



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.





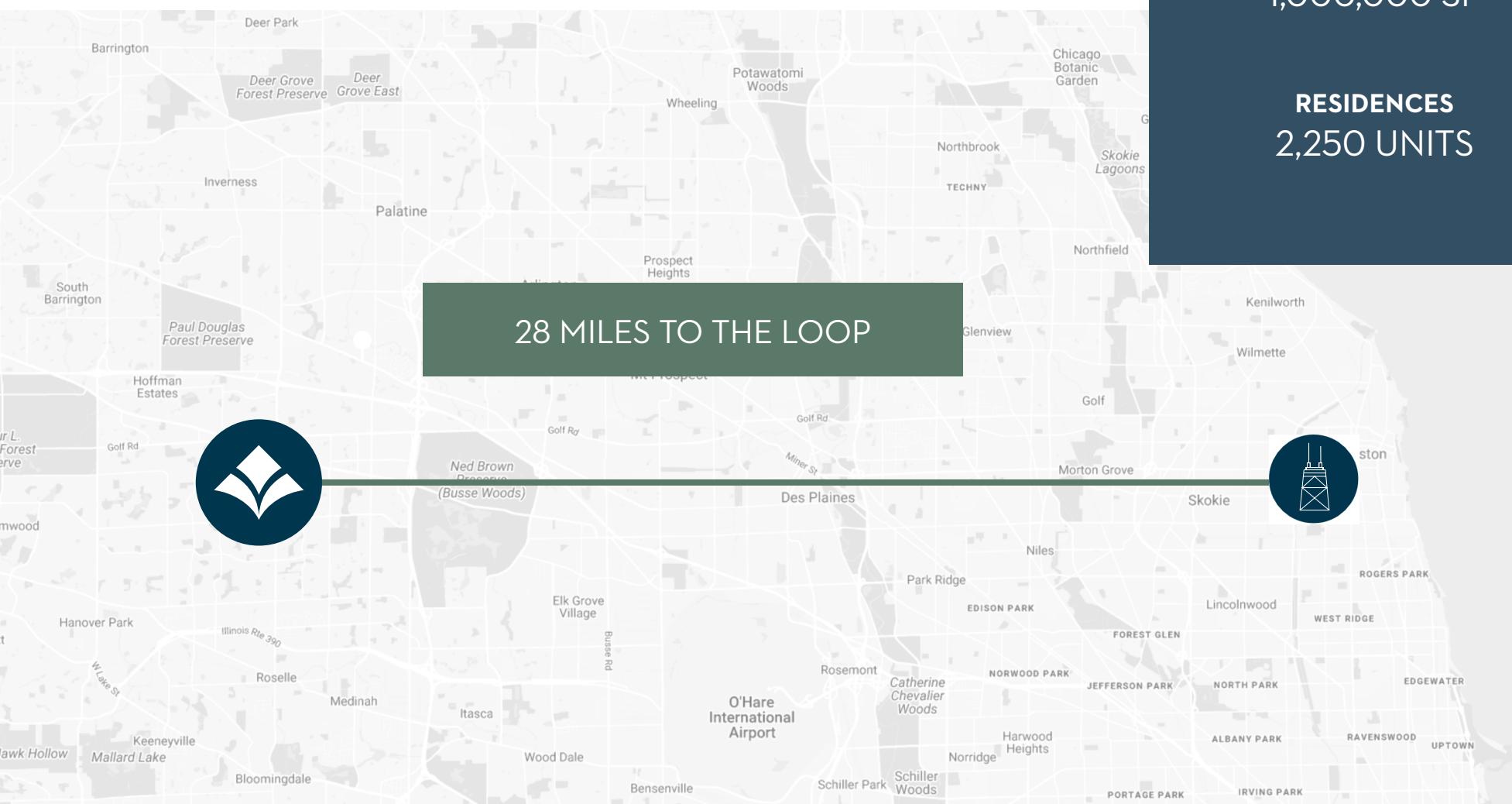


