



BY SPRING CREEK DEVELOPMENT GROUP

esplanade [es-pluh-nahd]

-noun

Any open, level space, esp. one serving for public walks or drives.



BUSINESS DEMANDS MORE...

DIFFERENTIATE YOURSELF



A master-planned commercial mixed-use development

ATTRACT | RETAIN | GROW

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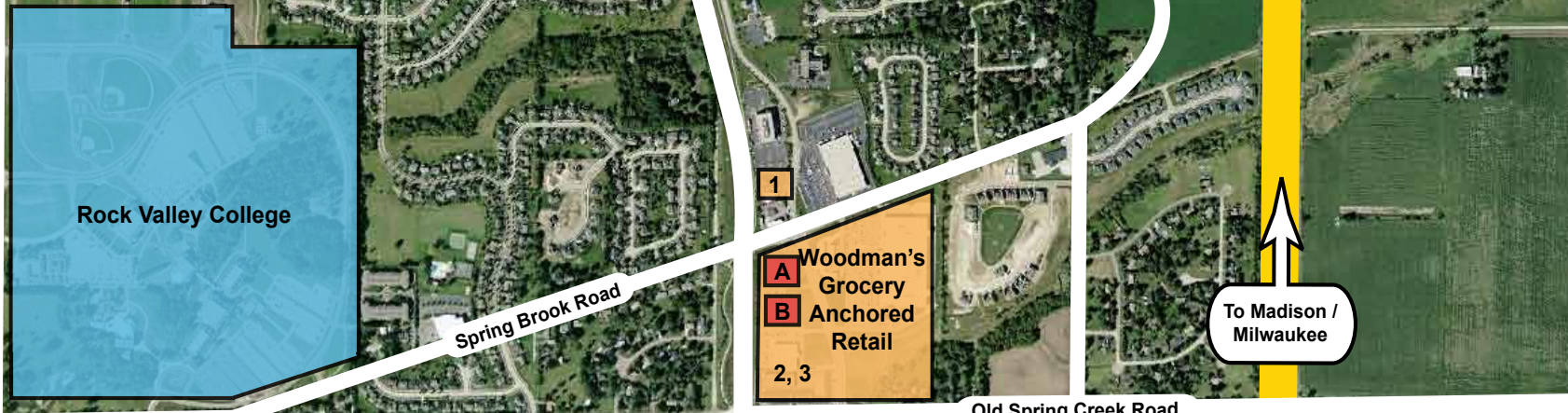
The Esplanade: Stimulating. Beautiful. Sophisticated. Imagine entering an environment that evokes these feelings. Imagine going to work every day with a perfect balance of energy and calm. Imagine being a part of a professional community that is infused with aesthetic beauty and a demand for the extraordinary.

Stylish, timeless elegance is uniquely characteristic of The Esplanade. The focus of the development is on function, with uncommon flair. Equally alluring is the ease of access, regional visibility, and the emphasis on first-class site design and landscape.

The Esplanade is unlike any other commercial development in the Rock River Valley. It is carefully designed to mesh people's everyday needs with a stunning presence, walkable layout, and an impressive location.

**The overall intent of the development
is to create a pedestrian-focused
professional community that creates
an uplifting and invigorating work
environment. The Esplanade:
Innovative. Exciting. Imaginative.**





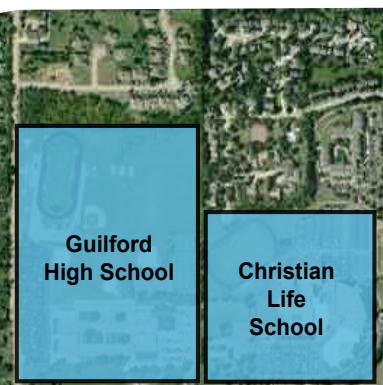
Rock Valley College

Spring Brook Road

1
A Woodman's Grocery
B Anchored Retail
2, 3

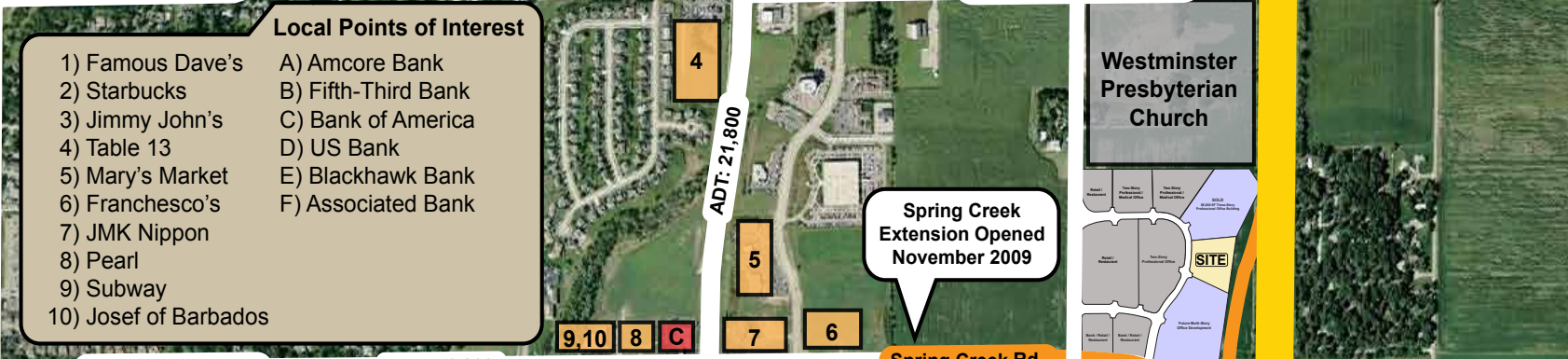
Old Spring Creek Road

To Madison / Milwaukee



Guilford High School

Christian Life School



Local Points of Interest

- | | |
|-----------------------|---------------------|
| 1) Famous Dave's | A) Amcore Bank |
| 2) Starbucks | B) Fifth-Third Bank |
| 3) Jimmy John's | C) Bank of America |
| 4) Table 13 | D) US Bank |
| 5) Mary's Market | E) Blackhawk Bank |
| 6) Franchesco's | F) Associated Bank |
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| 8) Pearl | |
| 9) Subway | |
| 10) Josef of Barbados | |

Spring Creek Road

ADT: 16,200

ADT: 21,800

Spring Creek Extension Opened November 2009

Spring Creek Rd.

