



VERIDIAN



A NEW [SUB]URBAN EXPERIENCE

LOCATED IN THE VIBRANT CHICAGO SUBURB OF
SCHAUMBURG, ILLINOIS, VERIDIAN IS THE MIXED-USE
DOWNTOWN OF A 225-ACRE DEVELOPMENT CALLED
VERIDIAN.

With this unprecedented development, Veridian will bring
a truly cosmopolitan aesthetic and walkable experience:
modern lofts, lively entertainment, worldly cuisine and
enticing retail culminating in a robust community dedicated
to togetherness and new adventures.





VERIDIAN

HARBOR CHASE
FUTURE DEVELOPMENT

NORTH POND PARK

ALGONQUIN RD.

NORTHGATE
AT VERIDIAN
TOWNHOMES

ELEMENT

ATRIUM
BUILDING

THE ATRIUM
BUILDING

RETAIL &
ENTERTAINMENT

MOTOROLA

FUTURE
DEVELOPMENT

FUTURE
DEVELOPMENT

VILLAGE
PARK

BOLER

BOLER

TOP GOLF

FUTURE DEVELOPMENT

MOTOROLA

ZURICH
CENTER



I-90





SITE OVERVIEW

VERIDIAN’S PRIME LOCATION AND DISTINCTIVE CHARACTERISTICS LEND THEMSELVES TO THE CREATION OF A COMMUNITY THAT IS DYNAMIC AND ROBUST.

Schaumburg is a northwestern suburb of Chicago, and is located roughly 28 miles northwest of the Chicago Loop and approximately 13 miles northwest of O’Hare International Airport.

