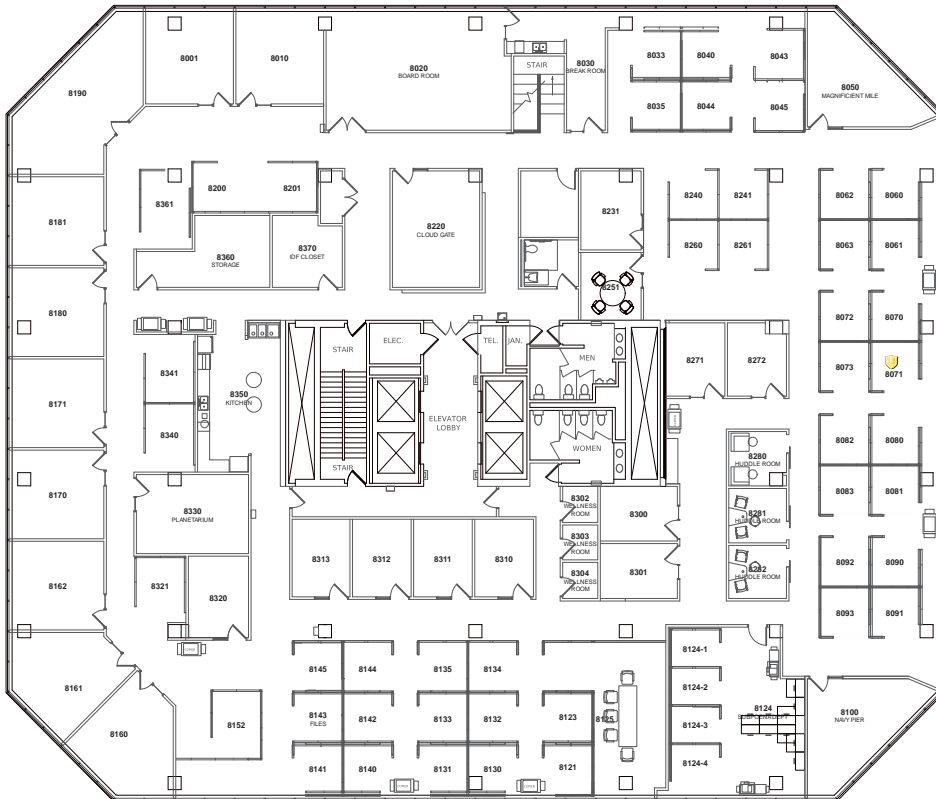
- Full Floor Conference Facility
- From huddle rooms & collaboration space to 150+ person training room