Westminster Presbyterian Church

SITE

Proposed I-90 Interchange



Mulford Road



Aldeen Golf Course & Practice Center

ADT: 31,100

Bell School Road

Golf Shack / Garrett's

To Chicago

Rockford Christian School



Bell School Road



Future Spring Creek Road



Proposed
Interchange
R.O.W.



South / East Perspective



South / West Perspective

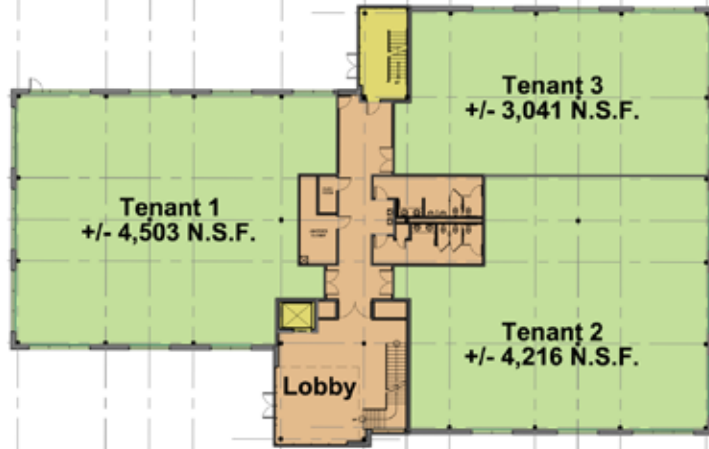


North Elevation
 $1/8" = 1'-0"$



West Elevation
 $1/8" = 1'-0"$





1st Floor

Total Floor Plate: +/- 15,012 G.S.F.

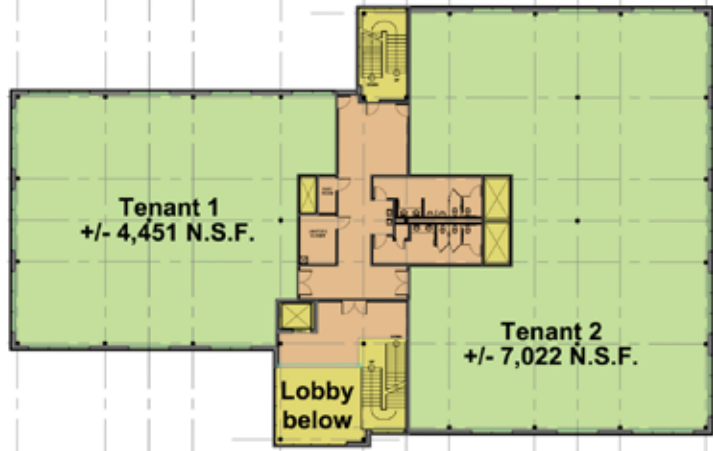
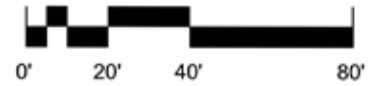
- Common Space: +/- 2,491 SQ. FT.
- Tenant Space : +/- 12,136 SQ. FT.
- Total Vertical : +/- 385 SQ. FT.



3rd Floor

Total Floor Plate: +/- 15,012 G.S.F.

- Common Space: +/- 959 SQ. FT.
- Tenant Space : +/- 13,164 SQ. FT.
- Total Vertical : +/- 889 SQ. FT.



2nd Floor

Total Floor Plate: +/- 15,012 G.S.F.

- Common Space: +/- 1,889 SQ. FT.
- Tenant Space : +/- 11,826 SQ. FT.
- Total Vertical : +/- 1,298 SQ. FT.

THREE-STORY OFFICE BUILDING SPECIFICATIONS

- Gross square footage of buildings: +/- 45,462 SF.
- Approximate area of site is +/- 2.1 acres.

SITE WORK

- Earthwork and site utilities.
- Deep foundations including auger cast piles.
- Curb & gutter at parking lot.
- Landscaping and plantings.
- Lawn irrigation at area around building.
- Concrete sidewalk at building perimeter.
- Brick pavers near building main entrance.
- Parking lot, 125 new stalls.
- Parking lot lighting, pedestrian poles at building and main walkways.

SHELL

- Floor to floor height is 14'-0".
- Finished floor to ceiling height is 10'.
- CMU elevator tower Shaftwall stair towers.
- Masonry veneer, 1st floor.
- Exterior insulation finish system (EIFS), 2nd and 3rd floors.
- 7' high storefront vision glass, perimeter of each floor.
- North and south entry towers - full height curtain wall vision and spandrel glass (2) sides each.
- 45 mil EPDM membrane roofing system is ballasted.
- Roof screen allowance, 8' high metal panel.

COMMON AREA FINISHES

- Two-story entry lobby, with wood ceiling.
- Ceiling tile is 2' x 4' with 15/16" grid, rectangle. Restrooms and stairwells.
- Vinyl tile flooring in toilet rooms.
- Vinyl wall covering in toilet rooms.
- Solid surface vanities with integral lavatory bowls.
- Sealed concrete at stairwells, no carpeting.

ELEVATORS

- (1) Hydraulic elevator, 3-stop, 2,500 lb capacity.
- 8' cab entrance, 9' cab height.

PLUMBING

- CPVC domestic water, PVC sanitary to the building.
- Water softener for all cold water except hose bibs and water coolers.
- Floor-mounted toilets with manual flush valves.
- Wall-hung urinals with sensor flush.
- Sensor-operated lavatory faucets.
- Water coolers, standard wall-hung Hi-Lo.