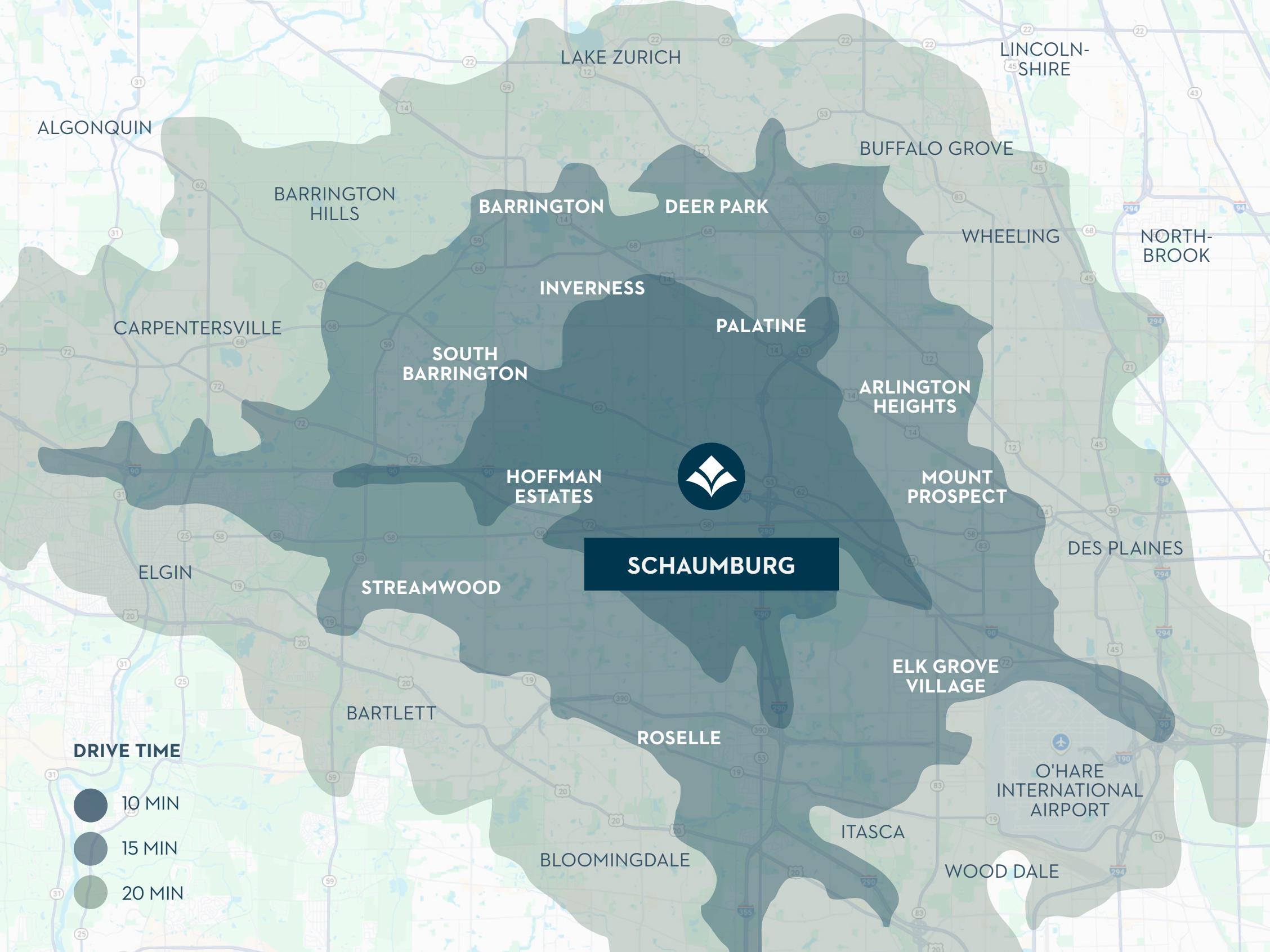


SITE OVERVIEW

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.