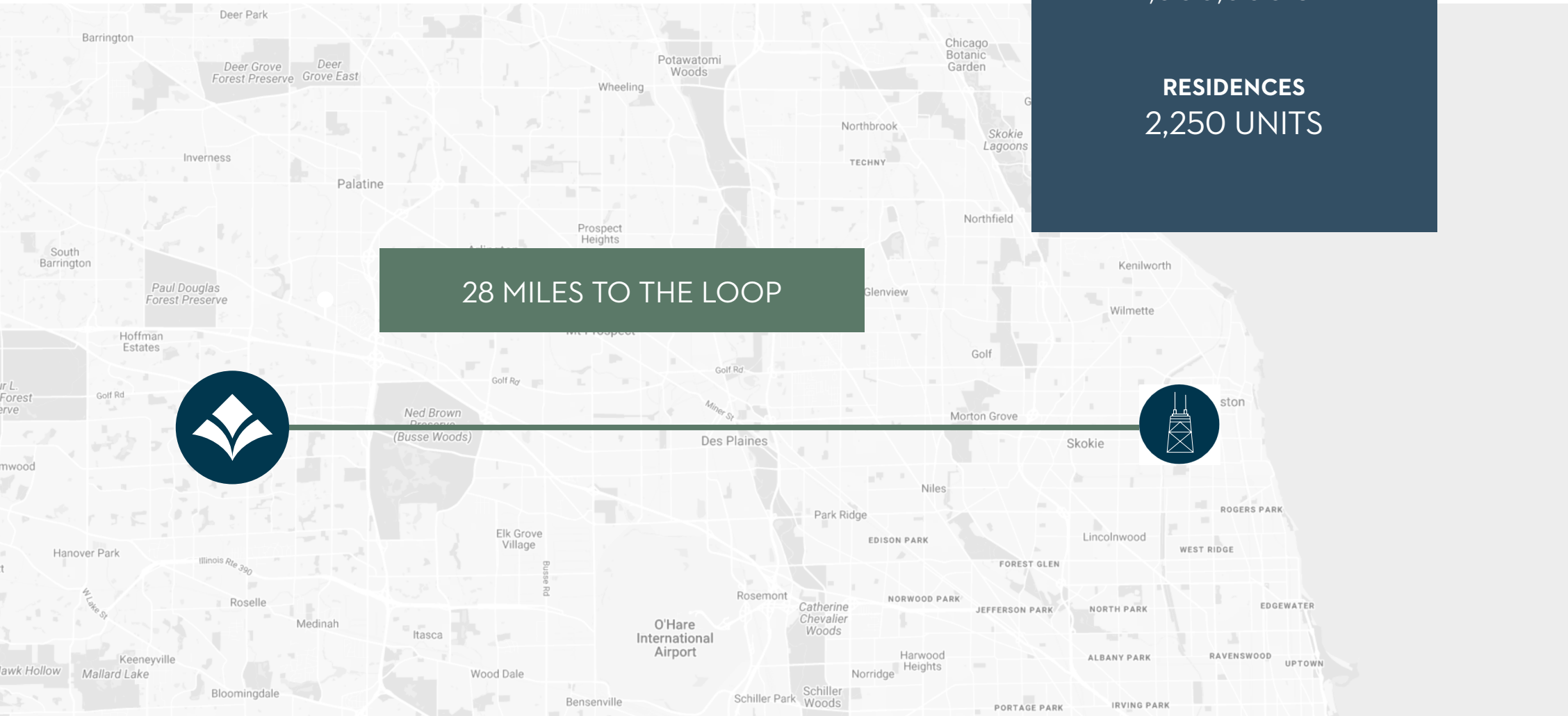
TOTAL
225 ACRES

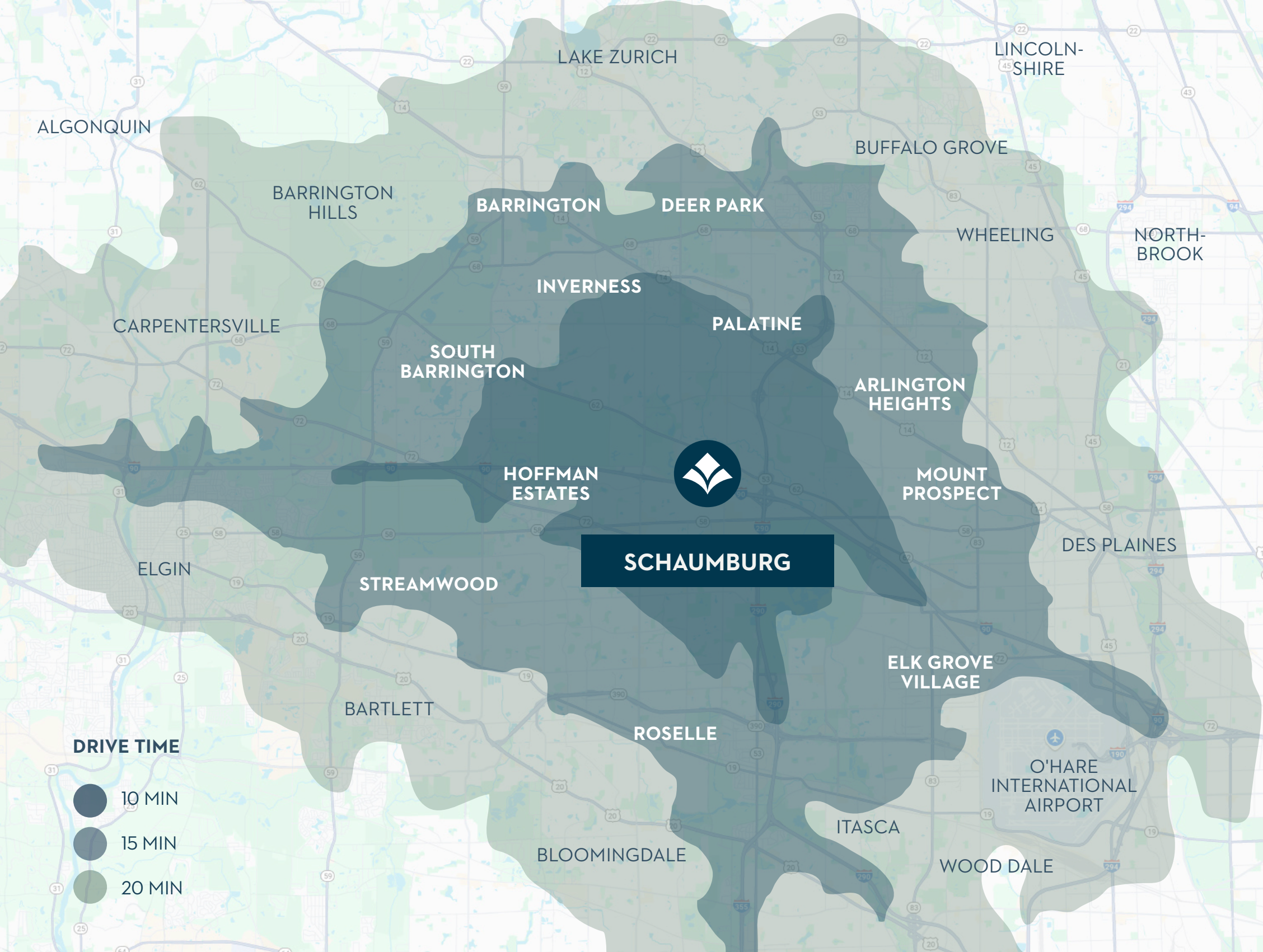
RETAIL DISTRICT
30 ACRES

RETAIL
210,000 SF

OFFICE
1,000,000 SF

RESIDENCES
2,250 UNITS





476,064

VERIDIAN TRADE AREA POPULATION

Population Within 15 Min of Veridian



SCHAUMBURG, ILLINOIS

TRADE AREA DEMOGRAPHICS

2024 ESTIMATES	10 MINUTE	15 MINUTE	20 MINUTE
POPULATION	99,367	476,064	1,200,000
HOUSEHOLDS	39,318	185,483	453,114
AVERAGE AGE	41.48	42.23	41.86
AVERAGE HOUSEHOLD INCOME	\$135,965	\$130,018	\$126,576
BACHELOR'S DEGREE OR HIGHER	37,622 (52.7%)	162,318 (47.4%)	369,967 (42.9%)
DAYTIME POPULATION	82,215	248,118	605,956





HOUSEHOLD INCOME

TRADE AREA (15 MIN DRIVE TIME)

INCOME	HOUSEHOLDS
\$100K - \$150K	39,244 (21.2%)
\$150K - \$200K	15,709 (8.5%)
\$175K - \$200K	17,585 (9.5%)
\$200K - \$250K	12,329 (6.6%)
\$250K - \$500K	5,276 (2.8%)
\$500K +	4,414 (2.4%)





William Rainey
Harper College

S Quentin

VERIDIAN

Kirchoff Rd

ALGONQUIN RD

28,100 VPD

MEACHAM RD

25,100 VPD

Highland Woods
Golf Course

ROSELLE RD

31,000 VPD

53

132,900 VPD

Central Rd



156,200 VPD



58

58

N Plum
rove Rd

E Woodfield Rd



142,800 VPD

72

SCHAUMBURG

Busse Lake
- Main Pool

*VPD = vehicles per day

ACCESS

Conveniently located, Veridian is nestled amidst Schaumburg's bustling transportation hubs and byways so that no matter where you are, you're only minutes away from your destination.

INTERSTATES & HIGHWAYS

Major access to transportation via:

- New, two-way Meacham and I-90 interchange.
- Four-way interchange at Algonquin and 53.
- Four-way I-90 interchange at Roselle Road.