HVAC

- 3 VAV rooftop units, electric cool, modular boiler system with hot water loop. Supply and return duct mains and rough-in to each floor.
- Hot water VAVs
- Unit heaters for tempered heat at each floor.
- DDC controls included for rooftop units and main lobby, VAVs
- Testing and balancing of rooftop units.

ELECTRICAL

- Main service includes house meter and one meter per floor.
- Copper service feeders, panel feeders, and bus bars.
- 15KW generator for emergency lighting.



ILLINOIS
TOLLWAY
INTERSTATE 90

RETAIL / RESTAURANT

PROFESSIONAL / MEDICAL OFFICE

TWO-STORY PROFESSIONAL / MEDICAL OFFICE

DEVELOPMENT SIGNAGE

HOLD OVER 3-4 STORY PROFESSIONAL OFFICE BUILDING

ESPLANADE PARKWAY

BELL SCHOOL ROAD

RETAIL / RESTAURANT

TWO-STORY PROFESSIONAL OFFICE

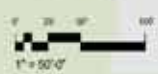
3 STORY MIXED USE PROFESSIONAL USE STAIR

FUTURE MULTISTORY OFFICE DEVELOPMENT

Future Spring Creek Road

PROPOSED FUTURE I-90/I-39 INTERCHANGE ROW

The
esplanade



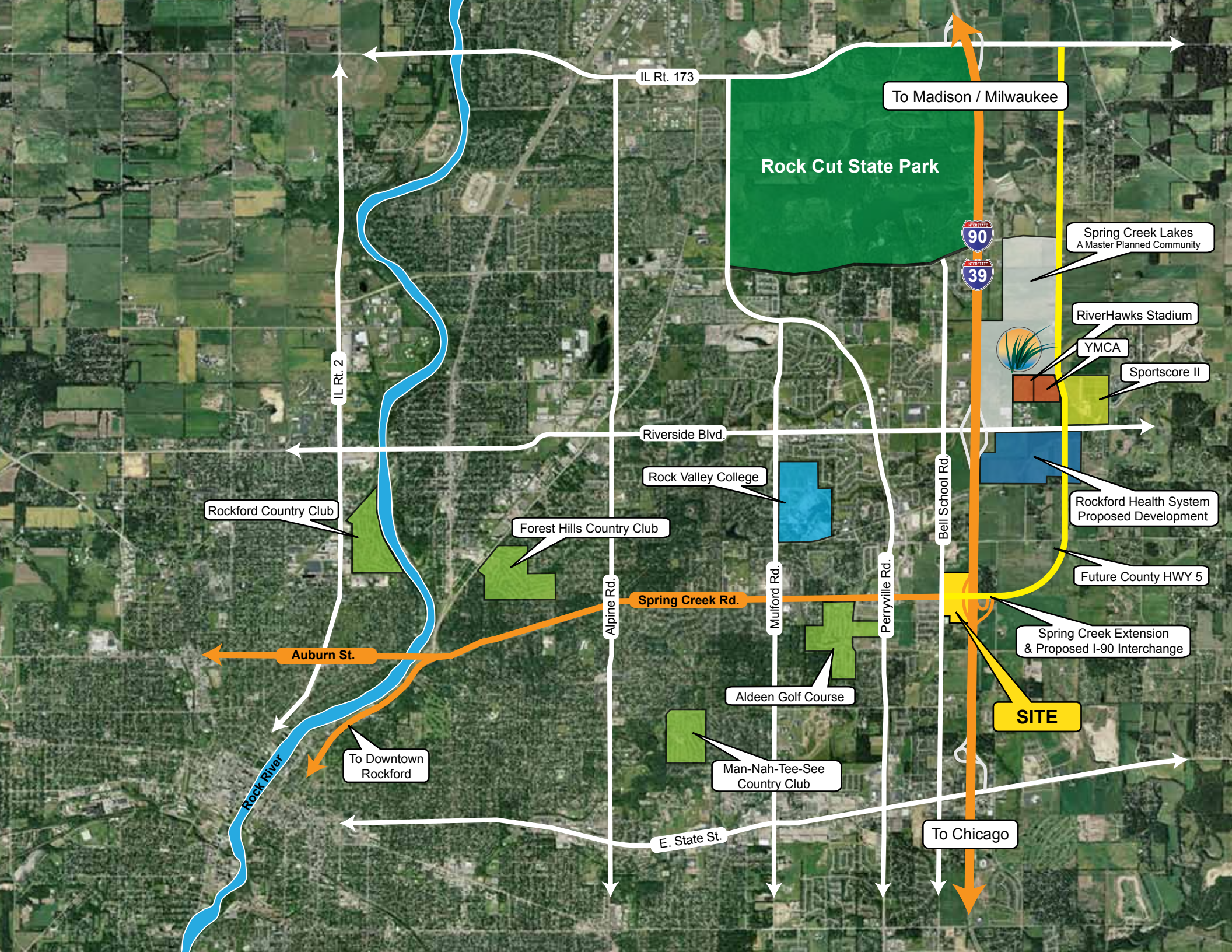
THE COMMUNITY GATEWAY

LOCAL & REGIONAL ACCESSIBILITY / VISIBILITY

Spring Creek Development Group is developing the property along the west side of I-90 at the location of the proposed new Rockford interchange. The City of Rockford is driving the effort to construct an interchange at Spring Creek Road, an ideal access point envisioned to become the gateway to the community.

The site's ease of access from the interstate is equally important as its proximity to "all things Rockford." The site's prominence along I-90 positions organizations to strengthen their brand on a local and regional basis.

