# PRIME LOCATION

- A READY WORKFORCE
- LOW COST WORKFORCE
- EDUCATED WORKFORCE

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# BOURBONNAIS

## CORPORATE HEADQUARTERS BUILDING

**150,000 SF CLASS A OFFICE**
**PLUG & PLAY CALL CENTER**
1 CIGNA DRIVE, BOURBONNAIS IL 60914

# WELCOME TO

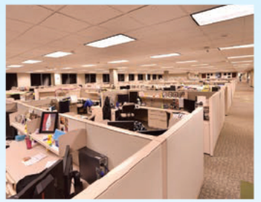
Located 55 miles south of the City of Chicago on Interstate 57, the Bourbonnais Corporate Headquarters Building is now available for sale or lease. The 150,000 square foot Class A office building is well suited as a call center, with ready divisibility in 50,000 square foot increments. Features include dedicated entrances, four passenger elevators and six sets of ADA restroom facilities.

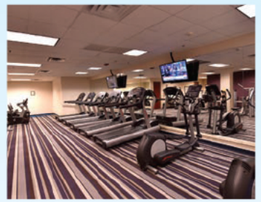
The Bourbonnais Corporate Headquarters Building is sited in the Kankakee River Valley Enterprise Zone, which provides eligibility for development incentives, including property tax abatement and sales tax exemption for qualifying improvements. Kankakee County, where Bourbonnais is situated, saw close to $1 billion in capital investment over the last 5 years as a result of industrial/institutional expansion and new business development.

# BOURBONNAIS

## CORPORATE HEADQUARTERS BUILDING

- Build-to-suit call center
- 150,000 square feet
- Building divisible into 50,000 square foot increments
- 4 passenger elevators
- 1,020 cubicle seating, 9 foot ceilings
- 2 loading docks and 1 drive-in door
- Full-service cafeteria with outside patio
- Multiple vending and break rooms
- 6 sets of ADA restroom facilities
- 1 major conference room
- 1 command center
- 1,000+ space parking





# TECH SPECS

- Dark fiber access available from 2 carriers
- CAT 5 Ethernet with 2,000 drops
- 230 volt, 1 phase, 60 hertz UPS
- 2,000 kilowatt backup generator
- Zone controlled HVAC, 23 rooftop units
- 1 UPS/data room
- 5 LAN rooms
- 1 Data Aire heat exchanger for data room
- Main Cool Office Pro 60 (back up for Data Aire)

## READY WORKFORCE

- Total population of 837,500 within 30-mile radius from site
- 5.3% unemployment rate
- Large pool of call center compatible skilled individuals available for hire
- Low competition: call center saturation levels are 53% below national average

## LOW COST WORKFORCE

- Median hourly wage for call center representatives: **$13.28**
- Hourly labor cost up to **$3 lower than top call center locations in the country**
- Significant tax incentives and state programs available.

## EDUCATED WORKFORCE

- 28% higher than average concentration of high-school graduates
- Local institutions of higher education in close proximity to site