

## The Alter Group to develop Corridors North office campus

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The Alter Group will develop [Corridors North](#), an office campus comprising 600,000 square feet across four buildings fronting the I-88 and I-355 expressways in Downers Grove.

The buildings will feature all-surface parking, a .35 Floor-Area Ratio and views of the 1,700-acre Morton Arboretum.

"It's a build-to-suit experience at spec pricing," said Matthew Ward, senior vice president, who is leading the leasing team for the new development. "There is enormous demand in the area from sectors like tech, energy and healthcare but they need buildings that allow them to adapt quickly to the hairpin turns of this economy. Because we own this entire marquee site outright, we are able to offer our clients large contiguous blocks of space, flexible terms and expansion options across [multiple buildings and sites](#)."

Corridors North will be [LEED eligible](#) with large floor plates, an on-site food service and a fitness center. Tenants will also benefit from low DuPage County taxes and a 30-minute proximity to O'Hare International Airport, Midway Airport and downtown Chicago.

Situated at the [critical intersection](#) of the East-West Tollway (I-88) and the North-South Tollway (I-355), Corridors North is part of the 108-acre Corridors - Chicago.

The smart park developed by The Alter Group is home to Corridors I and II, virtually identical five-story buildings totaling 300,000 square feet; and Corridors III, which has seven stories and 217,500 square feet.