- Recent infrastructure improvements enable I-90 to effectively handle local traffic. With multiple access points, tollway widening, and implementation of I-Pass, the interstate is positioned to become a primary thoroughfare within the region. The tollway, used as a local roadway, shortens travel times from outlying areas, increasing the site's geographical appeal.
- The tollway is easily accessible from the development site via interchanges at Riverside Boulevard and East State Street. The future Spring Creek Road interchange will create immediate interstate access to the site.
- Spring Creek Road will carry significant local traffic once the tollway overpass and interchange ramps are constructed. It is anticipated that much of the local traffic entering and exiting I-90 will migrate to the more efficient Spring Creek Road interchange in lieu of the congested East State and Riverside interchanges.
- Spring Creek Road is the most efficient east/west thoroughfare in the City of Rockford. It is designed to handle heavy traffic volumes and has few signalized intersections. Spring Creek offers quick and easy access to downtown Rockford and the west side of the community.
- Evenly-spaced north/south arterial roadways intersect Spring Creek Road from I-90 to areas west of the Rock River. These collector-level streets feed into Spring Creek Road, making community-wide access to the development site extremely efficient.
- Growing residential areas east of the tollway are served by Old Spring Creek and Rote Roads. Both have tollway overpasses enabling easy access for people living east of I-90.
- Organizations looking to increase their identity along the I-90 corridor will benefit from the visibility of the interstate location. Nearly 20 million vehicles pass the development site on the tollway annually.



IL Rt. 173

To Madison / Milwaukee

Rock Cut State Park



Spring Creek Lakes
A Master Planned Community

RiverHawks Stadium

YMCA

Sportscore II

Riverside Blvd.

Rock Valley College

Rockford Country Club

Forest Hills Country Club

Rockford Health System
Proposed Development

Future County HWY 5

IL Rt. 2

Bell School Rd.

Spring Creek Rd.

Alpine Rd.

Mulford Rd.

Perryville Rd.

Auburn St.

SITE

Spring Creek Extension
& Proposed I-90 Interchange

To Downtown
Rockford

Aldeen Golf Course

Man-Nah-Tee-See
Country Club

E. State St.

To Chicago

Rock River

THE COMMUNITY GATEWAY

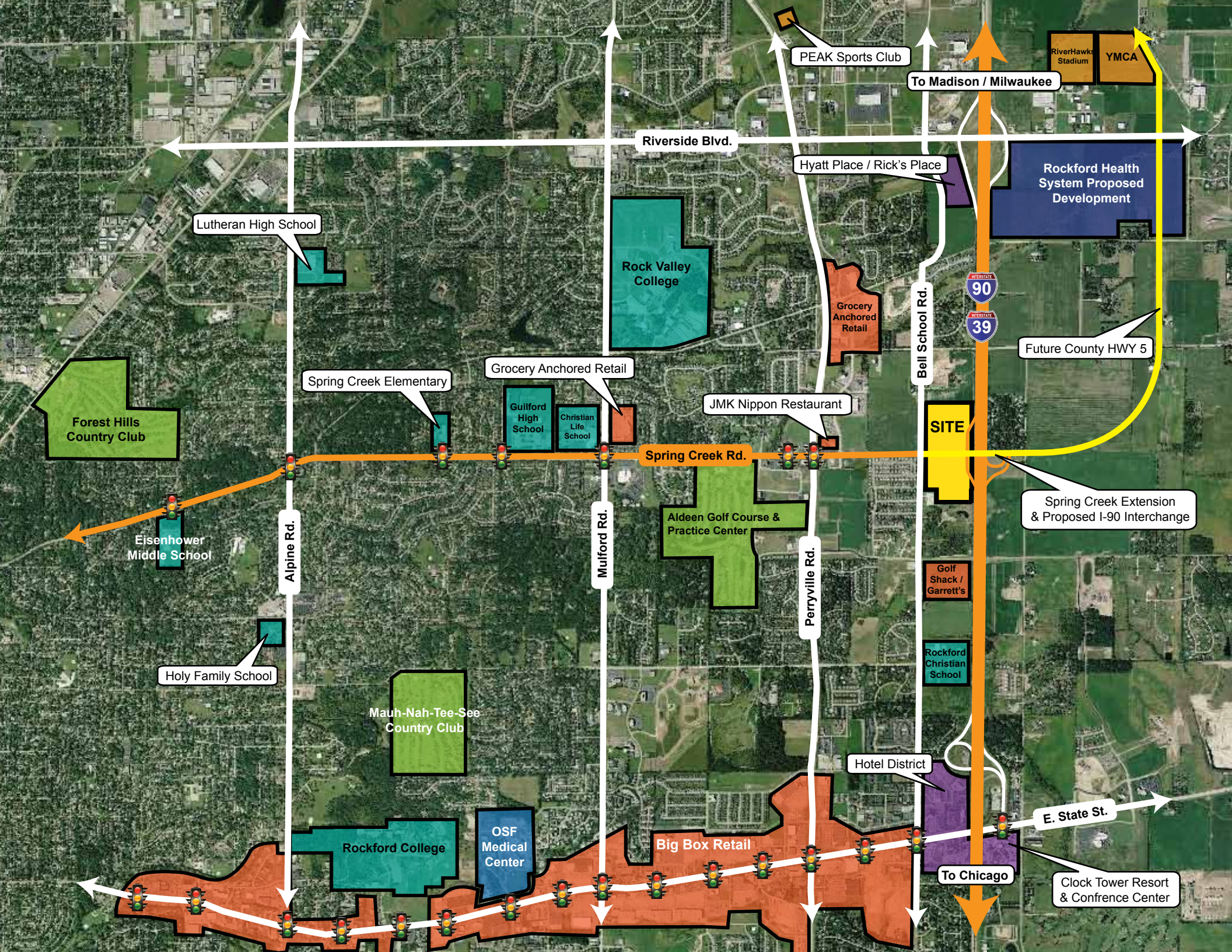
PERSONAL & PROFESSIONAL CONVENIENCES

This I-90 location has the added appeal of “being close to everything.” The Spring Creek and Bell School Road corridors have plentiful conveniences that create a better professional and personal workday experience.