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

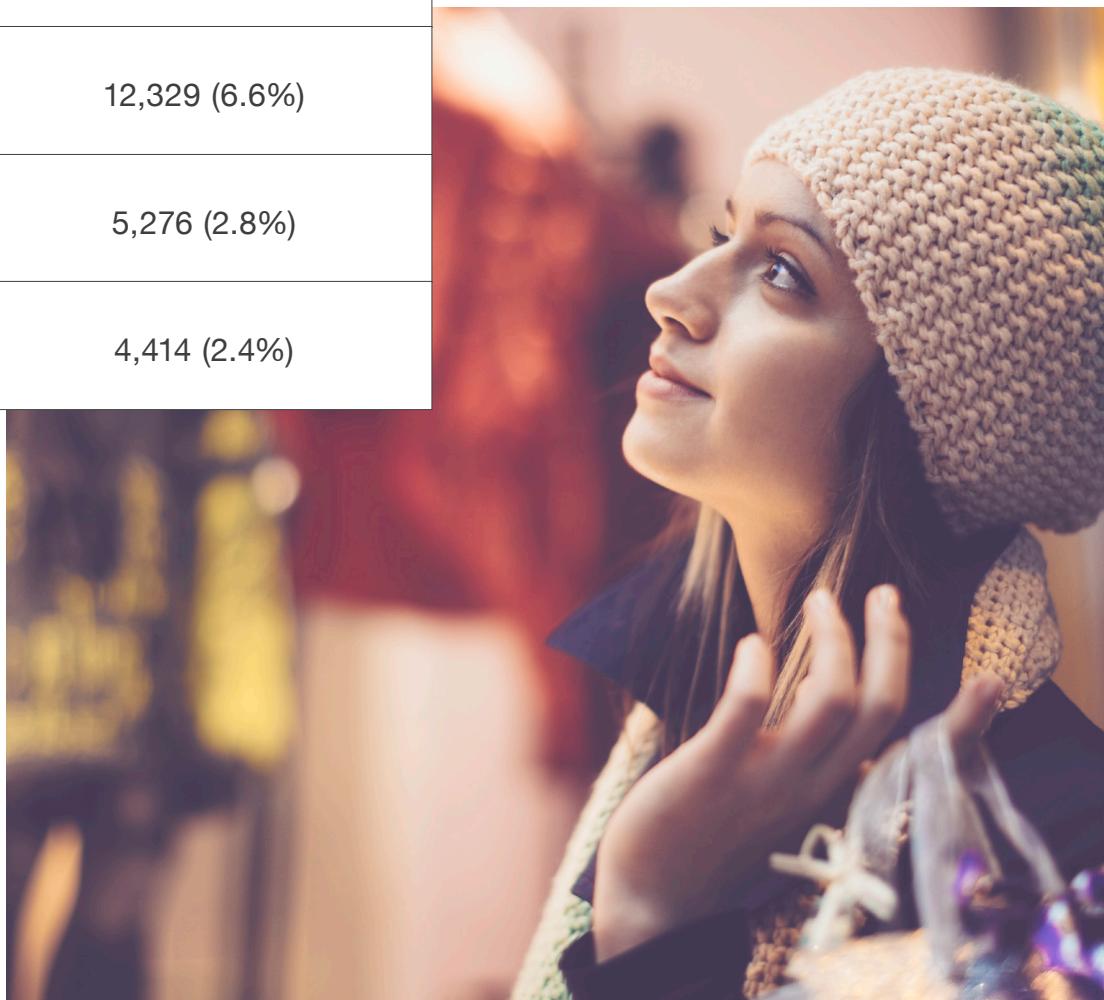




HOUSEHOLD INCOME

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%)



Source: Placer a.i., STI Popstats (2024)