NORTH
PALATINE & BARRINGTON

SOUTH
ITASCA & BLOOMINGDALE

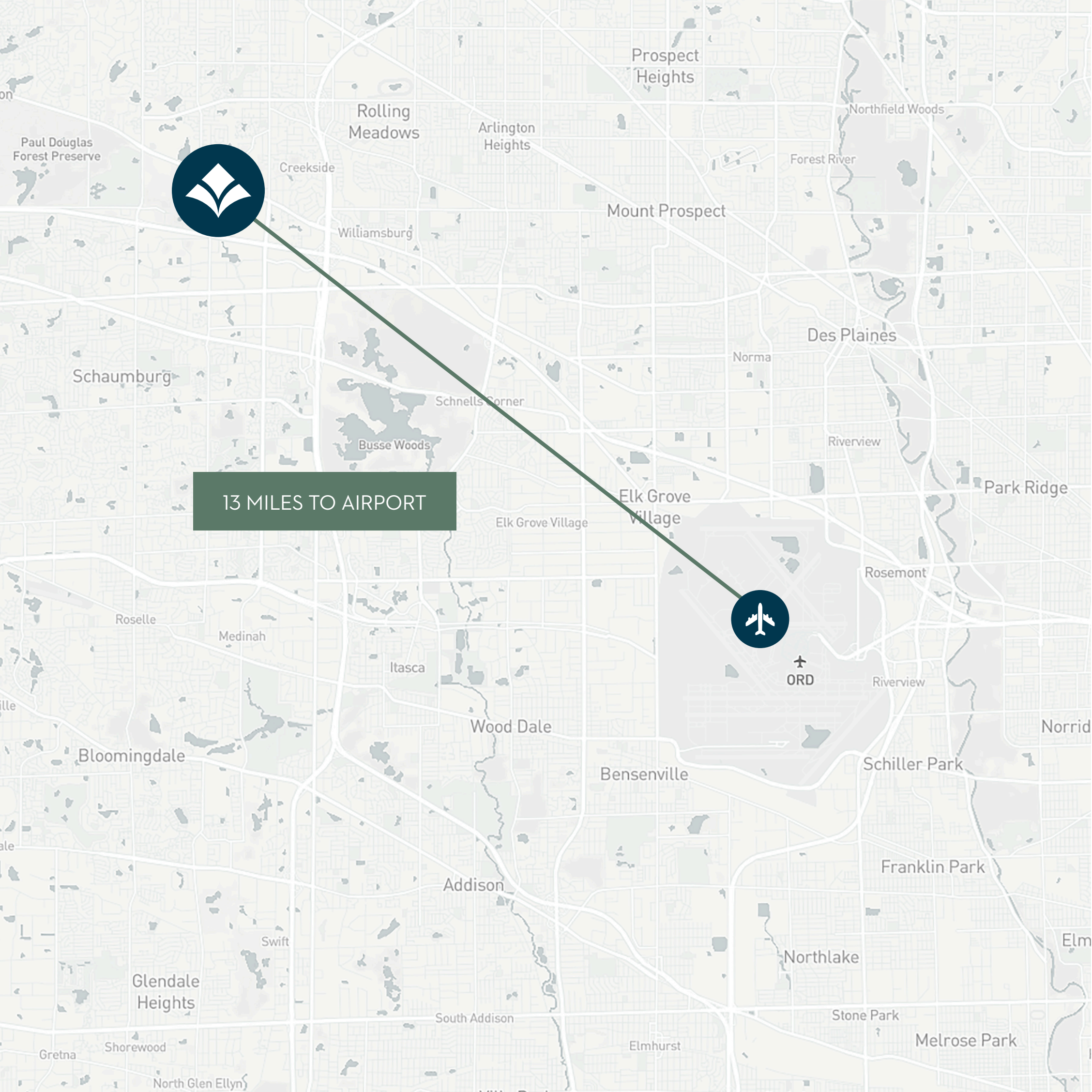
EAST
ARLINGTON HEIGHTS
& ELK GROVE VILLAGE

WEST
HOFFMAN ESTATES
& SOUTH BARRINGTON





13 MILES TO AIRPORT



VERIDIAN

TRAVEL

Veridian is located only 13 miles away from O'Hare International Airport (ORD), the second-busiest airport in the world.

ORD STATS

- In 2024, 776,036 flights passed through ORD.
- 80,043,050 travelers passed through its gates (65,525,396 domestic, 14,517,654 international).
- Every 40 seconds a flight arrives or departs.



80,043,050

PASSENGERS IN 2024





BUSINESS

Schaumburg is home to nearly 5,000+ businesses that employ over 85,000 people.