Suite 700
19,832 RSF

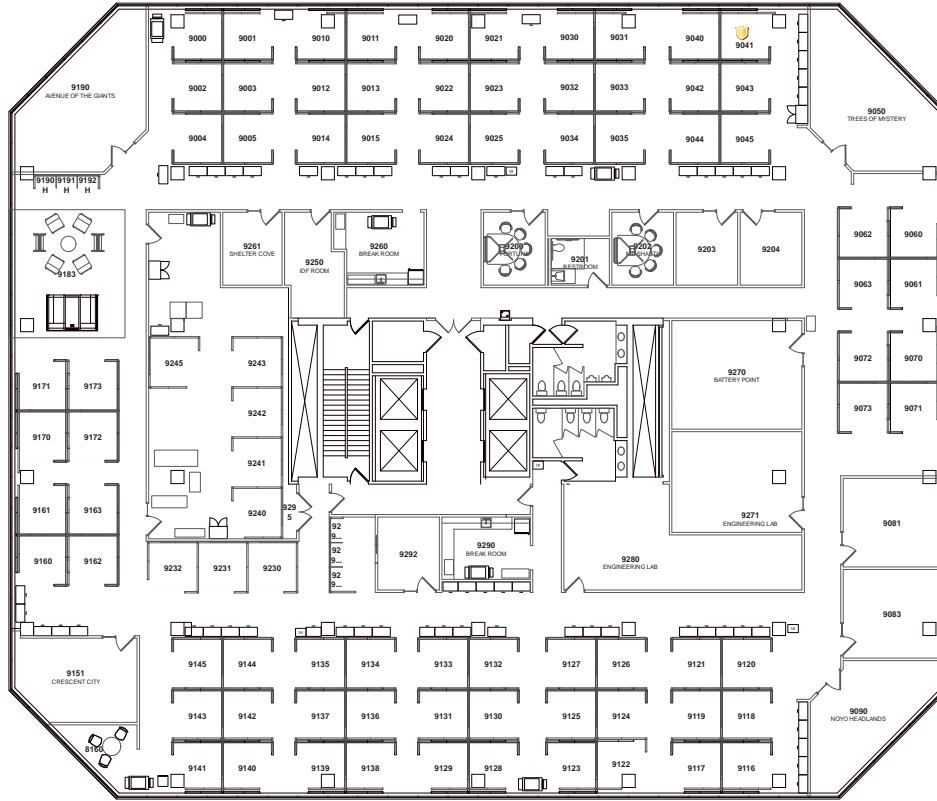


Suite 800
19,832 RSF

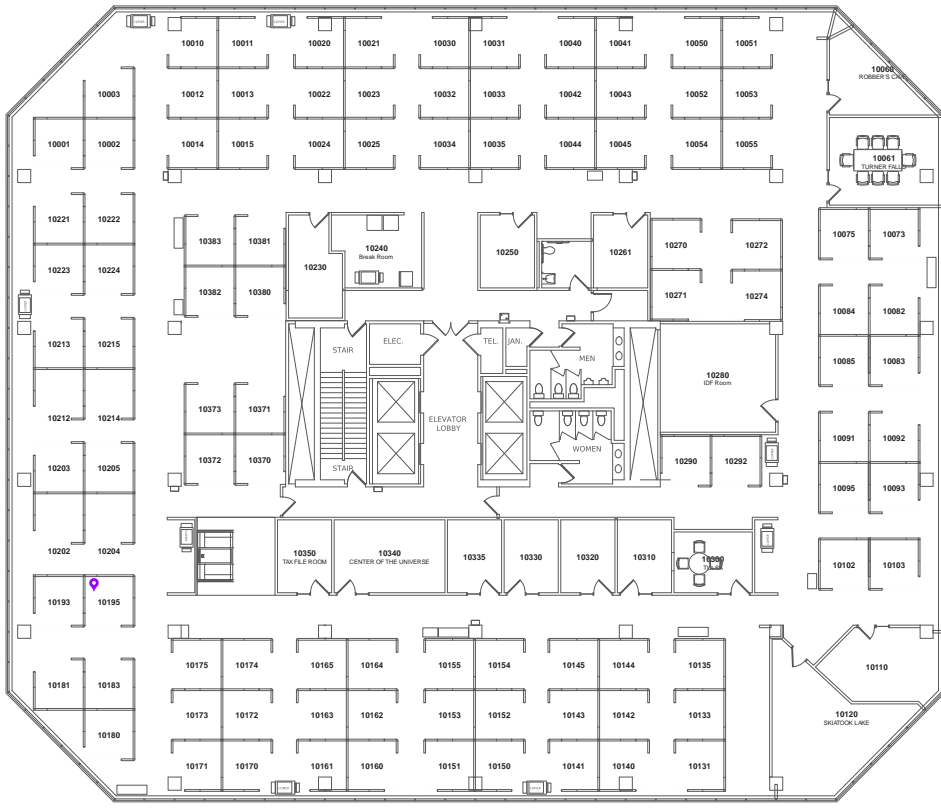




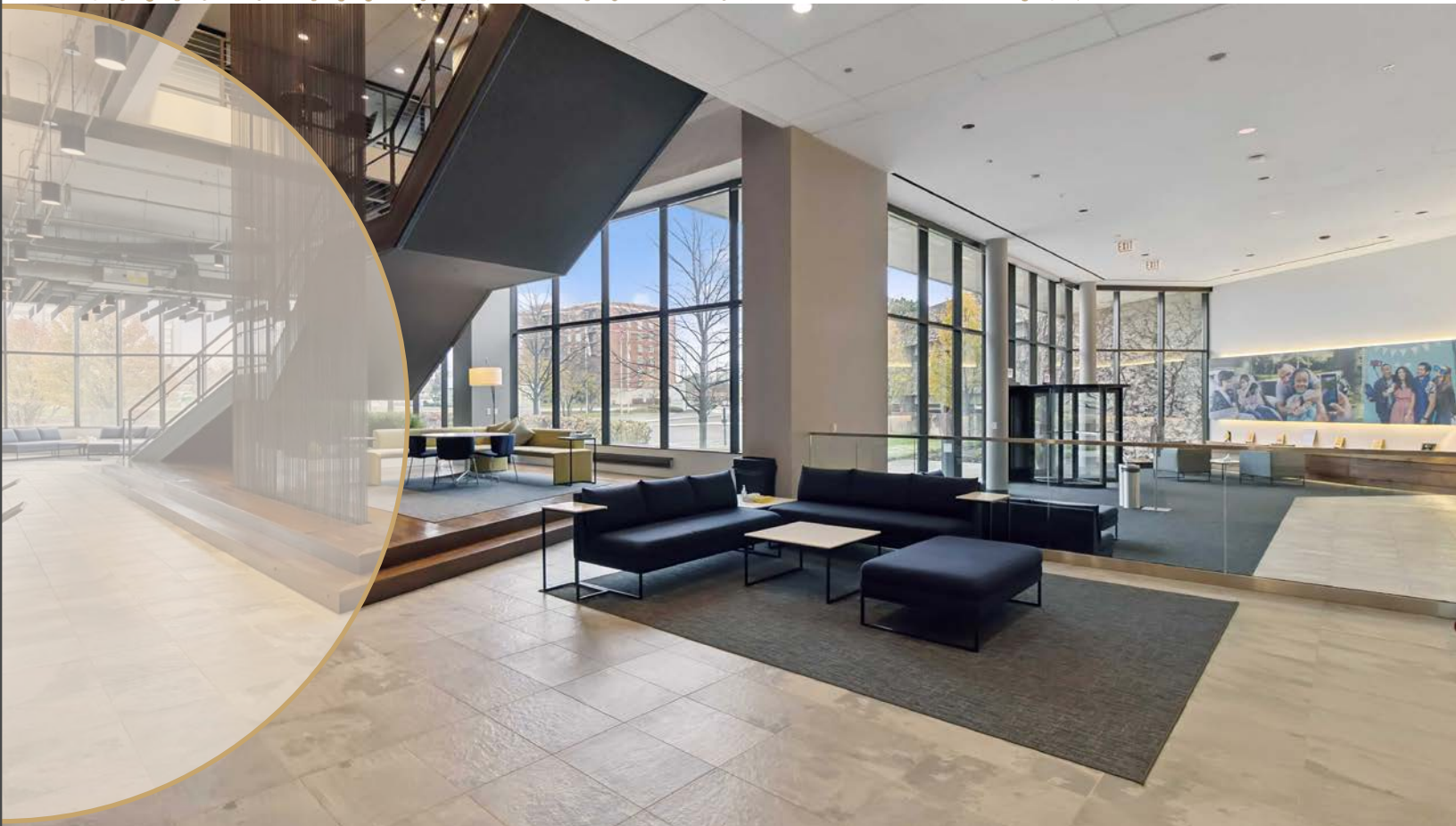
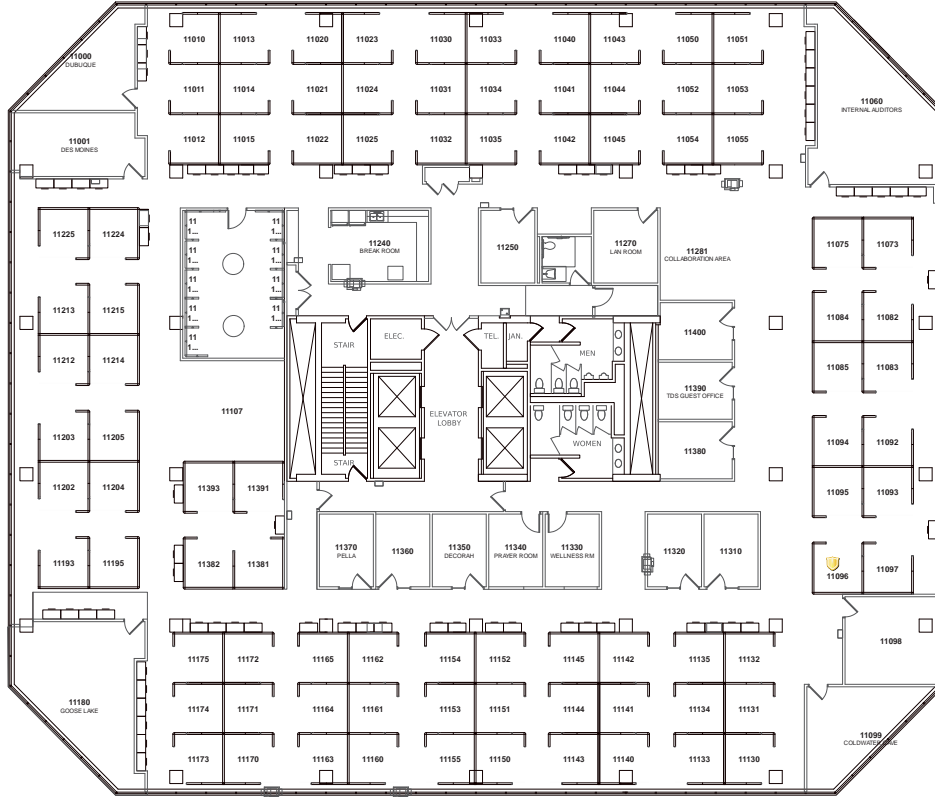
Suite 900
19,774 RSF



