

Computer Projects of Illinois ('CPI'), a privately held business located in Bolingbrook, IL, was planning a relocation, building purchase, and expansion of their headquarters. CPI reached out to Podolsky | Circle CORFAC International ("PCCI") in for their strategic real estate advisory services.

CPI had identified the building at 400 Quadrangle, Bolingbrook, IL to satisfy their requirements. The 40,000 sf building would support their new 21,000 sf headquarters and allow room for future growth. Additionally, it was conveniently located just one block away from their current location.

PCCI was retained by CPI as an advisor in the acquisition of the property. In addition to proprietary guidance on process and documentation, PCCI performed a financial analysis and abstracted the existing tenant leases. PCCI also managed the physical due diligence inspections. PCCI provided a comprehensive report to CPI, allowing CPI to move forward with confidence on the purchase of the building.

A large part of the requirement for the new headquarters was the installation of a Tier III server room and functional, updated space utilization. Upon closing, PCCI's principals were involved in recommending several design firms and assisted in interviewing the firms for architectural services in conjunction with demolition, new construction and high level finish work including the Tier III server room. The total project size is approximately \$2 million and will be managed by PCCI.

KEY ACCOMPLISHMENTS

- Physical due diligence
- Lease abstraction and financial due diligence
- Management of design and construction of 21,000 sf office and tier III server room
- Engagement of architect and MEP engineers



**40,000 SF
Office Building
Bolingbrook, IL**

CLIENT

Computer Projects of Illinois

SERVICES PROVIDED

- Acquisition Advisory Services
- Due Diligence
- Construction Services

PROJECT CONTACTS

- Steven H. Podolsky, SIOR
Principal
- Alissa Adler
Managing Principal
- John Homsher, CCIM
Principal
- Michael Lebar (Podolsky | Circle Construction)
Director of Construction