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



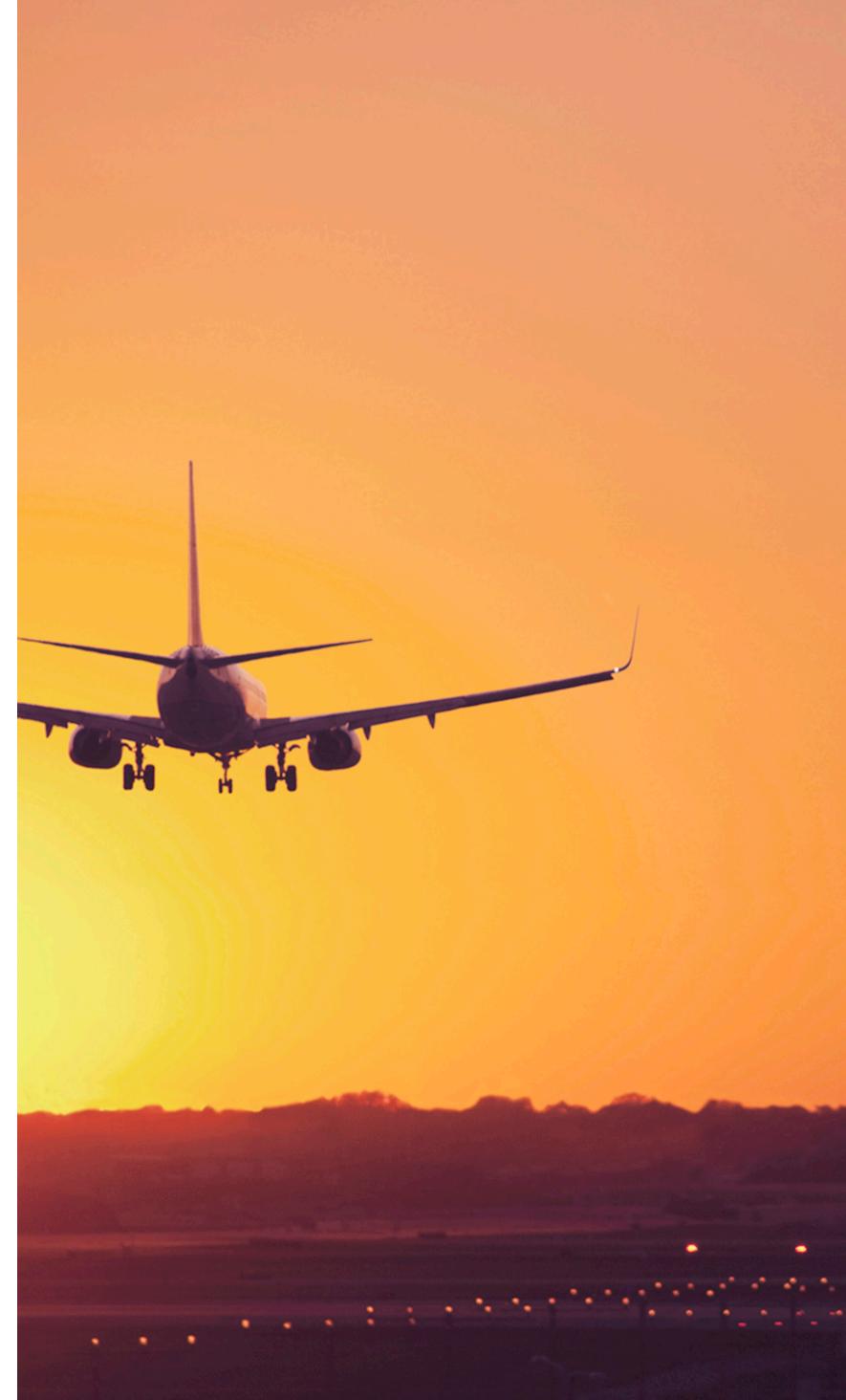
ORD

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





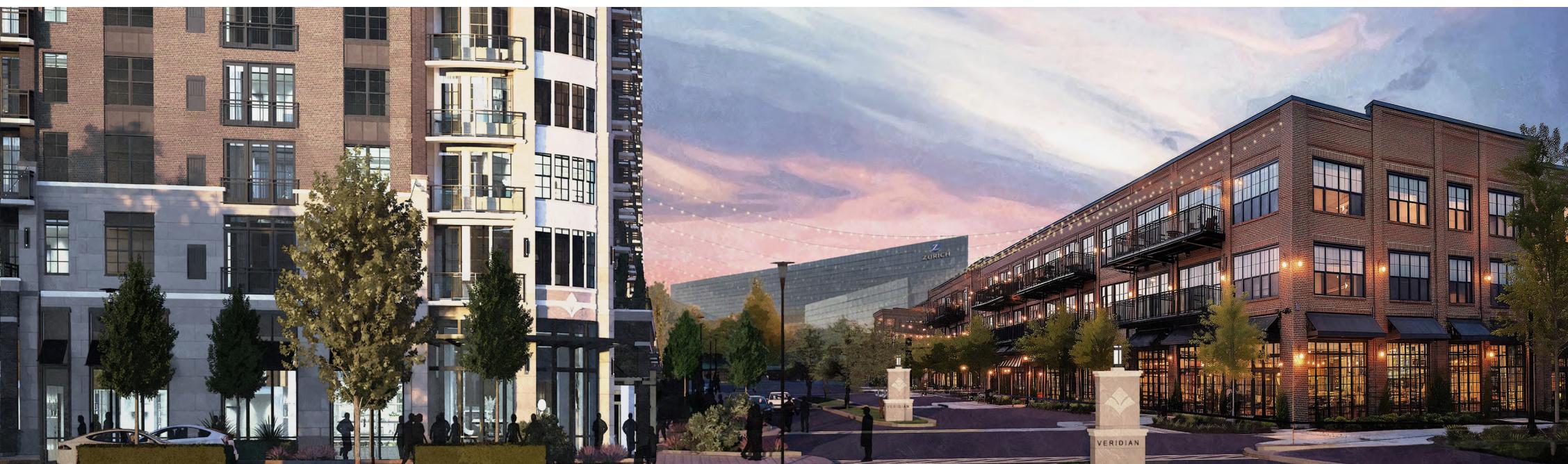