Suite 1000
19,774 RSF



Suite 1100
19,774 RSF





8420

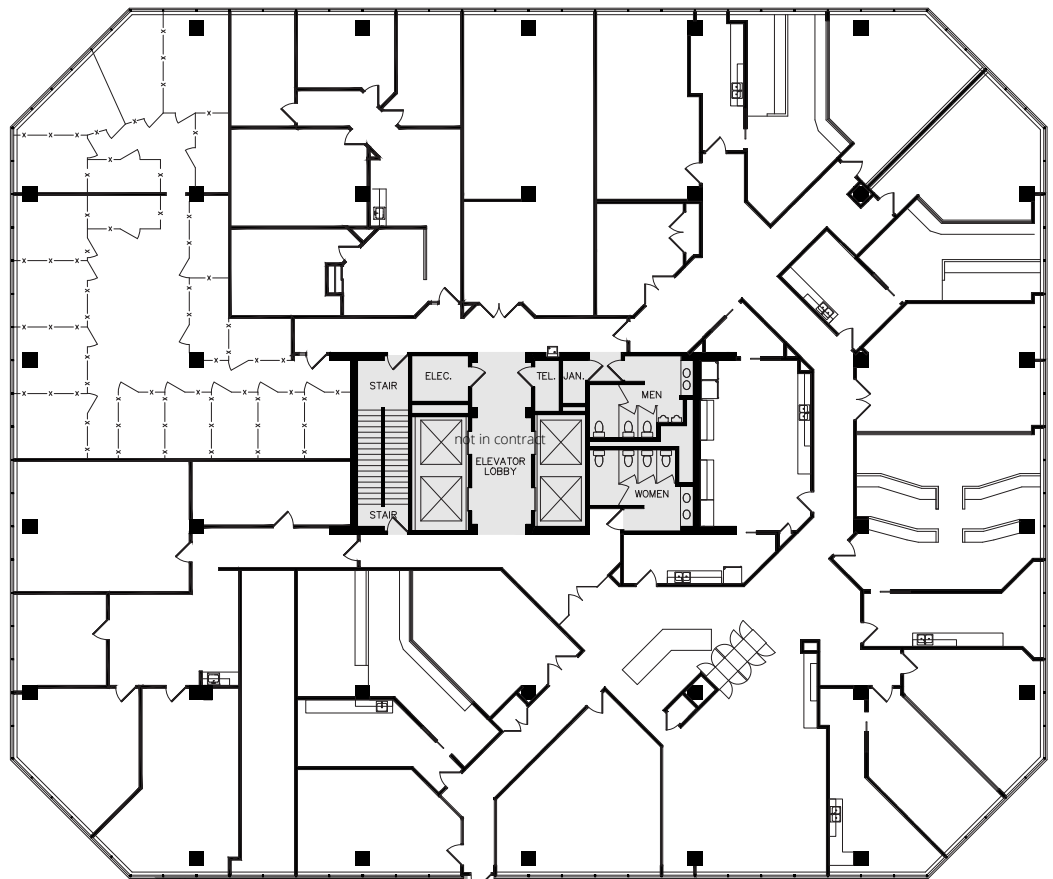
W Bryn Mawr

Building 8420 at The Bryn offers 6 customizable suites, combining flexibility, accessibility, and prestige. Designed to accommodate teams of all sizes, these versatile spaces allow businesses to create an environment that reflects their culture and supports productivity. From sleek, modern offices to collaborative workspaces, 8420 delivers the versatility growing companies need to thrive.