It is easy to see how the numerous signalized intersections congest East State Street and how Spring Creek Road provides the most efficient access community-wide, including to the downtown and the City’s west side. For those working here, and for the customers / clientele who visit, the convenience is second to none.

People are busy, and time is precious. The destinations that people visit on a routine basis, whether for business or for pleasure, are located within minutes of the development. Simplifying day-to-day activities creates a better, hassle-free lifestyle. Closely located amenities can transform the hectic daily pace to a more manageable way of living.

- Several of the community’s public & private schools are located along the Spring Creek Road corridor. Additional schooling options are located along the arterial roadways feeding into Spring Creek. The ease of access to these educational institutions makes it less cumbersome for parents of school-age children to drop-off and pick-up their children on the way to and from work.
- Many restaurants ranging from fast-food / quick casual to formal dining are located within the immediate area. Multiple dining options make grabbing a quick noontime meal or having a formal luncheon very convenient. At the end of the workday, these restaurants provide great places to unwind with friends and business associates.
- Several athletic facilities, including the new Peak Sports Club and the new YMCA Northeast Branch, are within a few minute’s drive of the development. Having workout facilities close to the office enables employees to exercise before or after work and even over the lunch hour.
- Two grocery-anchored shopping centers are conveniently close to the development. These destinations are easy to get to after work for groceries and other household needs. Best of all, both of these locations can be reached without having to venture onto the congested East State Street corridor.
- Several hotels and conference centers are in close proximity. The area’s primary hotel district and Giovanni’s Conference Center are located immediately south of the development on Bell School Road.
- Rockford is fortunate to be home to one of the premier public golf courses in Illinois. Aldeen Golf & Practice Center is located less than a mile from the development, a nice amenity to have close for business purposes or for a quick round with colleagues after work.



PEAK Sports Club

RiverHawks Stadium
YMCA

To Madison / Milwaukee

Riverside Blvd.

Hyatt Place / Rick's Place

Rockford Health System Proposed Development

Lutheran High School

Rock Valley College

Grocery Anchored Retail

90
39

Future County HWY 5

Spring Creek Elementary

Grocery Anchored Retail

JMK Nippon Restaurant

SITE

Spring Creek Extension & Proposed I-90 Interchange

Forest Hills Country Club

Guilford High School
Christian Life School

Spring Creek Rd.

Aldeen Golf Course & Practice Center

Perryville Rd.

Golf Shack / Garrett's

Eisenhower Middle School

Alpine Rd.

Holy Family School

Mauh-Nah-Tee-See Country Club

Rockford Christian School

Hotel District

E. State St.

Rockford College

OSF Medical Center

Big Box Retail

To Chicago

Clock Tower Resort & Conference Center

THE COMMUNITY GATEWAY

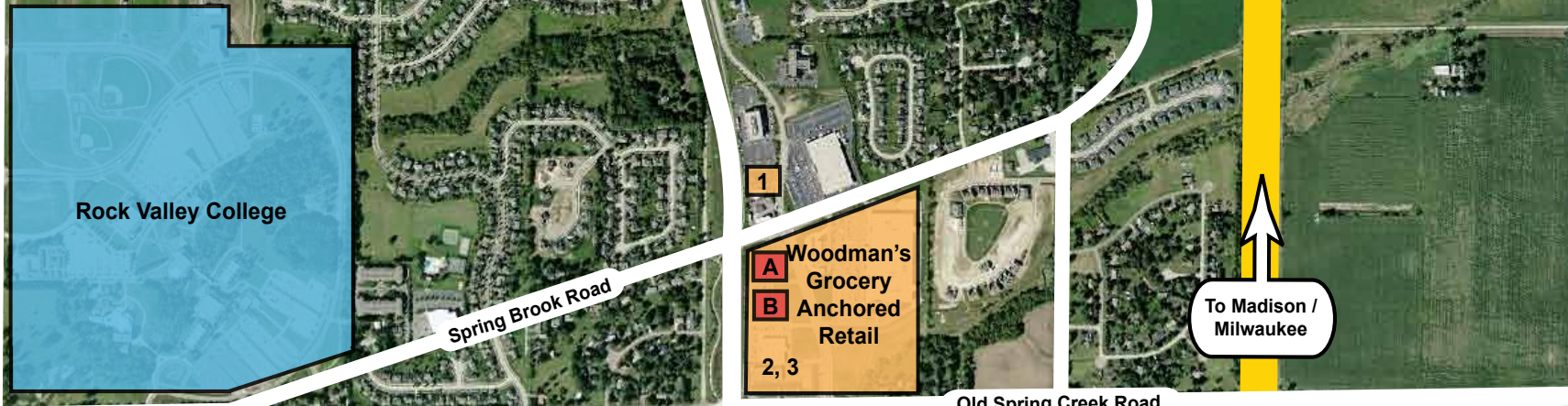
NEIGHBORHOOD AMENITIES

“It’s all right here” is not a slogan, it’s a reality. This site is ideally situated for local and regional appeal, but it offers much more than that.

In addition to the I-90 visibility and ease of access to all points in the city, this location is part of an impressive neighborhood. The immediate area has a lot to offer. All the essentials for “every day living” are literally within a minute or two of the development.

- Average daily traffic* on I-90 is 51,000 vehicles, providing maximum regional exposure.
- Several casual dining and quick-serve restaurants offer clients and employees convenient places to get a quick meal.
- Several sit-down dining experiences are closely located for client entertainment or employee celebrations.
- Most of the area’s banks are within the immediate vicinity for business or personal banking.
- The nearby grocery and retail center is anchored by Woodman’s Foods, a large and highly respected employee-owned grocery store with vast selections and competitive prices.
- Aldeen Golf Course and Practice Center is handy for a round of golf or hitting a bucket of balls on the lunch hour.