NEIGHBORS

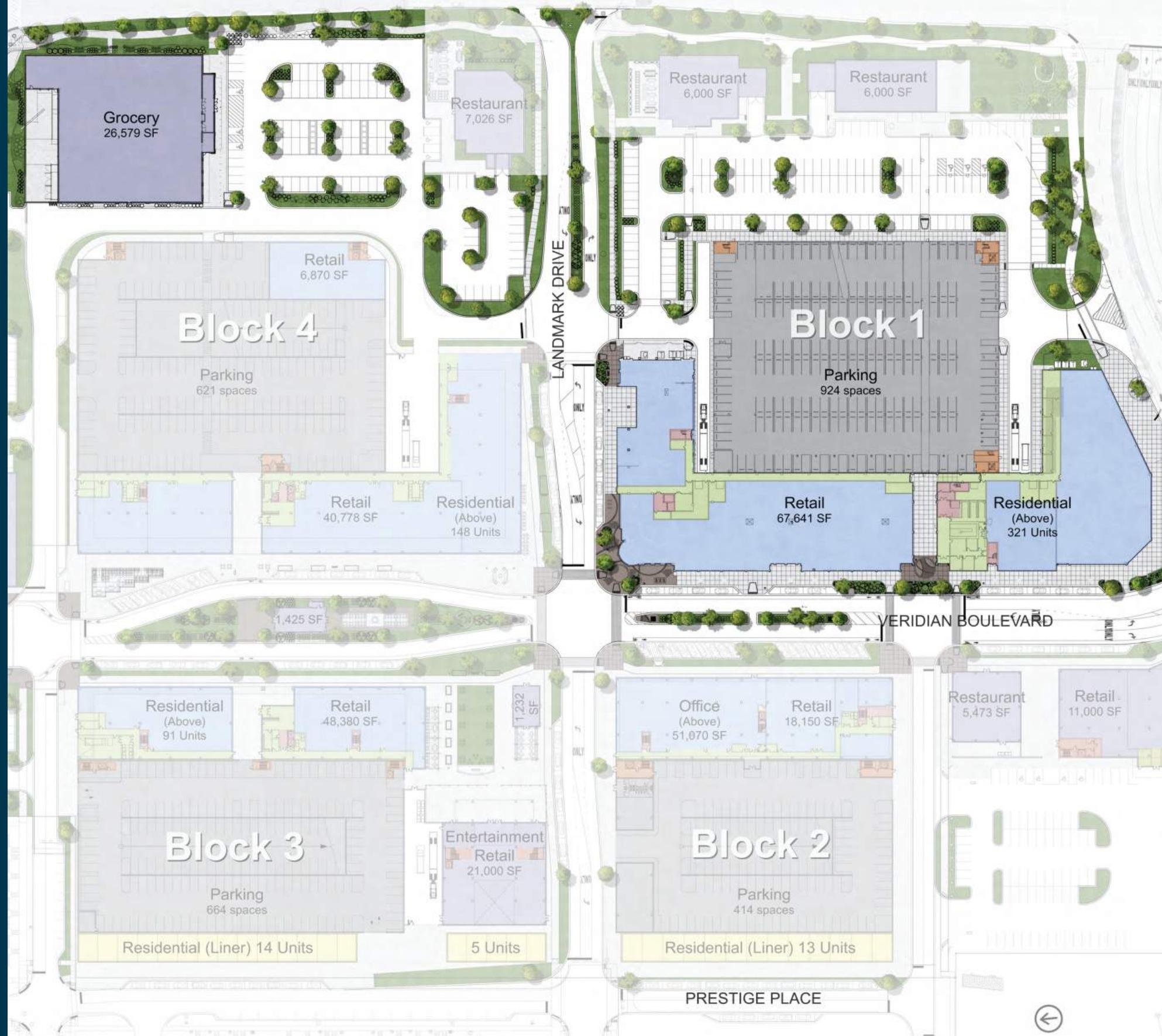
Explore the businesses and entertainment that call Veridian home.
But this is just a glimpse—many more companies are part of our vibrant community.