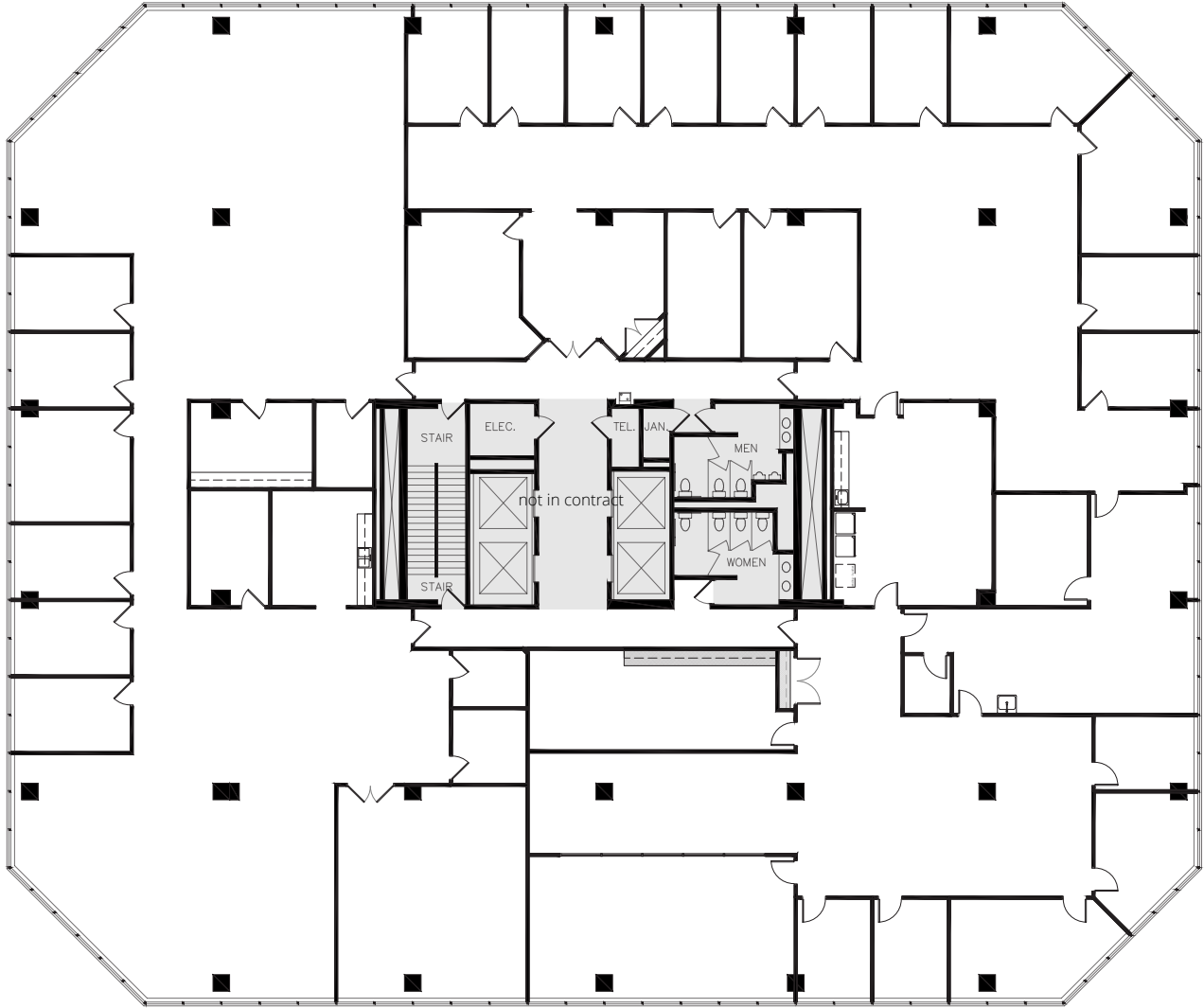
Suite 200
20,185 RSF

- 2nd, 3rd, 4th floors available for 60,081 SF block



Private Terrace Opportunity