*Average Daily Traffic (ADT) source: *Illinois Department of Transportation.*



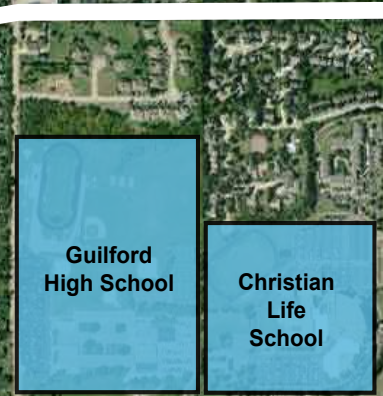
Rock Valley College

Spring Brook Road

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A Woodman's Grocery
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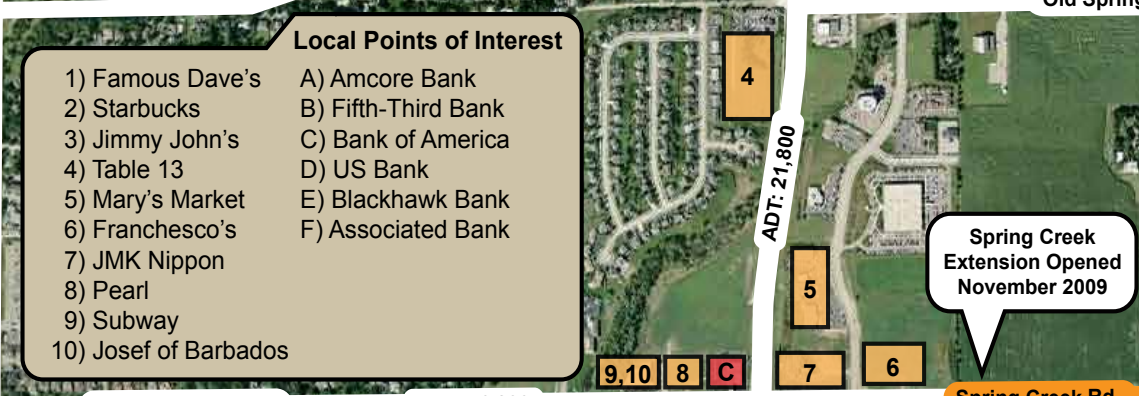
To Madison / Milwaukee

Old Spring Creek Road



Guilford High School

Christian Life School



Local Points of Interest

- | | |
|-----------------------|---------------------|
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| 10) Josef of Barbados | |

Spring Creek Road

ADT: 16,200

ADT: 21,800

Spring Creek Extension Opened November 2009

Spring Creek Rd.



Westminster Presbyterian Church

SITE

Proposed I-90 Interchange



Mulford Road



Aldeen Golf Course & Practice Center

ADT: 31,100

Perryville Road



Bell School Road

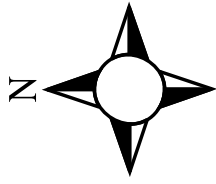
INTERSTATE 90

INTERSTATE 39

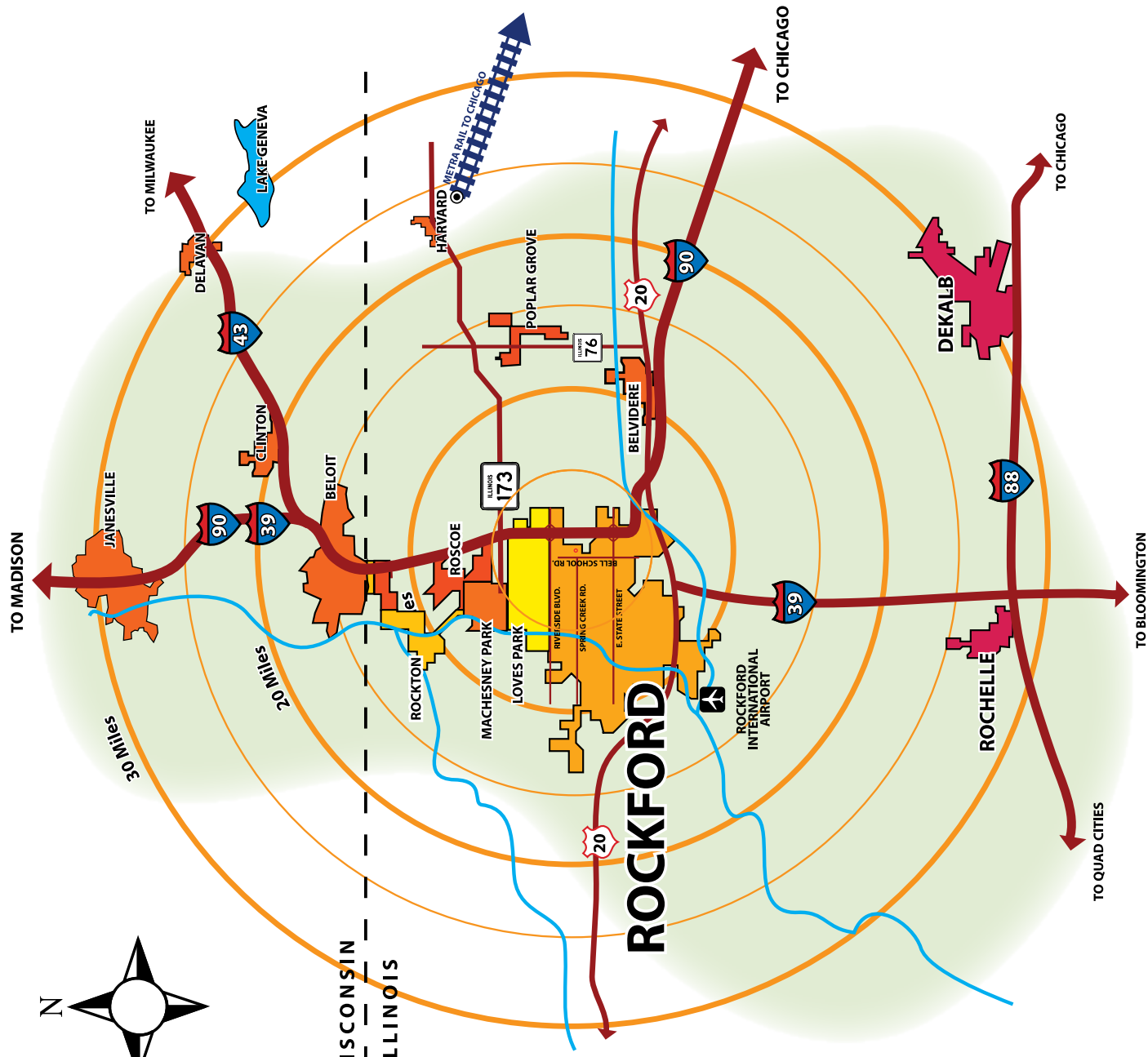
Golf Shack / Garrett's

To Chicago

Rockford Christian School



WISCONSIN
ILLINOIS



Travel Distances

North On I-90 From Riverside Blvd.

