

EXPERIENCE THE MILLBROOK DIFFERENCE  
Where tenant satisfaction is the top priority



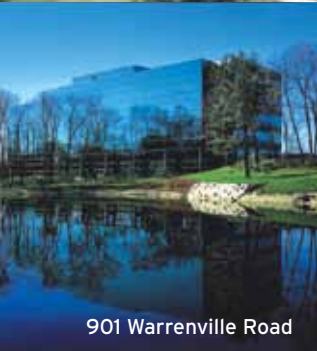
MILLBROOK  
REAL ESTATE COMPANY



5215 Old Orchard Road



801 Warrenville Road



901 Warrenville Road



1001 Warrenville Road



1011 Warrenville Road



3703 West Lake Avenue

## EXPERIENCE THE MILLBROOK DIFFERENCE

Discover Millbrook Real Estate Company, a privately owned investor, developer, and manager of commercial real estate in the Chicagoland area. We offer high quality tenant experiences in our Class-A, state-of-the-art office parks and buildings. These are beautifully maintained properties with outstanding amenities.

### Value Delivered

What sets Millbrook's properties apart from other office buildings? You are dealing with owners who understand what it takes to run a successful business. We deliver the quality professional business environment you need.

- **OUTSTANDING CUSTOMER SERVICE** — Our on-site management teams respond quickly to your service requirements — often within minutes of your request. Whether your needs are large or small, we are there when you need us.
- **FINANCIAL STRENGTH AND STABILITY** — We are a financially strong and stable company, providing you with peace of mind knowing that the building in which your office is located will be impeccably maintained, cared for, and supported.
- **QUALITY** — Our business parks and office buildings are designed for a superior tenant experience, with state-of-the-art technology, abundant parking, and extensive landscaping. Many of our buildings offer on-site cafeterias, health clubs, walking paths, and other amenities.
- **SUPERIOR LOCATIONS** — Our properties are near services that successful businesses require: restaurants, hotels, retail, and health clubs. You'll find executive residential areas and pools of skilled business managers and office workers nearby. And each property offers easy access to major roads and highways, O'Hare International Airport, and public transportation.

- **VALUE** — Our tenants receive full and fair value for their money. When you lease space from Millbrook, you can rest assured that you've made an excellent decision. Your business environment will meet and most likely exceed your expectations.
- **INTEGRITY AND HONESTY** — These values run deep in our company and are reflected in every interaction. We treat our tenants just like we want to be treated: honestly and fairly. Integrity is in our corporate DNA.
- **PERSONAL RELATIONSHIPS** — As business owners ourselves, we recognize that each business has its own unique needs and requirements. We are always on hand to ensure each tenant has the ideal environment that is efficient, secure, and productive.
- **ENTREPRENEURIAL OWNERSHIP** — We make decisions fast, without the bureaucratic layers of approvals so common with institutional owners.

**Our hands-on ownership style and attention to detail are what differentiates Millbrook properties from other office buildings. We deliver the quality and value that you and your business deserve.**







## A Heritage of Customer Service

Millbrook Real Estate Company shares the same founders, and values, as one of America's great entrepreneurial success stories, the Quill Corporation, which was sold to Staples in 1998.

Founded by Jack Miller in 1956, he and his brothers Harvey L. and Arnold grew Quill into a \$630-million office-supply distributor by building a business that recognized and rewarded:

- "Fanatical" Customer Service
- Complete Customer Satisfaction
- Total Value
- Absolute Integrity

The same business philosophy is what today drives Millbrook.

## Millbrook Management

Millbrook Management provides comprehensive property management services to real estate owners and their tenants. We leverage the experience and expertise of our management team to protect and enhance the value of real estate investments and provide outstanding tenant services. As owners ourselves, the Millbrook approach allows its property managers to focus on the needs of real estate investors from an owner's perspective.



# MILLBROOK

## REAL ESTATE COMPANY

### Our Leaders

**Jack Miller** is Founder and Co-Chairman of Millbrook Real Estate Company. Mr. Miller, the Founder and former President/CEO of Quill Corporation, is one of the Chicago area's most successful entrepreneurs. Mr. Miller is now a Managing Member at The Benida Group, LLC, and Millbrook Properties, LLC.

**Harvey L. Miller** is Founder and Co-Chairman of Millbrook Real Estate Company. Mr. Miller served as the Co-Owner and Corporate Secretary of Quill Corporation for more than 40 years. Together with his brothers, Jack and Arnold, they built Quill into the preeminent direct marketer of office supplies. Mr. Miller is now a Managing Member at The Benida Group, LLC, and Millbrook Properties, LLC.

**Goldie Wolfe Miller** is President of Millbrook Corporate Real Estate Services. Ms. Wolfe Miller is one of the country's top commercial real estate brokers. In a 30-year, award-winning career, she completed approximately \$3 billion in transactions. In 1989, Ms. Wolfe Miller founded

Goldie B. Wolfe & Company, a tenant-representation firm, which was reported to be the largest woman-owned commercial real estate firm in the country and in 1998 was sold to Insignia/ESG, Inc.

**Bruce Heckman** is President of Millbrook Real Estate Company, which he joined in 2003. Bruce is responsible for all aspects of the company, including management, leasing, finance, and new investment opportunities. Bruce earned his undergraduate degree from the University of Illinois and an MBA from the University of Chicago.