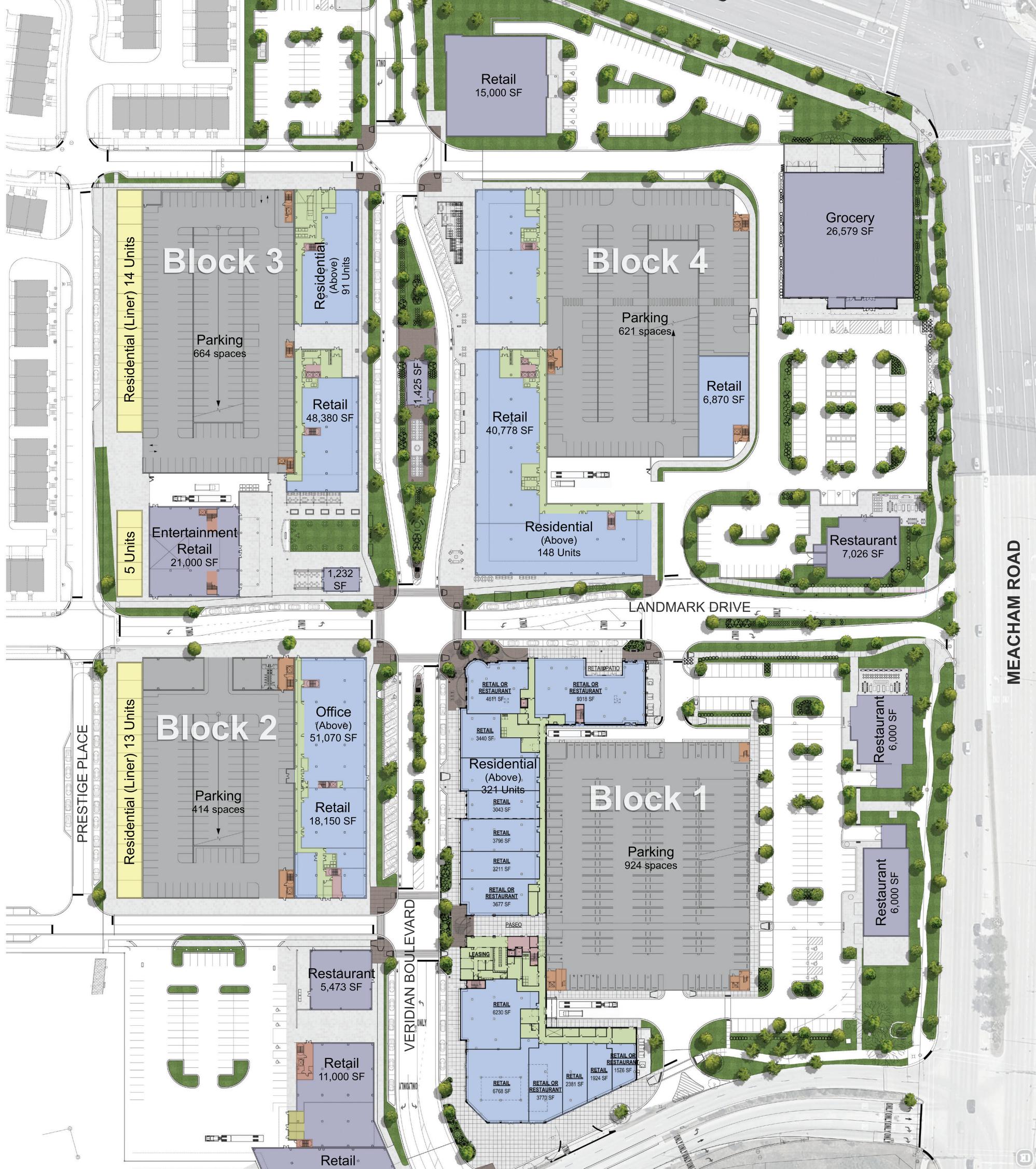


The Boler Company.