- Beloit, WI (Exit 185A) - 14 Miles
- Janesville, WI (Exit 175A) - 25 Miles
- Madison, WI (Exit 142A) - 58 Miles
- Milwaukee, WI (Exit 61) - 75 Miles

East On I-90 From East State St.

- Belvidere/Genoa Rd. (Exit 54) - 10 Miles
- Randall Rd. (Exit 27) - 36 Miles
- IL Route 59 (Exit 19) - 43 Miles
- I-290 (Exit 10) - 51 Miles
- O'Hare Airport (Exit 2) - 62 Miles



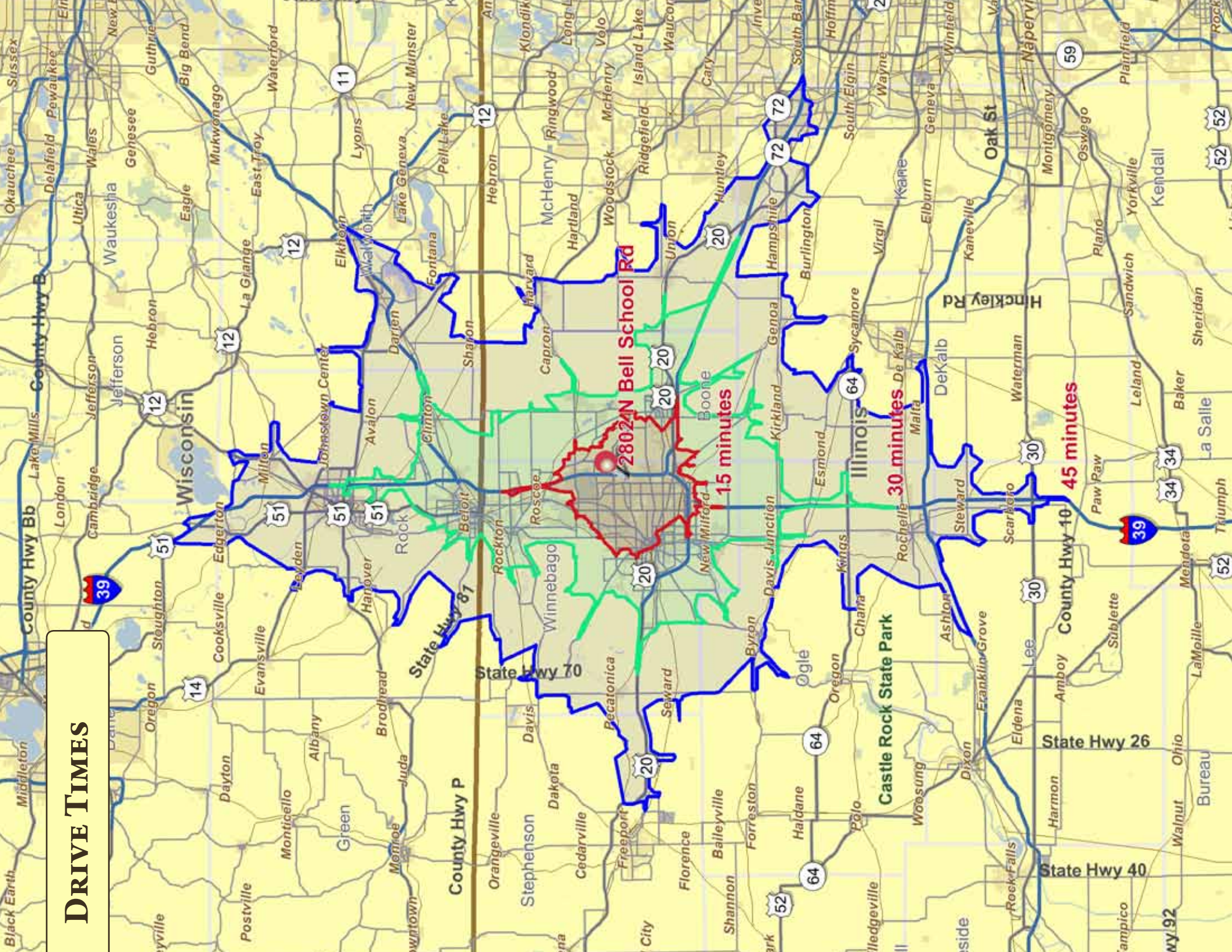
DRIVE TIMES

2802 N Bell School Rd

15 minutes

30 minutes

45 minutes



DEMOGRAPHIC SUMMARY

Bell School Road Site Type: Drivetime	2802 N Bell School Rd Rockford, IL 61107 Drivetime: 15 minutes	2802 N Bell School Rd Rockford, IL 61107 Drivetime: 30 minutes	2802 N Bell School Rd Rockford, IL 61107 Drivetime: 45 minutes
2008 Population			
Total Population	177,029	388,032	605,994
Male Population	48.6%	49.0%	49.1%
Female Population	51.4%	51.0%	50.9%
Median Age	38.5	37.0	37.6
2008 Income			
Median HH Income	\$57,864	\$56,446	\$59,878
Per Capita Income	\$29,301	\$26,367	\$27,369
Average HH Income	\$72,274	\$68,521	\$71,230
2008 Households			
Total Households	70,998	147,863	230,808
Average Household Size	2.44	2.58	2.58
1990-2000 Annual Rate	1.23%	1.14%	1.33%
2008 Housing			
Owner Occupied Housing Units	64.0%	64.9%	66.2%
Renter Occupied Housing Units	28.0%	26.7%	25.5%
Vacant Housing Units	8.0%	8.4%	8.3%
Population			
1990 Population	147,078	317,330	479,074
2000 Population	163,134	352,704	539,121
2008 Population	177,029	388,032	605,994
2013 Population	187,950	415,445	664,652
1990-2000 Annual Rate	1.04%	1.06%	1.19%
2000-2008 Annual Rate	1%	1.16%	1.43%
2008-2013 Annual Rate	1.2%	1.37%	1.87%
<p>In the identified market area, the current year population is 605,994. In 2000, the Census count in the market area was 539,121. The rate of change since 2000 was 1.43 percent annually. The five-year projection for the population in the market area is 664,652, representing a change of 1.87 percent annually from 2008 to 2013. Currently, the population is 49.1 percent male and 50.9 percent female.</p>			
Households			
1990 Households	58,288	120,648	179,993
2000 Households	65,890	135,109	205,496
2008 Households	70,998	147,863	230,808
2013 Households	75,422	158,375	252,637
1990-2000 Annual Rate	1.23%	1.14%	1.33%
2000-2008 Annual Rate	0.91%	1.1%	1.42%
2008-2013 Annual Rate	1.22%	1.38%	1.82%
<p>The household count in this market area has changed from 205,496 in 2000 to 230,808 in the current year, a change of 1.42 percent annually. The five-year projection of households is 252,637, a change of 1.82 percent annually from the current year total. Average household size is currently 2.58, compared to 2.58 in the year 2000. The number of families in the current year is 158,671 in the market area.</p>			
Housing			
<p>Currently, 66.2 percent of the 251,613 housing units in the market area are owner occupied; 25.5 percent, renter occupied; and 8.3 percent are vacant. In 2000, there were 218,481 housing units— 66.9 percent owner occupied, 27.2 percent renter occupied and 5.9 percent vacant. The rate of change in housing units since 2000 is 1.73 percent. Median home value in the market area is \$155,254, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 1.25 percent annually to \$165,197. From 2000 to the current year, median home value changed by 5.58 percent annually.</p>			

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

DEMOGRAPHIC SUMMARY

Bell School Road
Site Type: Drivetime

2802 N Bell School Rd
