

HIGHLAND
LANDMARK IV

251,000 SF AVAILABLE
2/1/2023

3050 HIGHLAND PARKWAY

DOWNERS GROVE, IL

HIGHLAND LANDMARK IV

AMENITIES

- Fitness Center
- Food Service
- 5/1,000 Covered Parking
- Executive LL Parking
- Conference Room
- Banking
- Signage
- Efficient Floor Plates (35k)
- Storage Space
- 24-Hour Manned Security
- Property Manager On-Site
- Energy Star Labeled
- Pond
- Adjacent Forest Preserve

FUTURE LOWER LEVEL RENOVATIONS

- Café/Deli
- Fitness Center
- Peloton Room
- Conference Room & Center

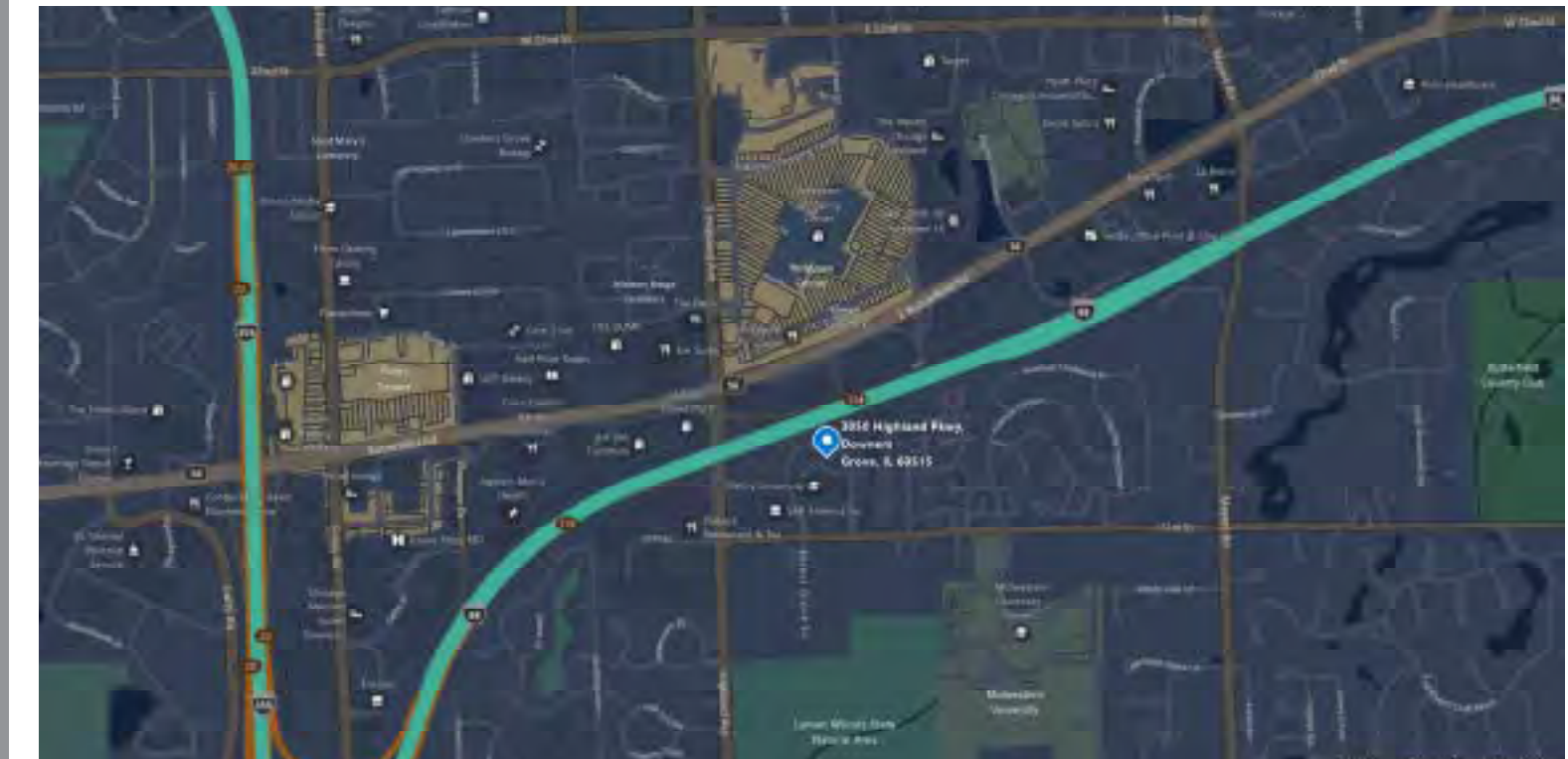