**Eric Achepohl** is CEO of The Benida Group, LLC, a full-service family office managing the investment, banking, legal, and philanthropic affairs for the Miller family. Prior to joining The Benida Group, Eric worked as a tax manager for Arthur Andersen, LLP. Eric earned his undergraduate degree from the University of Illinois, an MS in Taxation from DePaul University, and a Masters of Management from J.L. Kellogg Graduate School of Management.



475 Half Day Road

485 Half Day Road

2000 Millbrook Drive

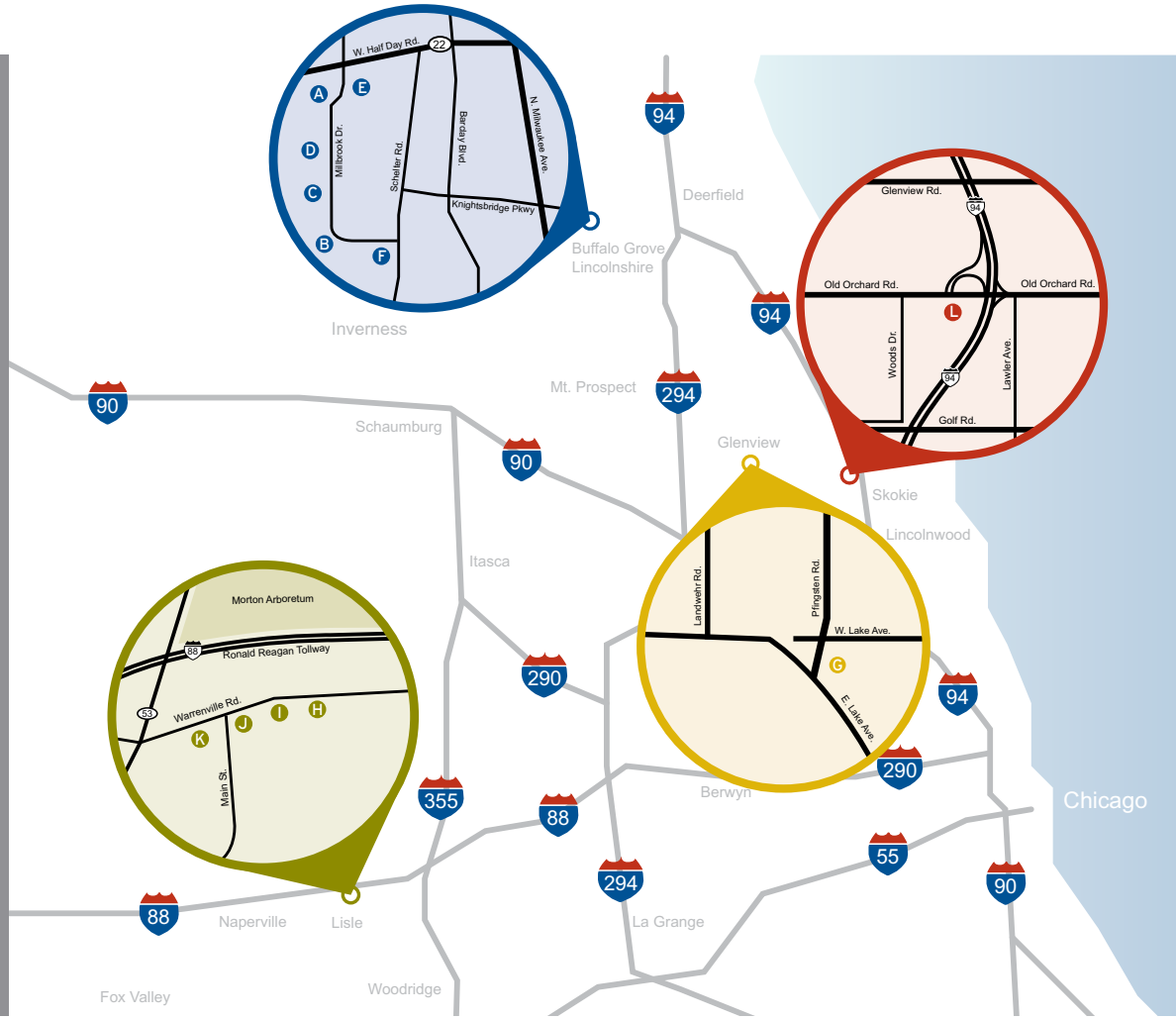
2200 Millbrook Drive

2400 Millbrook Drive

2500 Millbrook Drive

MILLBROOK REAL ESTATE COMPANY OWNS AND MANAGES OVER 1.6 MILLION SQUARE FEET OF OFFICE AND COMMERCIAL PROPERTIES... AND IS GROWING.

- Buffalo Grove**
- (A) 485 Half Day Road
- (B) 2200 Millbrook Drive
- (C) 2400 Millbrook Drive
- (D) 2500/2550 Millbrook Drive
  
- Lincolnshire**
- (E) 475 Half Day Road
- (F) 2000 Millbrook Drive
  
- Glenview**
- (G) 3703 West Lake Avenue
  
- Lisle**
- (H) 801 Warrenville Road
- (I) 901 Warrenville Road
- (J) 1001 Warrenville Road
- (K) 1011 Warrenville Road
  
- (L) **Skokie**
- 5215 Old Orchard Road



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 www.millbrookrec.com