ONSITE AT VERIDIAN

			
2,600 employees	1,600 employees	750 employees	1,000 employees

NEARBY IN SCHAUMBURG

			
2,030 employees	1,300 employees	900 employees	800 employees





HARBOR CHASE
FUTURE DEVELOPMENT

NORTH POND

ELEMENT AT
VERIDIAN

THE ATRIUM
BUILDING

NORTHGATE AT VERIDIAN

MOTOROLA

FUTURE
DEVELOPMENT

FUTURE
DEVELOPMENT

90 PARK

FUTURE
DEVELOPMENT

THE DISTRICT AT VERIDIAN

BOLER

BOLER

BOLER

TOP GOLF

FUTURE
DEVELOPMENT

FUTURE
BOLER
DEVELOPMENT

SOUTH POND

MOTOROLA

ZURICH

JANE ADAMS MEMORIAL TOLLWAY I-80

E ALGONQUIN ROAD

S MEADWAY

ZURICH WAY

VERIDIAN

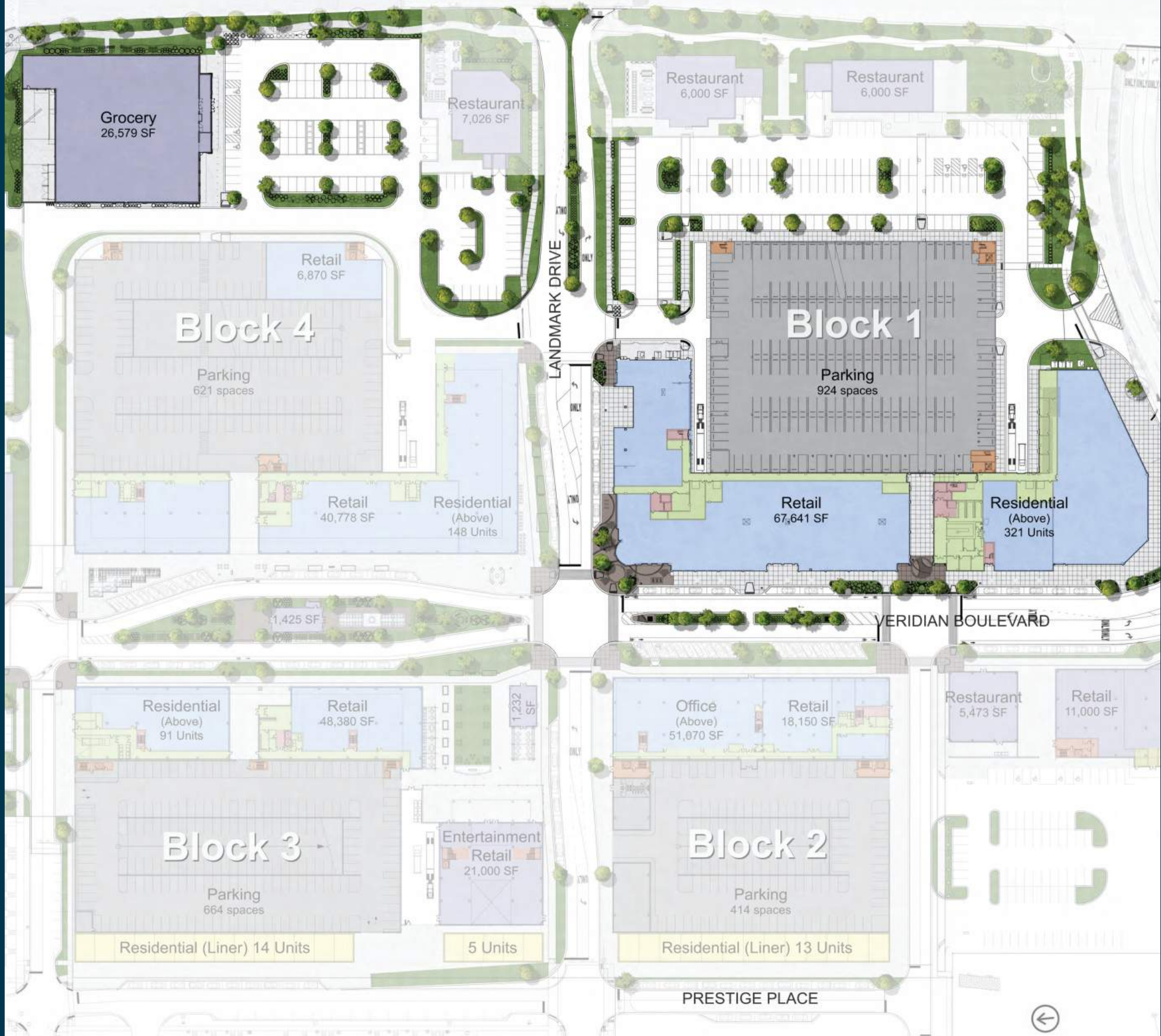


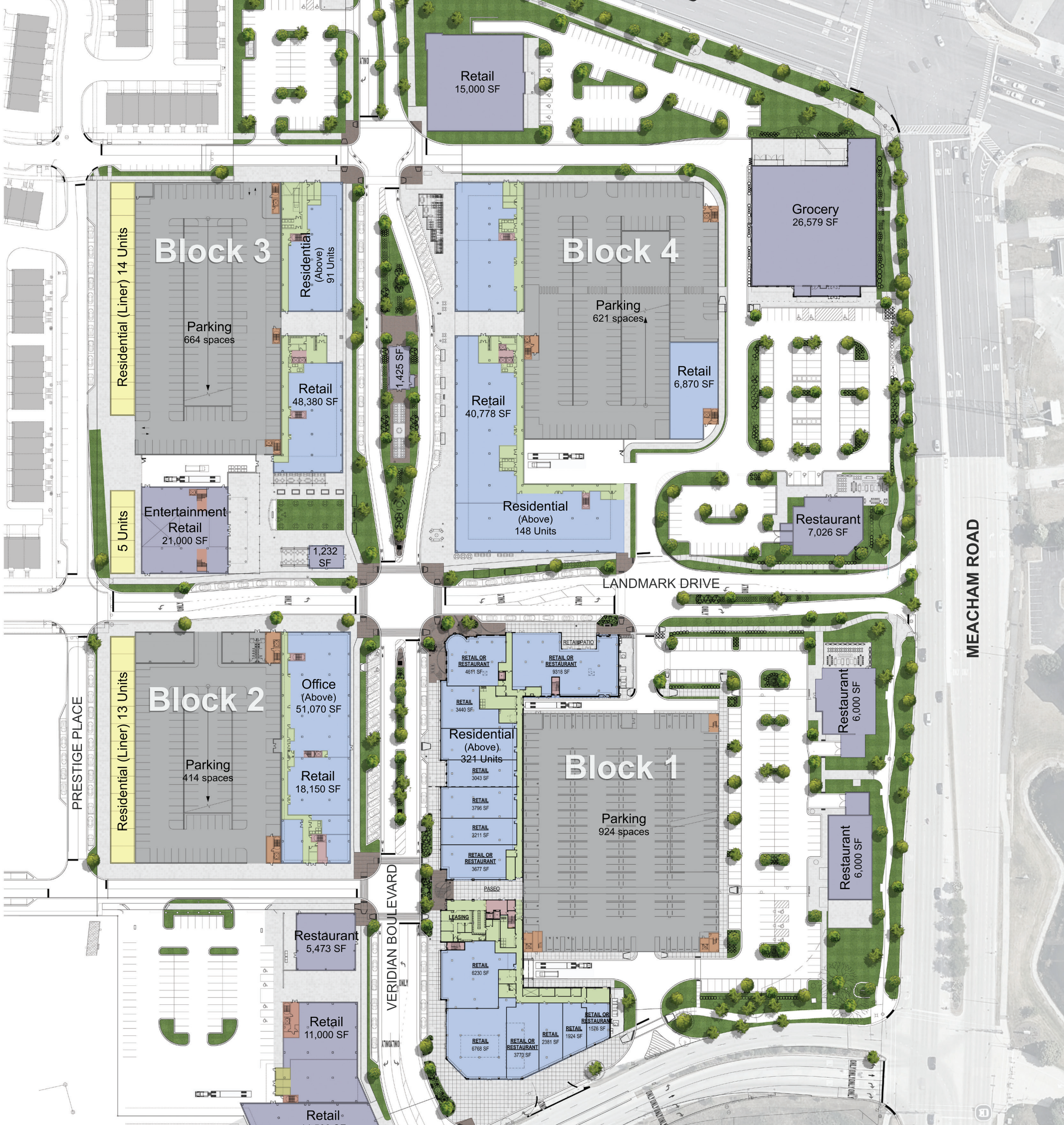
NEIGHBORS

Explore the businesses and entertainment that call Veridian home.
But this is just a glimpse—many more companies are part of our vibrant community.



MEACHAM ROAD





PRESTIGE PLACE

VERIDIAN BOULEVARD

LANDMARK DRIVE

MEACHAM ROAD

Block 3

Block 4

Block 2

Block 1

Retail
15,000 SF

Grocery
26,579 SF

Residential (Liner) 14 Units

Residential
(Above)
91 Units

Parking
664 spaces

Retail
48,380 SF

5 Units

Entertainment
Retail
21,000 SF

1,232
SF