HIGHLAND LANDMARK IV

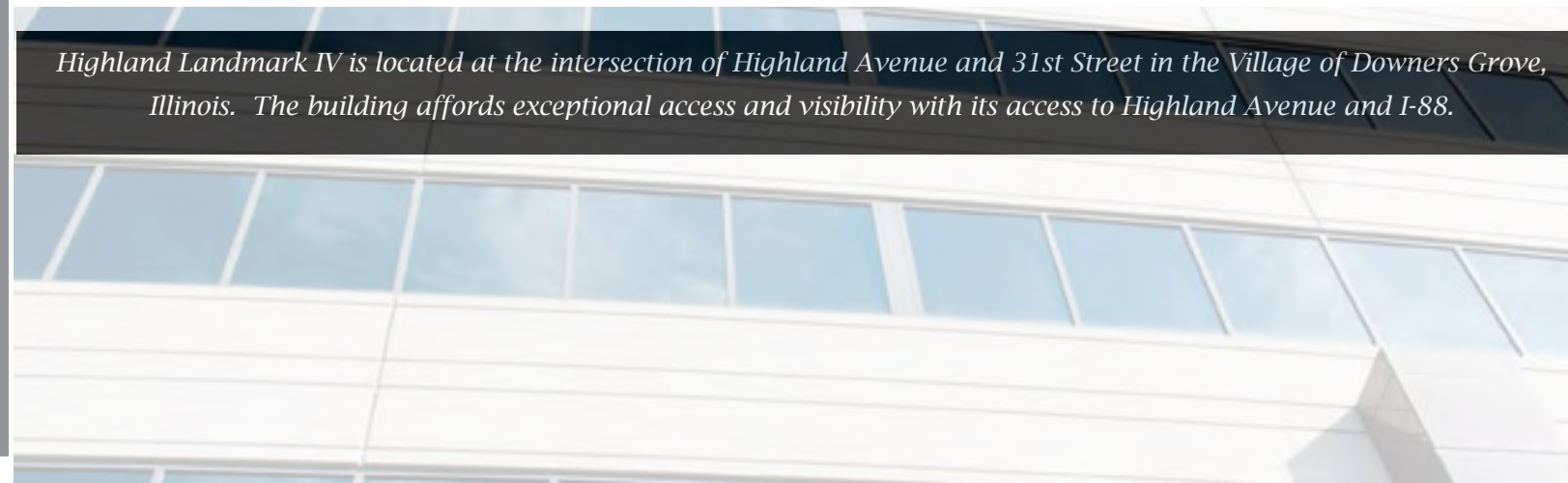
DUPAGE COUNTY

is the second most populous county in Illinois after Cook County. In addition to being well populated DuPage is also one of the nation's wealthiest counties ranking within the top 25 wealthiest counties in the United States. DuPage County has a very well developed highway and mass transit system which provides easy access to both O'Hare and Midway airports.

Many Fortune 500 companies call DuPage County home and enjoy the benefits of a rich labor pool and low commercial property taxes.