MEACHAM ROAD







VERIDIAN

SHOP

LIVE

WORK

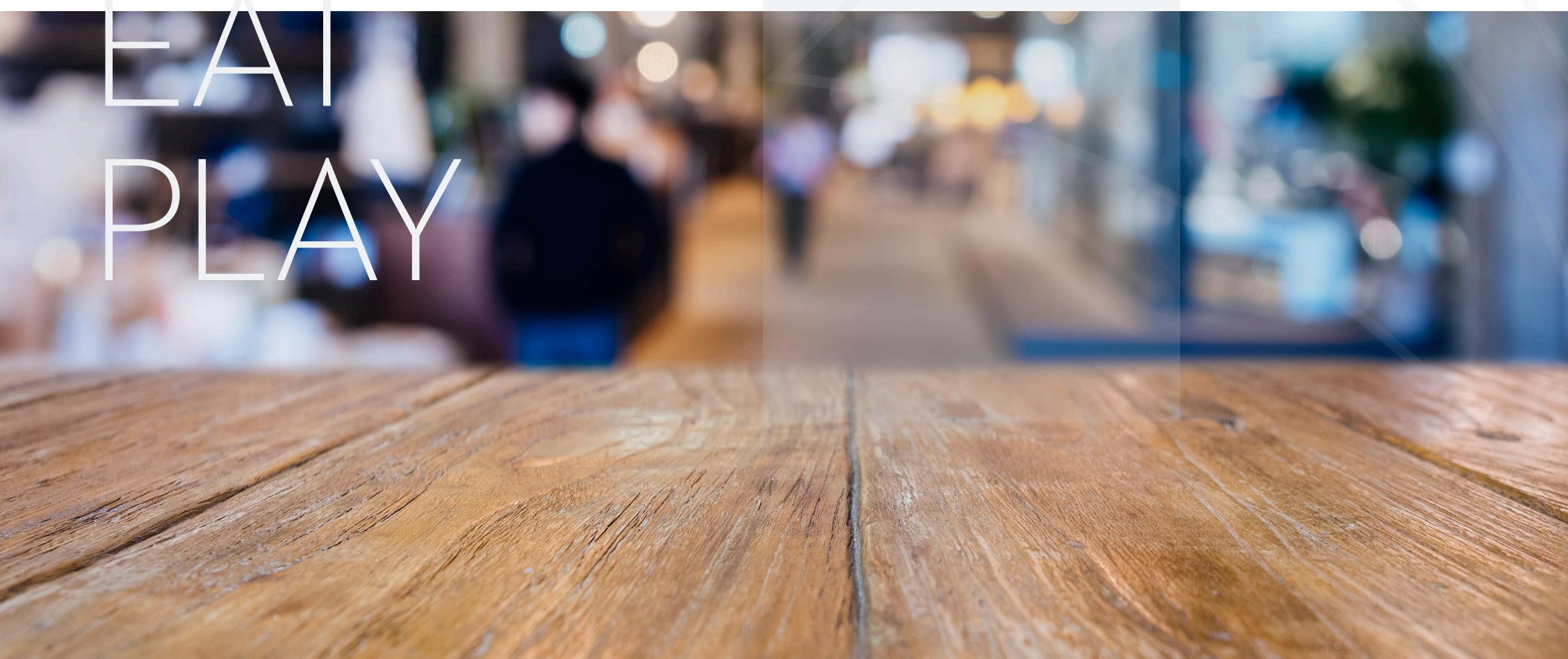
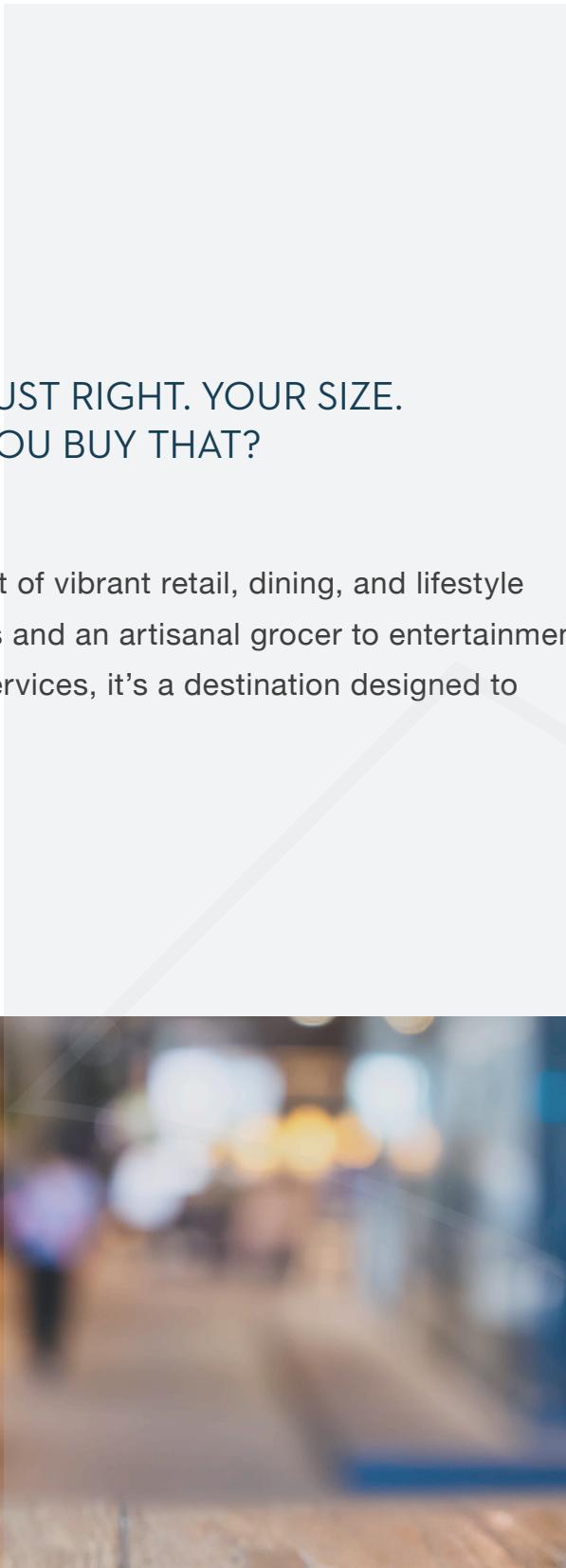
STAY

