Bell Works

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Bell Works Chicagoland Bucks Market Headwinds, Welcomes More Than 80,000 SF of Commercial Leases Over 60 Days

The metroburb's unique, amenity-rich approach to the modern, mixed-use workplace has companies and retailers flocking to the reimagined AT&T campus

HOFFMAN ESTATES, IL (July 24, 2023) - Bell Works Chicagoland, the reimagined former AT&T corporate campus in Hoffman Estates, IL, has leased more than 80,000 square feet of office and retail space over the last 60 days. The nation's second 'metroburb '— a self-contained suburban metropolis — has welcomed nine new office and retail tenants in recent weeks, resulting in a total of 250,000 square feet leased to date.

As office assets nationwide face challenges and the overall vacancy rates reach 30-year highs, Bell Works Chicagoland's leasing momentum continues to accelerate.

"Now, more than ever, it's clear the metroburb concept offers a new, exciting vision for the future of office," said Ralph Zucker, CEO and Founder of Inspired by Somerset Development, the developer of Bell Works Chicagoland. "Bell Works successfully blends office and retail components for a dynamic 'Main Street' atmosphere. We're confident this is the secret sauce so many other office properties lack, and we couldn't be more pleased to see our approach resulting in this ongoing leasing success."

The roster of recently signed tenants spans multiple industries and adds to the robust mix of companies already based at the 1.65-million-square-foot Bell Works Chicagoland. Details on the metroburb's newest corporate residents are below:

Cambium Networks, a leading global provider of networking solutions, has committed to relocate its headquarters to Bell Works Chicagoland, signing a long-term 35,000-square-foot lease. The newly leased space will comprise development and engineering labs on the first floor of the building while the company's corporate offices and conference rooms will be located on the fourth floor. Construction planning is currently underway and will be completed in early 2024. Cambium Networks plans to begin its daily operations at Bell Works in March 2024.

“Companies must ensure that their corporate office raises the bar when employees come to work,” said Atul Bhatnagar, President and CEO of Cambium Networks Worldwide. “Our new space designed with the team at Inspired by Somerset Development provides plenty of venues for team collaboration. The caliber of amenities, on-site coworking spaces and open common areas are unmatched, and we are excited to come to work at the metroburb each week.”

Digital advertising agency JumpFly, a frequent collaborator with market leaders like Google, will move its 60 employees to the recently leased 11,000-square-foot space in December 2023. Like many companies in the Chicago suburbs, JumpFly President Michael Marchese became enamored with Bell Works’ array of lifestyle amenities, including the on-site gym and many diverse dining options. Since signing the lease, JumpFly employees have begun visiting the building in their free time in anticipation of the company’s upcoming move.

“Bell Works is unlike any other office space in the Chicagoland suburbs,” said Michael Marchese, President of JumpFly. “Not only do our employees get to work in a place where they can eat, workout and socialize all under one roof, but the impressive building advances our level of professionalism when clients visit. Our strong culture is a great sense of pride at JumpFly, and I know Bell Works will add to that.”

VIPAR Heavy Duty Inc. (VIPAR), North America’s leading network of independent aftermarket truck parts distributors and service providers, has signed a long-term 11,000-square-foot lease with Bell Works Chicagoland, relocating its global headquarters and 35 employees to Hoffman Estates. The build-out of VIPAR’s office space, including newly built-out glass interiors, is expected to be completed in August 2023.

“The entire VIPAR team is thrilled to make Bell Works our new headquarters,” said VIPAR President and CEO Chris Baer. “This new location perfectly positions our company within Chicagoland’s metropolitan core with accessibility to major transportation hubs to facilitate travel for visitors and help enhance recruiting efforts when adding to our team of dynamic professionals.”

Further positioning Bell Works as a hub of creativity and innovation, a global leader in electronic components and services has entered into a 9,000-square-foot lease agreement at the building. The company is renowned for being on the front lines of innovation for technological change in 140 countries across North America, Europe and Asia, and will be an impactful addition to the visionary energy of the metroburb.