1,425 SF

Retail
40,778 SF

Parking
621 spaces

Retail
6,870 SF

Residential
(Above)
148 Units

Restaurant
7,026 SF

Residential (Liner) 13 Units

Office
(Above)
51,070 SF

Parking
414 spaces

Retail
18,150 SF

Residential
(Above)
321 Units

RETAIL OR
RESTAURANT
4611 SF

RETAIL OR
RESTAURANT
9318 SF

RETAIL
3440 SF

RETAIL
3043 SF

RETAIL
3796 SF

RETAIL
3211 SF

RETAIL OR
RESTAURANT
3677 SF

RETAIL
6230 SF

RETAIL
6768 SF

RETAIL OR
RESTAURANT
3770 SF

RETAIL
2381 SF

RETAIL
1924 SF

RETAIL OR
RESTAURANT
1576 SF

Parking
924 spaces

Restaurant
6,000 SF

Restaurant
6,000 SF

Restaurant
5,473 SF

Retail
11,000 SF

Retail



VERIDIAN

SHOP

LIVE

WORK

STAY

EAT

PLAY

NEW. THE PERFECT FIT. TWIRL. JUST RIGHT. YOUR SIZE.
THANKS, IT'S NEW. WHERE DID YOU BUY THAT?
THAT'S YOUR COLOR.

Veridian will offer over 200,000 square feet of vibrant retail, dining, and lifestyle experiences. From chef-driven restaurants and an artisanal grocer to entertainment venues, wellness studios, and essential services, it's a destination designed to inspire and elevate everyday living.







VERIDIAN

LIVE

WORK

STAY

EAT

PLAY

SHOP

HOME. COZY. FAMILY. COMMUNITY. FRIENDS.
SHARE. TOGETHER. WARM.

With 321 next-generation apartments rising above retail, Veridian becomes a true mixed-use destination—alive with energy day and night. Together with Element at Veridian, Northgate at Veridian by D.R. Horton, and our Senior Living community, Veridian will encompass 2,250 thoughtfully designed homes where residents can truly live, work, and play.





VERIDIAN

PLAY

SHOP

FUN. EXCITEMENT. CAREFREE. STORIES. FRIENDS.
PLAYFUL. AMUSEMENT. WEEKEND.

LIVE

Veridian will host a variety of entertainment opportunities from events and concerts to movies, ice skating and venues suited to amuse the entire community throughout the seasons. Topgolf and a new Village Park add to the fun.

WORK

STAY

EAT





UNPARALLELED IN ITS VISION,

Veridian will bring a truly unique experience to Chicago's northwest suburbs. As an authentic, upscale urban space, Veridian's retail environment will appeal to the sophisticated, dynamic sensibilities of the market's shoppers.

BE A PART OF THIS EVOLVING VISION

For Leasing Inquiries, Contact:

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