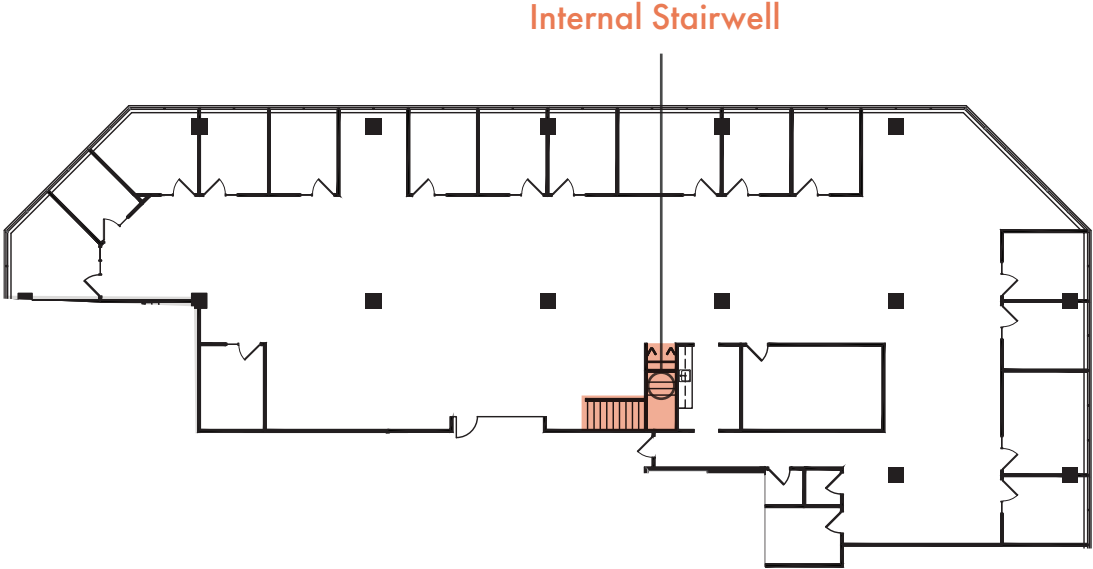
3rd Floor
19,948 RSF



Suite 1000

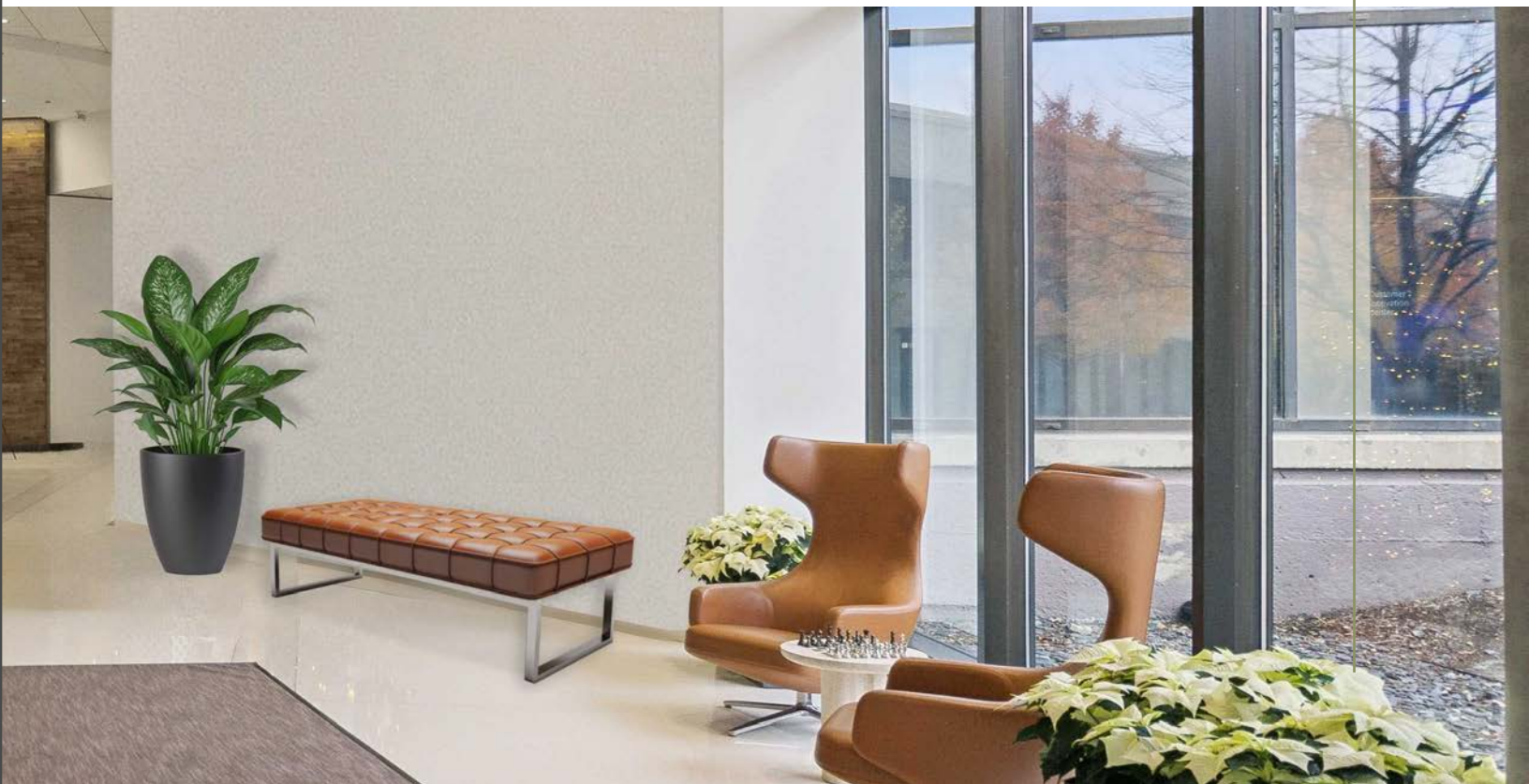
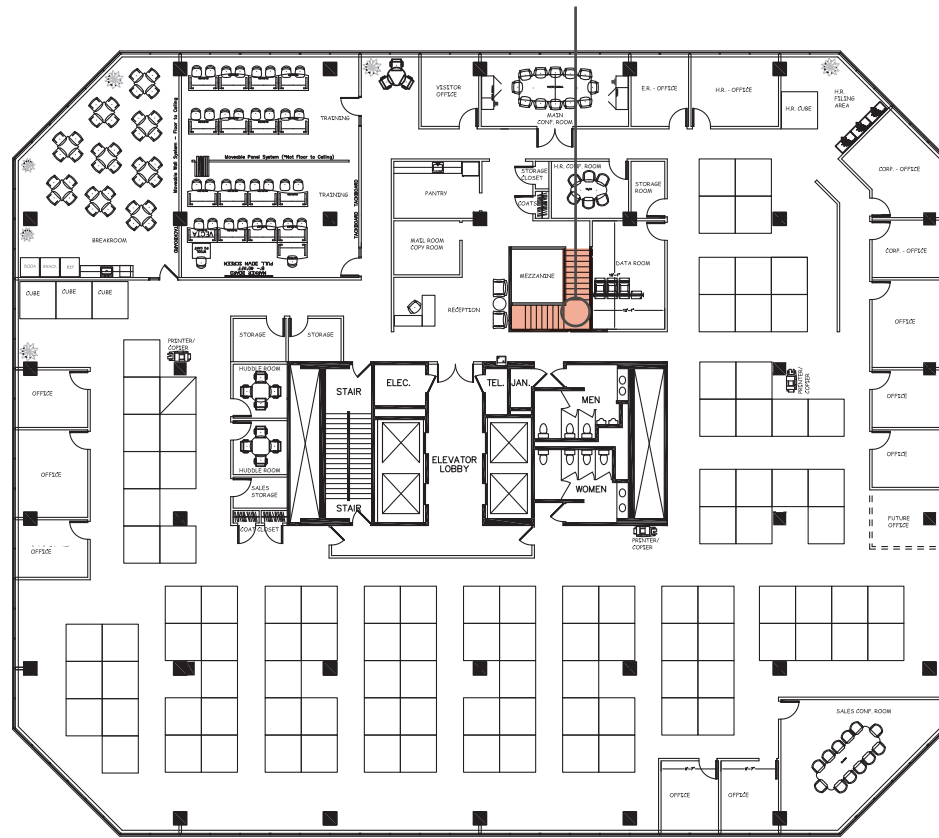
8,310 RSF

