

THE MISSNER GROUP

Construction Development Acquisition

FOR: THE MISSNER GROUP
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THE MISSNER GROUP ANNOUNCES THE DEVELOPMENT OF FOX BLUFF CORPORATE CENTER

(Elgin, Illinois) – The Missner Group is pleased to announce the development of Building II at Fox Bluff Corporate Center, a 32,000 square foot office/warehouse facility located at Bowes Road and McLean Boulevard in Elgin, Illinois.

The new property, situated minutes from the Elgin O’Hare Expressway and within close proximity to the full interchange of Interstate 90 and Randall Road, features office/warehouse space for sale or lease. Building II is available as a 32,000 square foot single-user space or two 16,000 square foot units. The development is ideally suited for small industrial, tech and light office users and offers tenants a high profile corporate environment. Building I of Fox Bluff Corporate Center was recently sold as a build-to-suit property to the Association of Individual Development.

“Much like The Missner Group’s Woodridge Commons development along the I-55 Corridor, Fox Bluff Corporate Center is dedicated to the small-to-medium sized users along the I-90 Corridor, which represent a growing segment of the industrial marketplace,” said Glen Missner, principal of The Missner Group. “This development offers users the ability to own or lease a space more appropriate to their needs, while still maintaining a high profile corporate image.”

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Each unit at Fox Bluff Corporate Center will feature 24' clear ceiling heights and office space available to-suit. The new development also includes two grade-level drive-in doors, two interior docks, and benefits from low Kane County taxes and protective park covenants. Fox Bluff Corporate Center is located within close proximity to many business amenities, Elgin Community College, the Elgin Sports Complex, and Highlands Golf Course. Corporate neighbors of the development include the Federal Aviation Authority, Gibson Strings, U.S. Can, and Elgin Corrugated Box. The Missner Group is the general contractor for Fox Bluff Corporate Center and Harris Architects is providing the architectural services. Dominic Carbonari and Brian Carroll of Grubb & Ellis are the marketing agents for the new development. Occupancy is scheduled for Spring 2006.

The Missner Group, headquartered in Skokie, Illinois, provides comprehensive and integrated real estate development and construction services throughout the Chicagoland and Midwestern markets. The firm, established in 1945, has completed more than \$750 million in construction projects, and has orchestrated the development of more than four million square feet of commercial and industrial real estate. For more information, please visit www.missnergroup.com.

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