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VANTAGE POINT

ALL ROUTES LEAD TO O'Hare

The Economic Advantage of Connectivity in the O'Hare Submarket

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O'Hare

- Now Arriving: O'Hare
- On the Radar
- Office Fundamentals
- Industrial Fundamentals
- Mapping Movement

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Now Arriving: O'Hare

INTRODUCTION & CONTEXT

The O'Hare submarket remains one of Chicago's most strategically important business districts, offering unparalleled connectivity for both corporate occupiers and industrial users. Anchored by O'Hare International Airport (ORD), which welcomed approximately **84.9 million passengers** in 2025 (nearly **232,000 travelers per day**), ORD ranks as the nation's busiest airfield by aircraft operations and freight value. The surrounding submarket benefits from direct access to global air cargo and rail networks, an extensive interstate highway system, and one of the largest labor pools in the Midwest. According to the Chicagoland Chamber of Commerce, airport operations alone support approximately **450,000 adjacent and regional impact jobs,** spanning logistics, freight, and hotel and travel hospitality.

The submarket has long been a preferred location for transportation, logistics, manufacturing, and office users seeking efficient access to both local and international markets. O'Hare's proximity to major area roadways provides connectivity throughout the Chicago metropolitan area and the broader Midwest distribution network. These transportation advantages continue to attract companies that rely on the movement of goods, employees, and customers. Despite ranking as only the sixth-largest industrial submarket in the Chicago MSA by inventory, O'Hare has emerged as one of the market's top performers, recording **4.1 million square feet (msf)** of new leasing activity year-to-date (YTD) 2026, the **third-highest leasing volume** among all Chicago-area submarkets. Combined with a **3.5% vacancy rate, 120 basis points (bps)** below the market average, the submarket continues to benefit from strong logistics-driven demand.

In addition to its freight and logistics strengths, the O'Hare market offers exceptional commuter accessibility. The CTA Blue Line provides direct service between downtown Chicago and ORD, while Metra and numerous bus routes further enhance regional connectivity. Combined with immediate highway access, these transportation options support a diverse workforce and allow employers to draw talent from both the city and suburban communities. This large employment base and sustained population growth support the more than 2,650 apartment units that have been delivered since 2020, with an additional **506 units** currently under construction. Multifamily occupancy remains strong at **94.8%** as of Q3 2026. Complementing the area's residential momentum, the retail market remains highly occupied at **96.3%,** reflecting steady consumer demand driven by the submarket's growing resident population, workforce concentration, and significant traveler activity.

The area also benefits from a robust business ecosystem featuring a concentration of corporate offices, hotels, convention facilities, and industrial properties. With **12.7 msf** of office inventory and more than **2,300 office tenants**, the O'Hare submarket attracts a diverse mix of corporate users seeking access to one of the nation's premier transportation hubs. Tenant demand remains healthy, as evidenced by Q3 2026 new leasing volume, which increased **65.0% quarter-over-quarter (QOQ) to 189,000 square feet (sf).** Ongoing infrastructure investment, strong transportation fundamentals, and proximity to ORD continue to reinforce the submarket's position as a leading destination for companies seeking a highly connected, accessible, and business-friendly location within the Chicago region.

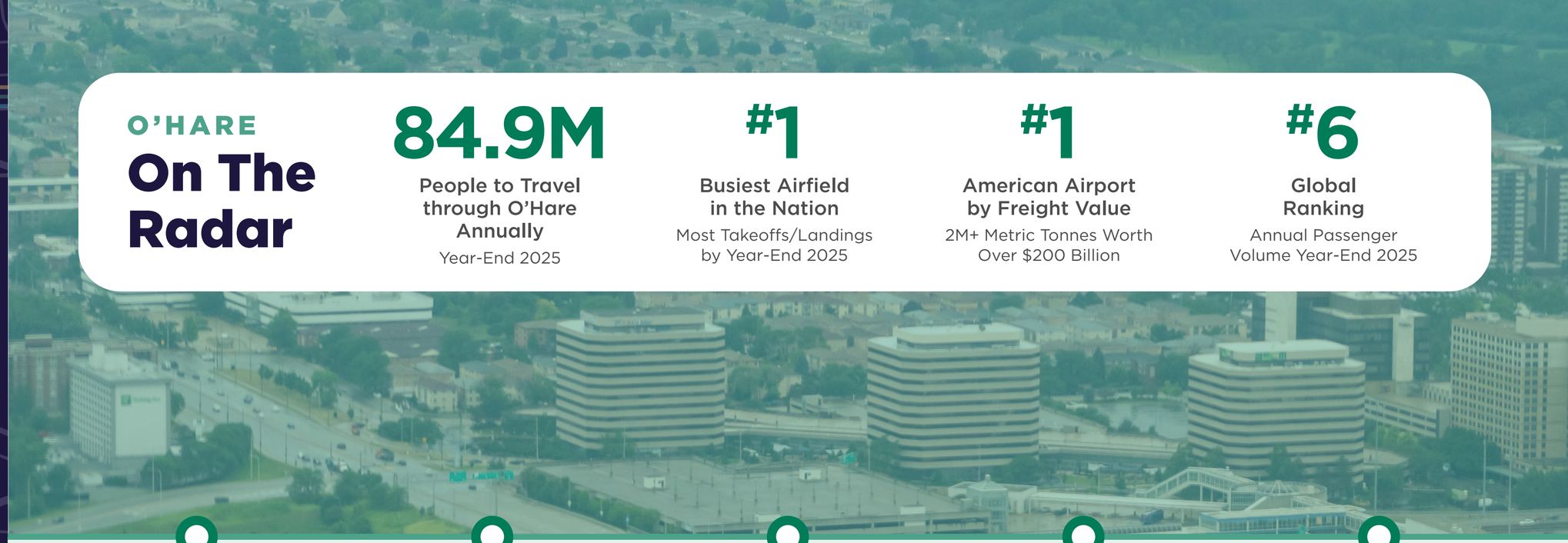
Source: Cushman & Wakefield Research, Chicago Department of Aviation, City of Chicago, Chicagoland Chamber of Commerce