- 28,134 SF contiguous block with internal stairwell



11th Floor
19,824 RSF

Internal Stairwell



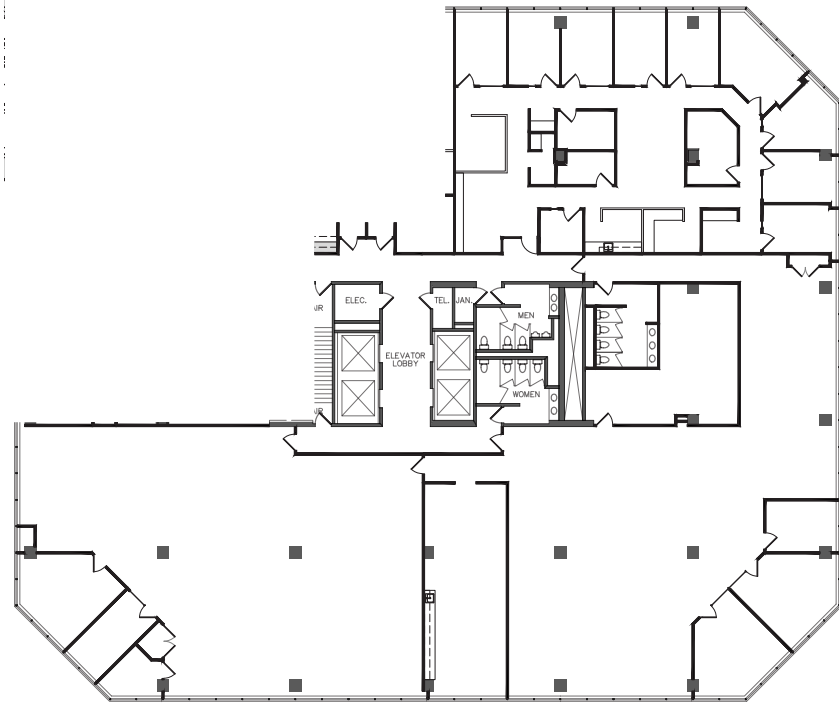
8430

W Bryn Mawr

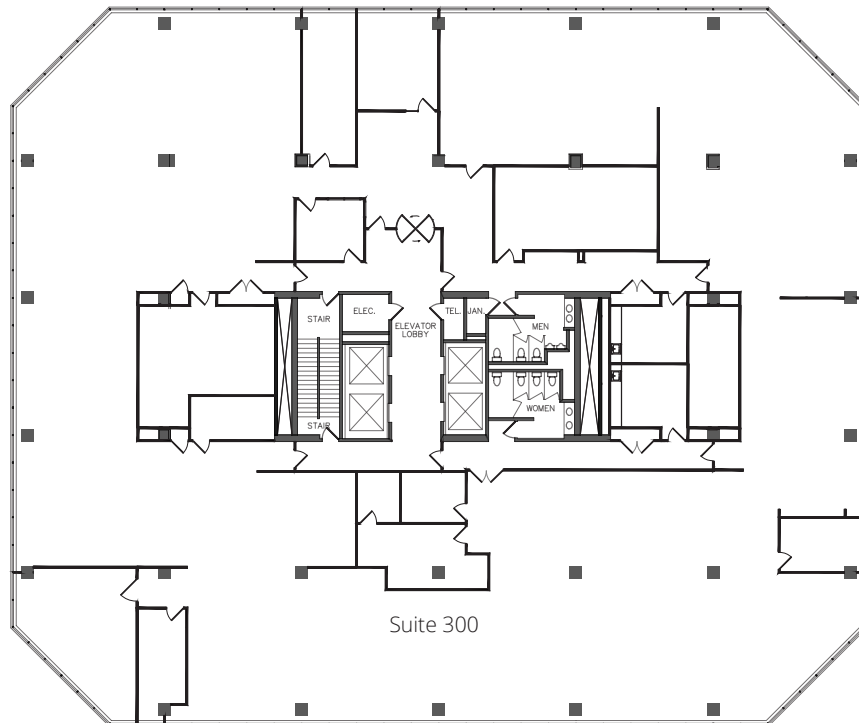
Building 8430 at The Bryn offers 19 flexible suites with customizable layouts, ideal for businesses of all sizes. Conveniently located near O'Hare International Airport and major transit hubs, it ensures easy connectivity. Tenants enjoy premium amenities like modern meeting spaces, lounges, and outdoor areas, fostering a productive business environment.