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

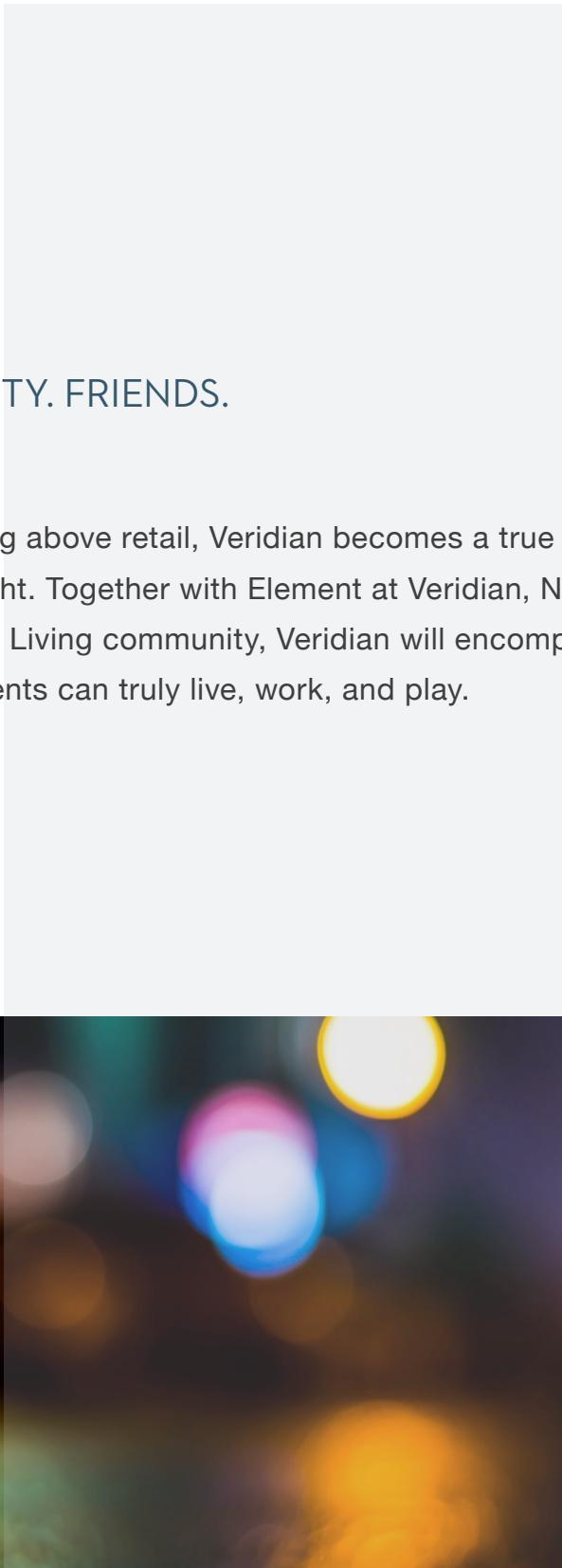
STAY

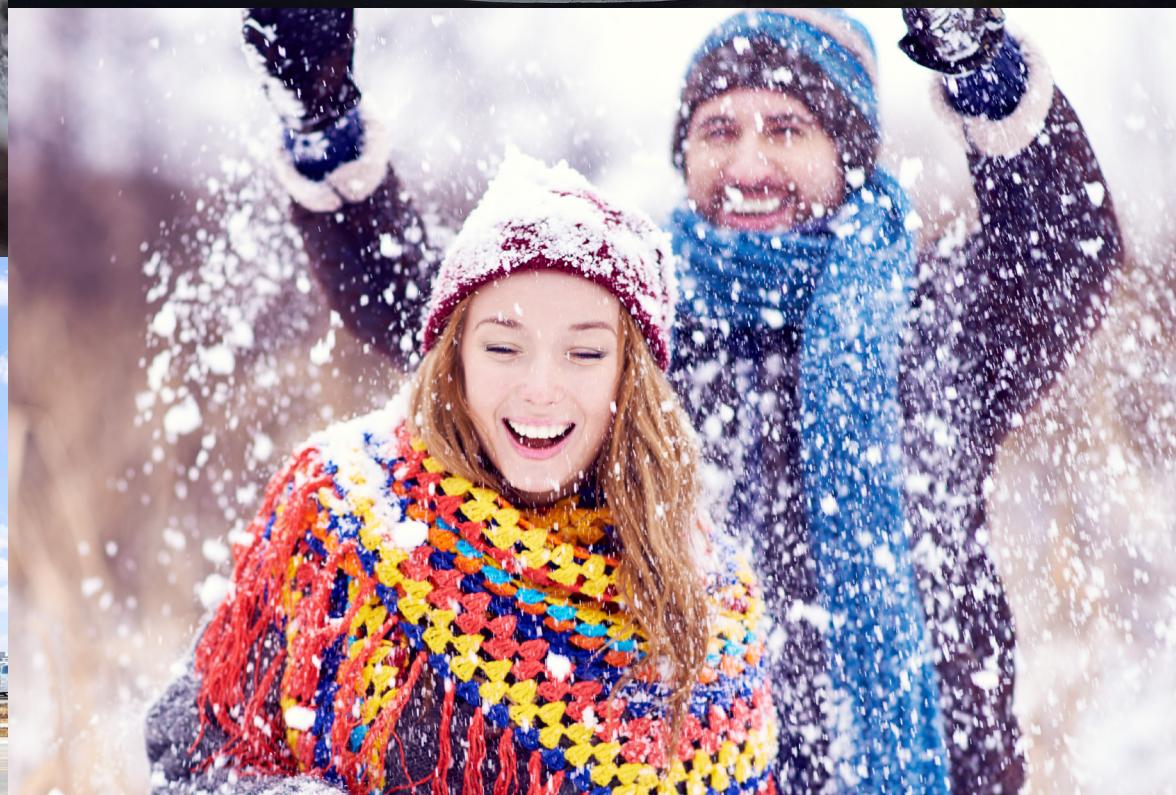
EAT

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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