In addition to build-to-suit office spaces, Bell Works Chicagoland recently signed more than 9,000 square feet across its Ready-To-Wear designer office suites, which feature unique,

custom designs that are immediately ready to occupy and offer flexible, short-term leasing options. Of these recent leases, 4,500 square feet will be occupied by plastic and fiber products supplier Essentra Components.

The robust leasing activity is expected to pick up additional momentum as the metroburb's on-site lifestyle amenities and retail continue to come online. This includes the opening of Fairgrounds World's Fair and a pop-up with beloved local brewery, Church Street Brewing, among others.

Opened in June 2023, Fairgrounds World's Fair is a 5,743-square-foot space equipped with a full-service kitchen, a fresh, seasonally-inspired food and bakery program, a cocktail bar with beer and wine on tap, and convenient grab-and-go options. It also offers Chicago-favorite Fairgrounds' signature selection of craft coffee and tea varieties from around the globe, and an array of cold brews, lattes and sparkling beverages on tap. The café features 137 seats, as well as an outdoor patio with an additional 45 seats.

"Our team is thrilled to bring our specialty coffee, tea, food and hospitality to this iconic space," said Michael Shultz, Founder and CEO at Infuse Hospitality, the food and beverage management company behind Fairgrounds Craft Coffee and Tea. "We're confident this is a place where the community can experience the vibrant energy that flows through Bell Works Chicagoland while enjoying great food and drink."

Opened July 1, 2023, Church Street Brewing transports the famous craft beer scene to Bell Works. The 1,000-square-foot pop-up brewery will allow both tenants and metroburb visitors to enjoy a refreshing brew during happy hour while boosting the shared energy of the building.

Expected to make its Chicagoland debut this fall, Swing Loose Indoor Golf will expand the recreation and entertainment-focused offerings and activities available at Bell Works. The virtual, indoor driving range brings the beauty of a well-manicured golf course inside where workers and guests can unwind over a long lunch break or after hours with fellow tenants.

"To see this level of strong leasing activity is indicative of the remarkable ecosystem tenants are welcomed into at Bell Works," said Jack Aber, Chief Operations Officer at Inspired by Somerset Development. "As more companies, restaurants and service providers make this their home base, Bell Works becomes more integral in the local community. Hoffman Estates has never had a true downtown district, and we are proud to fill that void."

To support the rapid tenant growth occurring at Bell Works, full-service retail real estate brokerage and consulting company SABRE, which oversees the retail leasing transactions at

the metroburb, has recently partnered with Chicago-based real estate advisory firm SVN Chicago Commercial to assist with hyper-local retail leasing efforts.

For office leasing inquiries at Bell Works Chicagoland please contact Steve Kling at Steve.Kling@colliers.com or Tara Keating at keating@garibaldi.com. For retail leasing inquiries please contact Justin Korinis at korinis@sabre.life or Sean Pyle at pyle@sabre.life.

About Bell Works Chicagoland
Bell Works Chicagoland is the nation's newest 'metroburb' – a self-contained metropolis in suburbia. Previously home to the AT&T corporate campus, leading real estate developer Inspired by Somerset Development is in the midst of transforming the 1.65-million square foot underutilized space into a central destination complete with offices, ground-floor retail, dining, residences, community gathering space, and more – turning the once-abandoned property into a thriving 'Main Street' that serves Hoffman Estates and the surrounding communities. To learn more about Bell Works Chicagoland, visit bell.works/chicagoland.

About Inspired by Somerset Development
Inspired by Somerset Development is a leading real estate developer focusing on large-scale transit-oriented and brownfield redevelopment projects, led by a team of principals with more than 40 years of development experience. The company has positioned itself as one of the nation's foremost real estate firms specializing in innovative mixed-use and adaptive reuse projects, including the planning and development of Traditional Neighborhood Design communities that evoke a strong sense of place and reflect a distinctive character.

With several high-profile, large-scale redevelopment and development projects under construction or in the planning stages, Inspired has earned a quality reputation for its unwavering commitment to excellence through responsible development practices. For more information on Inspired by Somerset Development, contact the company by calling (732) 367-2828 or via the company's website at inspiredsd.com.

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