Rockford, IL 61107
Drivetime: 15 minutes

2802 N Bell School Rd
Rockford, IL 61107
Drivetime: 30 minutes

2802 N Bell School Rd
Rockford, IL 61107
Drivetime: 45 minutes

Median Household Income

1990 Median HH Income	\$32,984	\$31,035	\$31,946
2000 Median HH Income	\$44,834	\$43,572	\$45,815
2008 Median HH Income	\$57,864	\$56,446	\$59,878
2013 Median HH Income	\$64,188	\$63,905	\$67,521
1990-2000 Annual Rate	3.12%	3.45%	3.67%
2000-2008 Annual Rate	3.14%	3.19%	3.3%
2008-2013 Annual Rate	2.1%	2.51%	2.43%

Per Capita Income

1990 Per Capita Income	\$16,086	\$14,135	\$14,287
2000 Per Capita Income	\$22,927	\$20,771	\$21,434
2008 Per Capita Income	\$29,301	\$26,367	\$27,369
2013 Per Capita Income	\$32,686	\$29,590	\$31,355
1990-2000 Annual Rate	3.61%	3.92%	4.14%
2000-2008 Annual Rate	3.02%	2.93%	3.01%
2008-2013 Annual Rate	2.21%	2.33%	2.76%

Average Household Income

1990 Average Household Income	\$40,318	\$36,890	\$37,668
2000 Average Household Income	\$55,977	\$53,547	\$55,604
2008 Average HH Income	\$72,274	\$68,521	\$71,230
2013 Average HH Income	\$80,633	\$76,905	\$81,840
1990-2000 Annual Rate	3.34%	3.8%	3.97%
2000-2008 Annual Rate	3.15%	3.03%	3.05%
2008-2013 Annual Rate	2.21%	2.34%	2.82%

Households by Income

Current median household income is \$59,878 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$67,521 in five years. In 2000, median household income was \$45,815, compared to \$31,946 in 1990.

Current average household income is \$71,230 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$81,840 in five years. In 2000, average household income was \$55,604, compared to \$37,668 in 1990.

Current per capita income is \$27,369 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$31,355 in five years. In 2000, the per capita income was \$21,434, compared to \$14,287 in 1990.

Population by Employment

Total Businesses	10,591	19,412	30,363
Total Employees	94,047	192,245	307,605

Currently, 91.7 percent of the civilian labor force in the identified market area is employed and 8.3 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 92.3 percent of the civilian labor force, and unemployment will be 7.7 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 68.2 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 54.8 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 15.3 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 29.9 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 83.1 percent of the market area population drove alone to work, and 2.8 percent worked at home. The average travel time to work in 2000 was 21.8 minutes in the market area, compared to the U.S. average of 25.5 minutes.

DEMOGRAPHIC SUMMARY

Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 14.8 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 35.4 percent were high school graduates only (29.6 percent in the U.S.)
- 7.4 percent had completed an Associate degree (7.2 percent in the U.S.)
- 13.3 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 7.0 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

Spring Creek Development Group is committed to well-planned, exceptional properties that enhance their surroundings by offering distinctive homes, comfortable workplaces, convenient shopping, and a wide variety of recreational activities.



SPRING CREEK
DEVELOPMENT GROUP

330 Spring Creek Road, Rockford, IL 61107 | Tel: 815.637.6677 | Fax: 815.637.7629

www.SCDevelopmentGroup.com