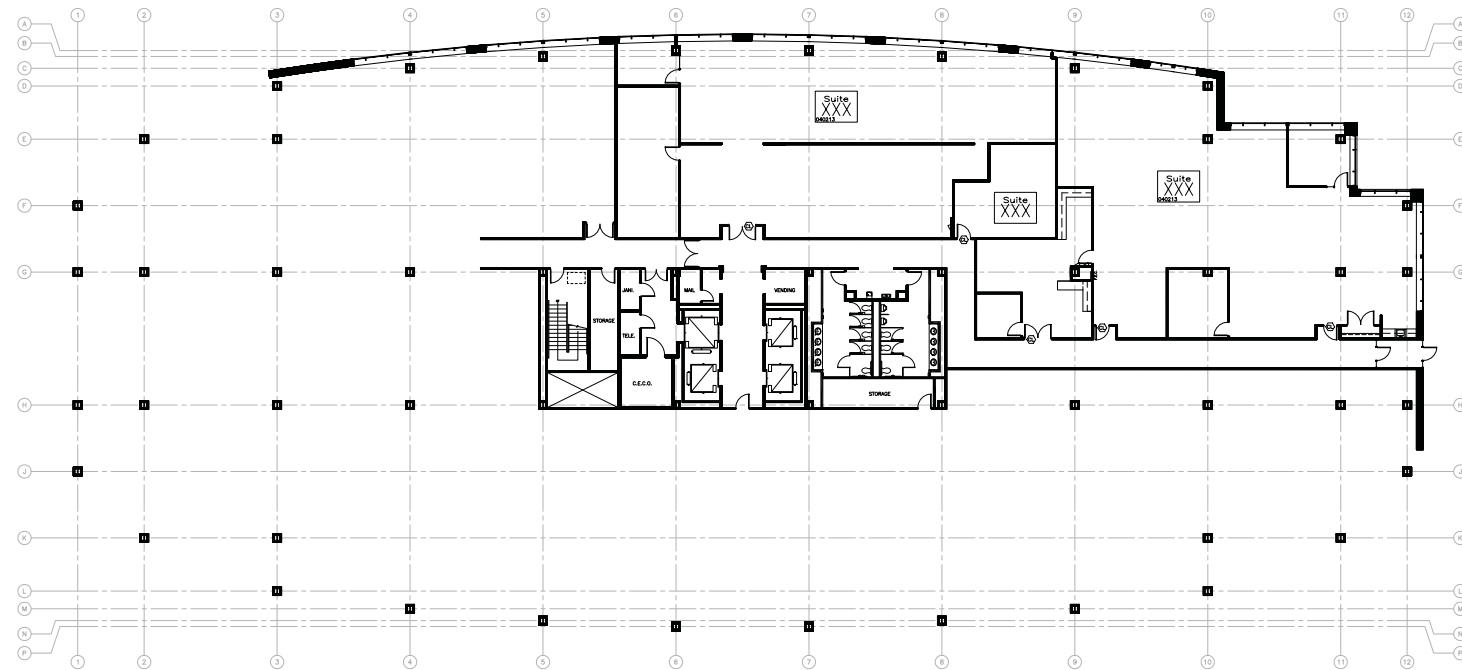


Highland Landmark IV is located at the intersection of Highland Avenue and 31st Street in the Village of Downers Grove, Illinois. The building affords exceptional access and visibility with its access to Highland Avenue and I-88.