Suite 200 | 250
13,969 RSF



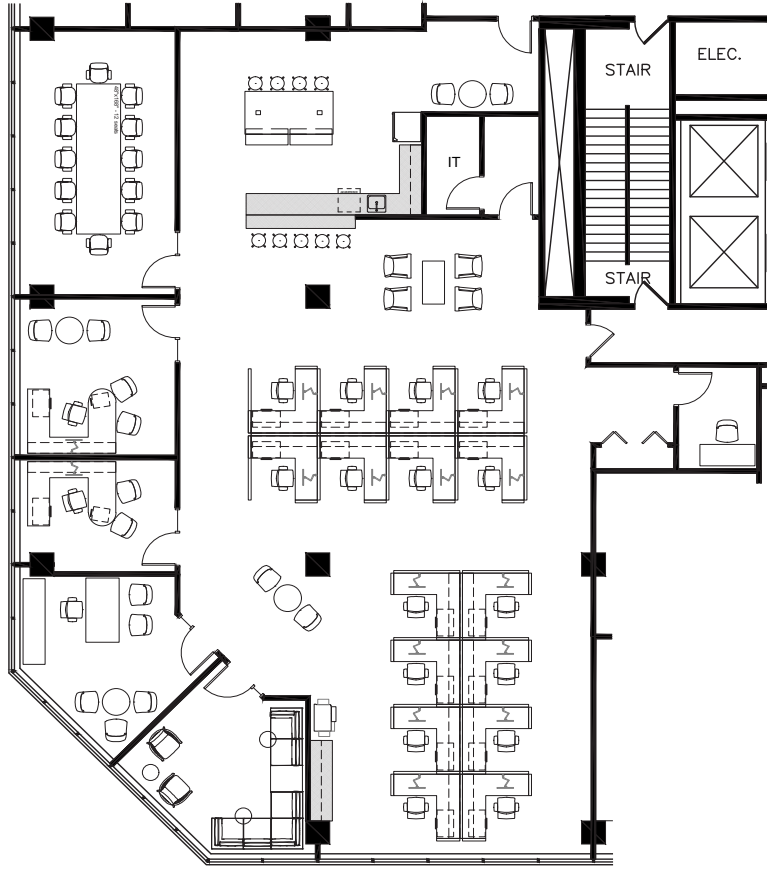
Suite 300
19,897 RSF



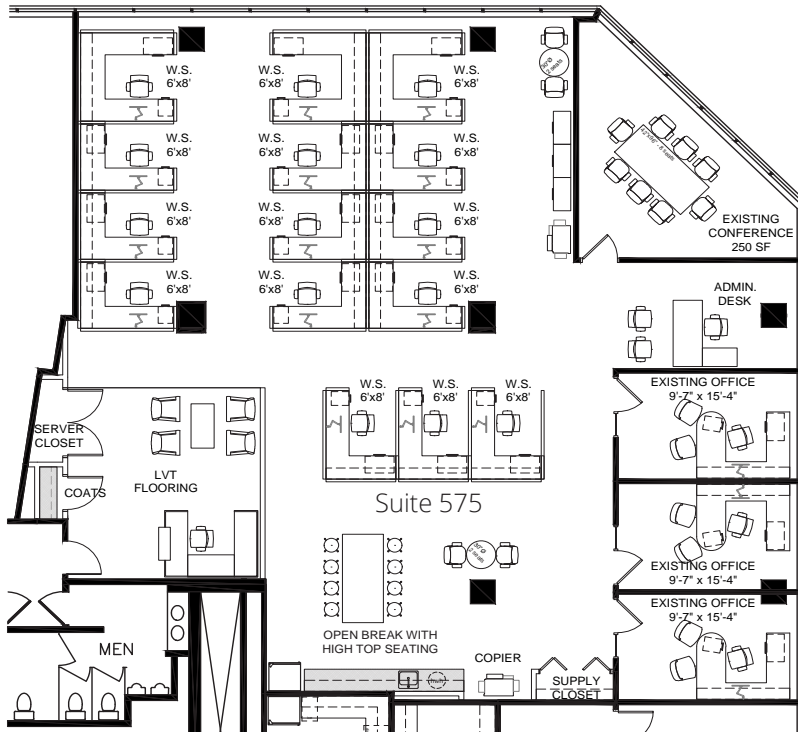
Suite 200 | 250 | 300

33,866 RSF
Conitguous

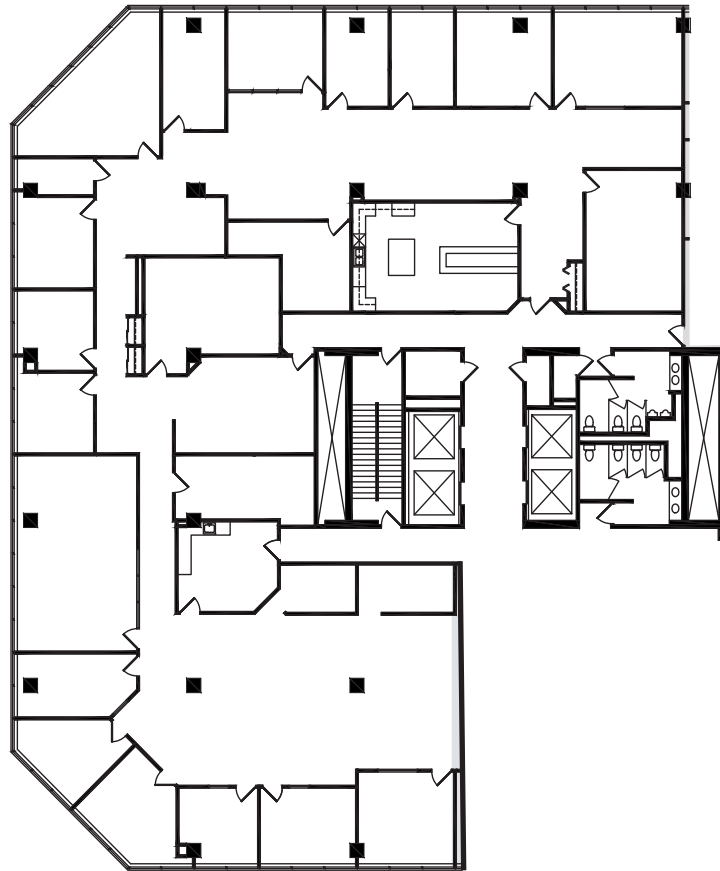
Suite 550
 4,622 RSF
 Spec Unit



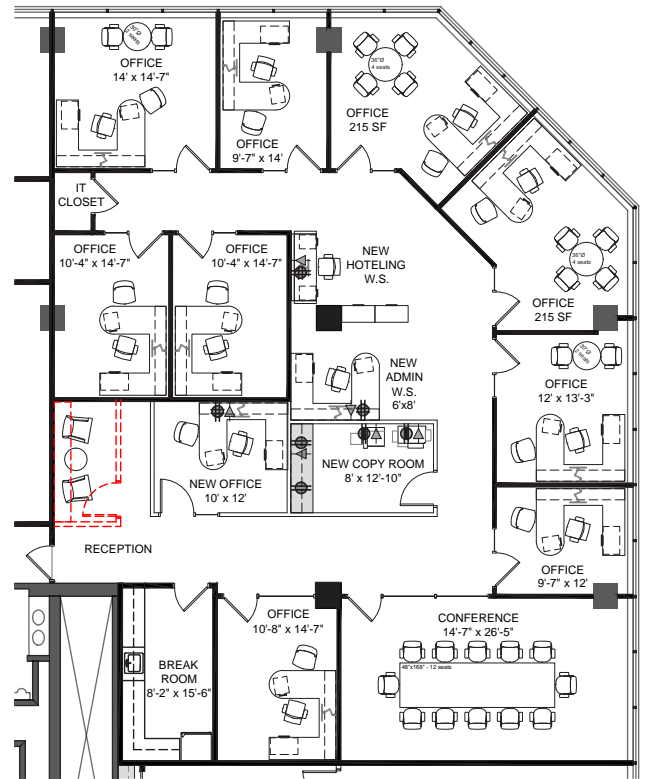
Suite 575
 4,112 RSF
 Spec Unit



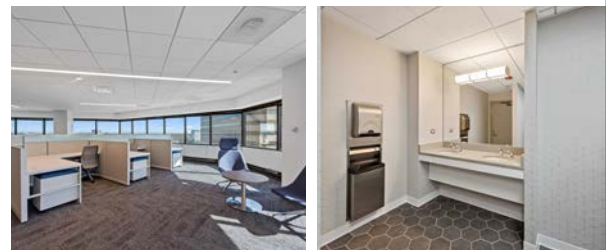
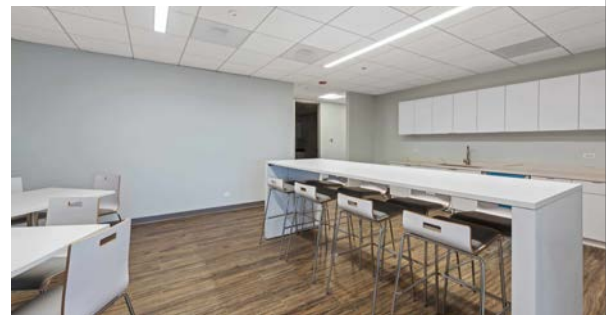
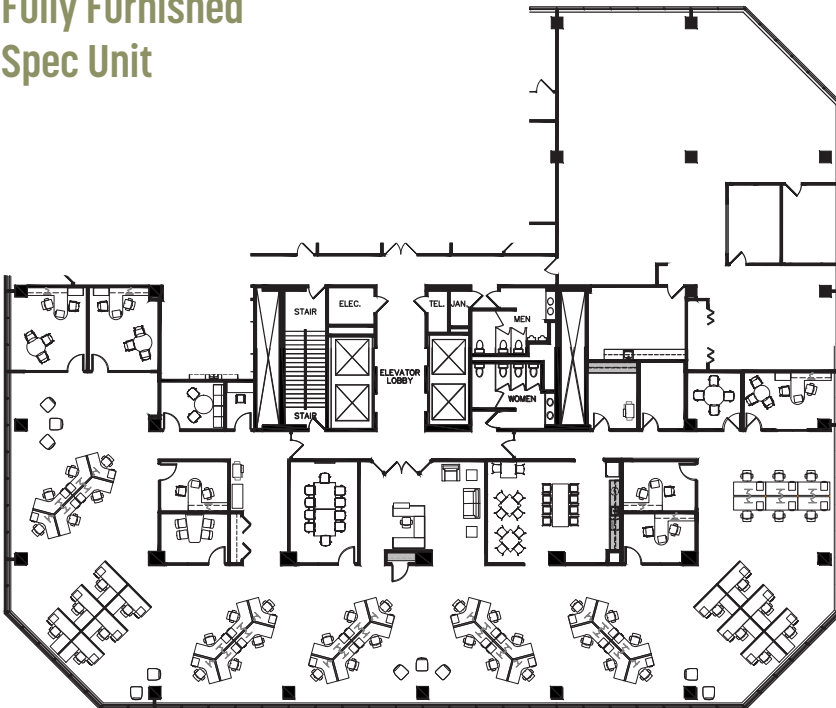