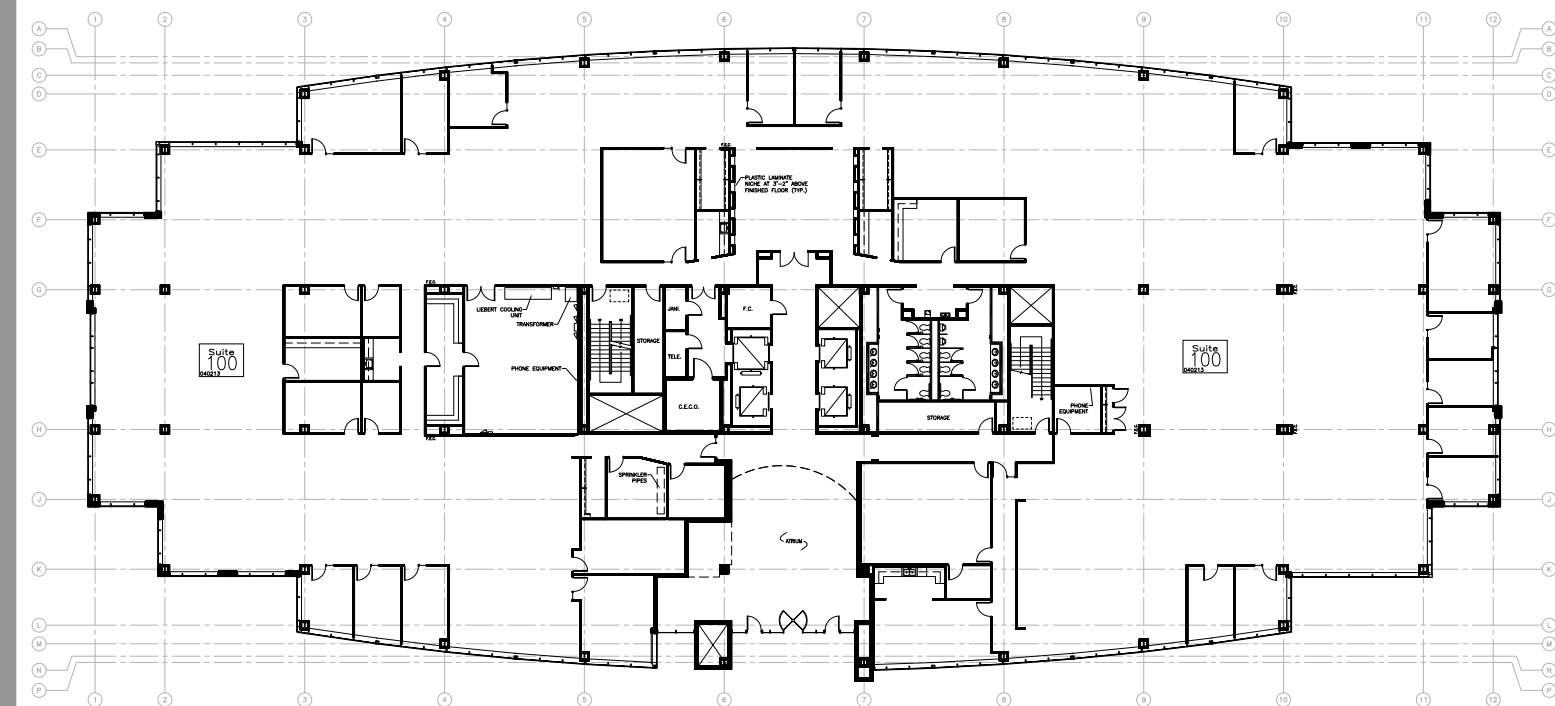
HIGHLAND LANDMARK IV

CONCOURSE
16,983 SF



HIGHLAND LANDMARK IV

FLOOR ONE
33,688 SF



CONTACTS

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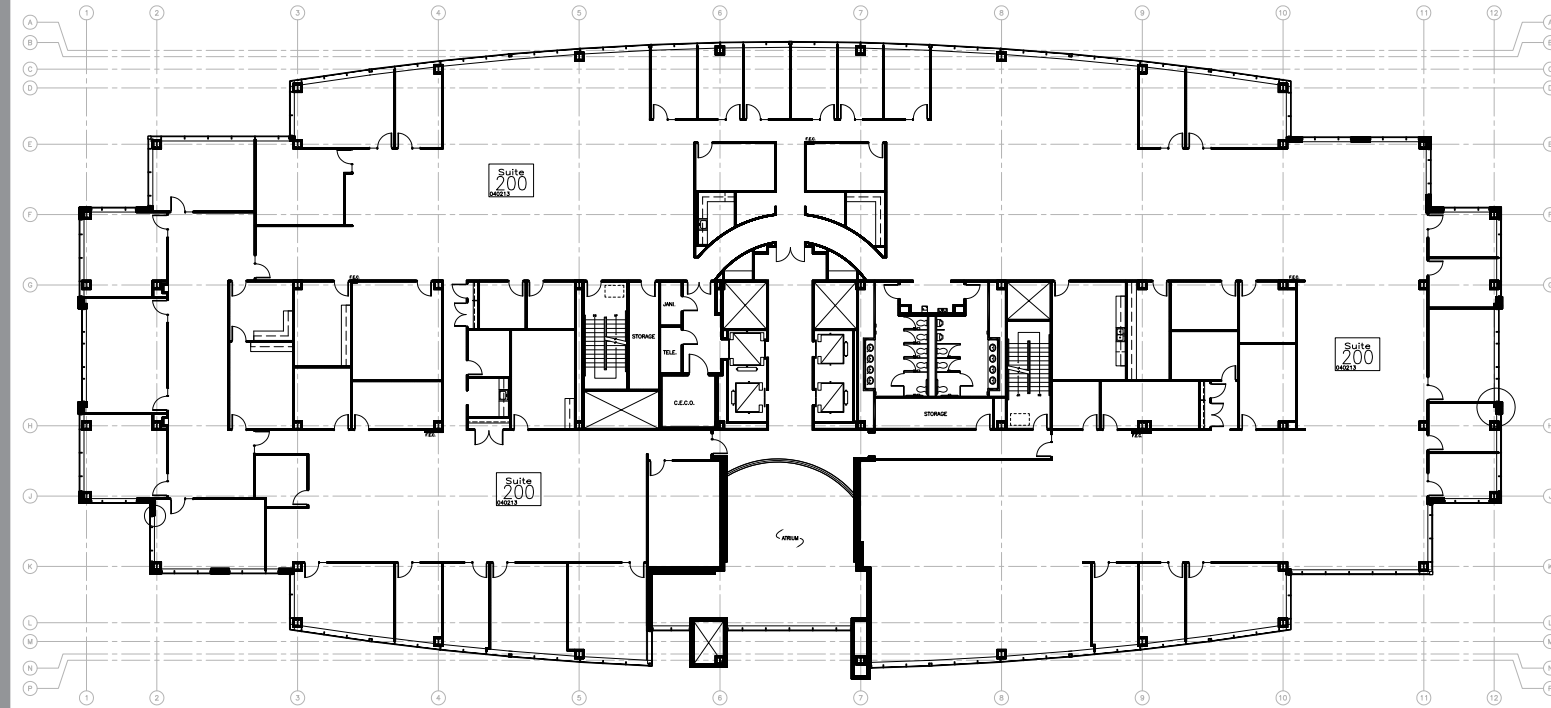
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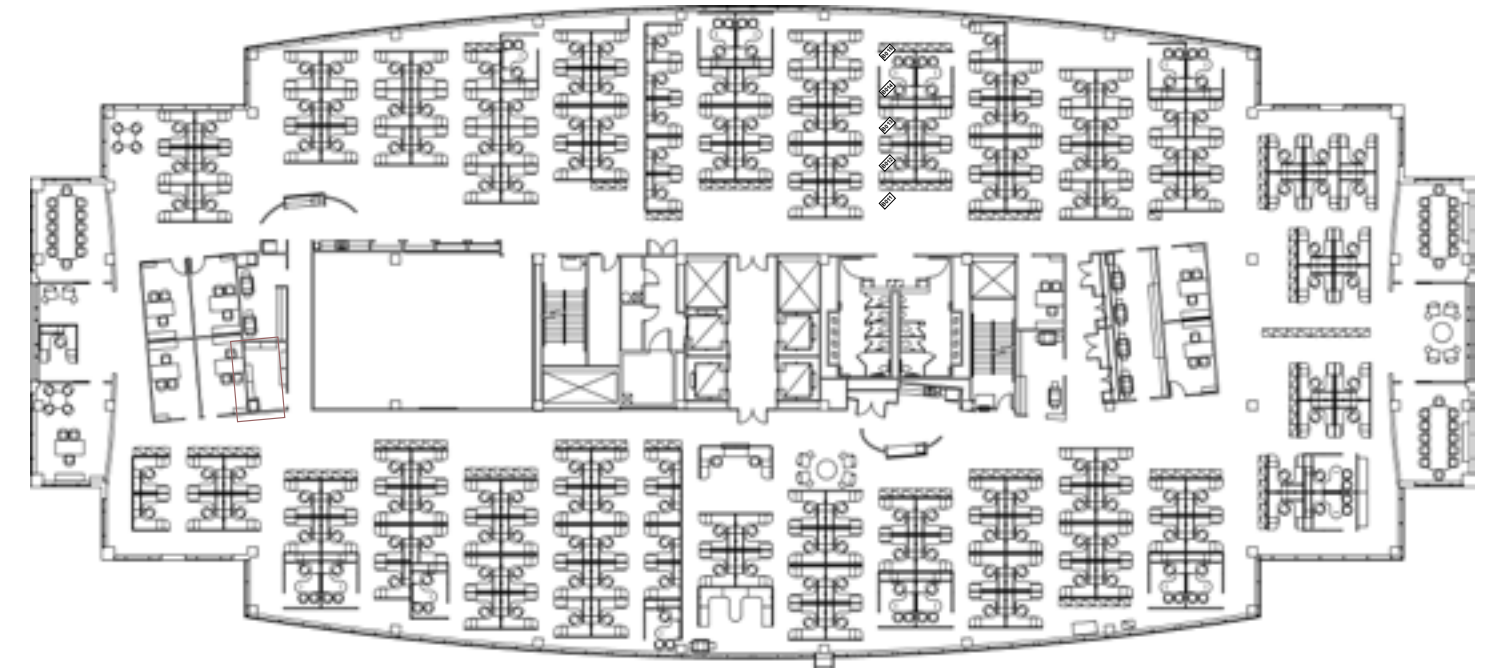
HIGHLAND
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FLOOR TWO
34,834 SF



HIGHLAND
LANDMARK IV

**EXAMPLE OF
FLOORS 3-7**
36,506 SF



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