Suite 600
10,637 RSF



Suite 690
3,827 RSF

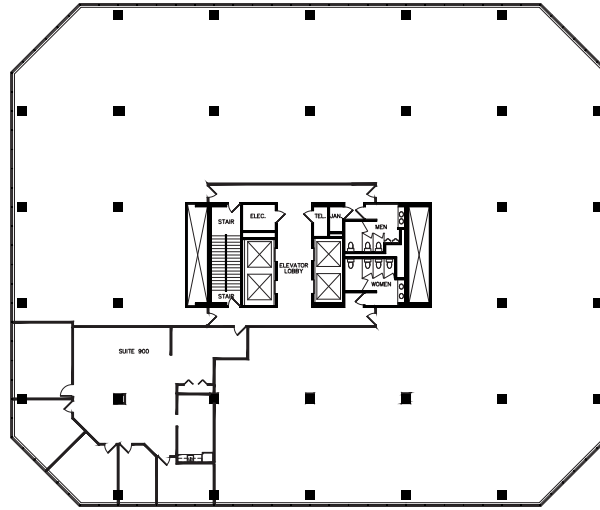


Suite 750 | 777
13,925 RSF
Fully Furnished
Spec Unit

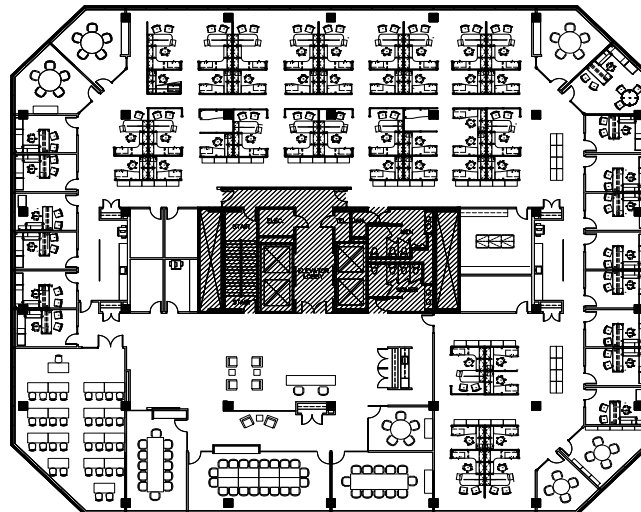


Suite 750 Photo Gallery

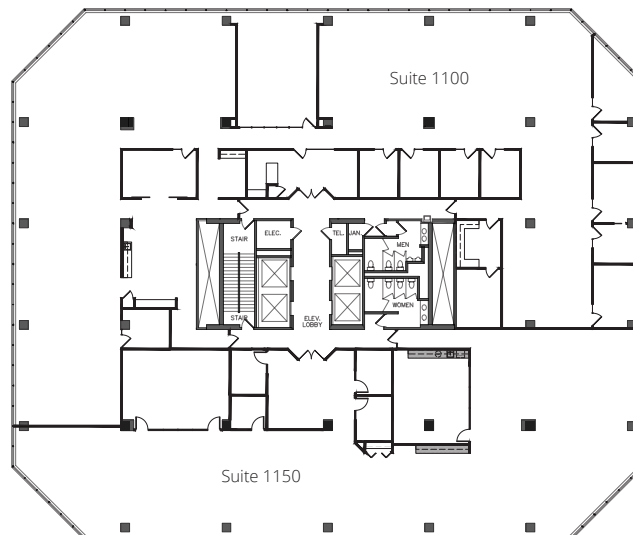
Suite 900
19,774 RSF



Suite 1000
19,774 RSF



Suite 1100 | 1150
19,774 RSF



9th, 10th, 11th Floors

59,322 RSF
Conitiguous



THE
BRYN



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