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O'HARE On The Radar

84.9M
People to Travel through O'Hare Annually
Year-End 2025

#1
Busiest Airfield in the Nation
Most Takeoffs/Landings by Year-End 2025

#1
American Airport by Freight Value
2M+ Metric Tonnes Worth Over $200 Billion

#6
Global Ranking
Annual Passenger Volume Year-End 2025

Office

12.7 MSF
O'Hare Office Inventory

2,300+
Office Tenants
14 of which are occupying 100ksf+ headquarters

Industrial

97.5 MSF
O'Hare Industrial Inventory

3.5%*
Vacancy Rate
*120 bps lower than overall Chicago Vacancy Rate at 4.7%

Multifamily

506
Units Under Construction

2,652
Apartment Units Built Since 2020

94.8%
Q3 2026 Occupancy

Hospitality

18,068
Rooms in Current Hotel Inventory

1,110
Rooms Under Construction

Retail

96.3%
Q3 2026 Occupancy

Source: Cushman & Wakefield Research, Chicago Department of Aviation, City of Chicago, Chicagoland Chamber of Commerce

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On the Radar

Office Fundamentals

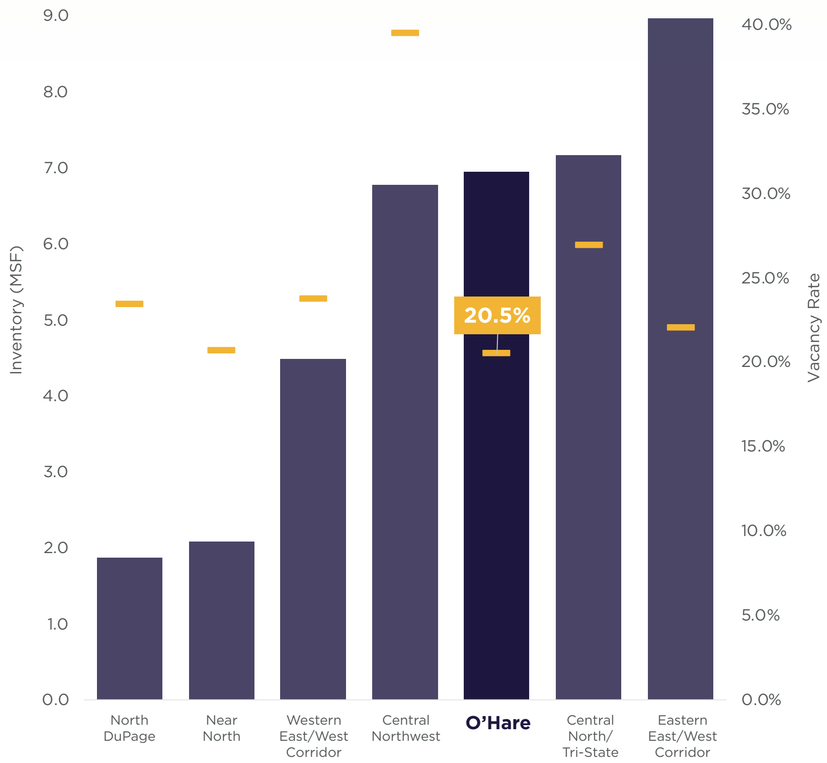
Industrial Fundamentals

Mapping Movement

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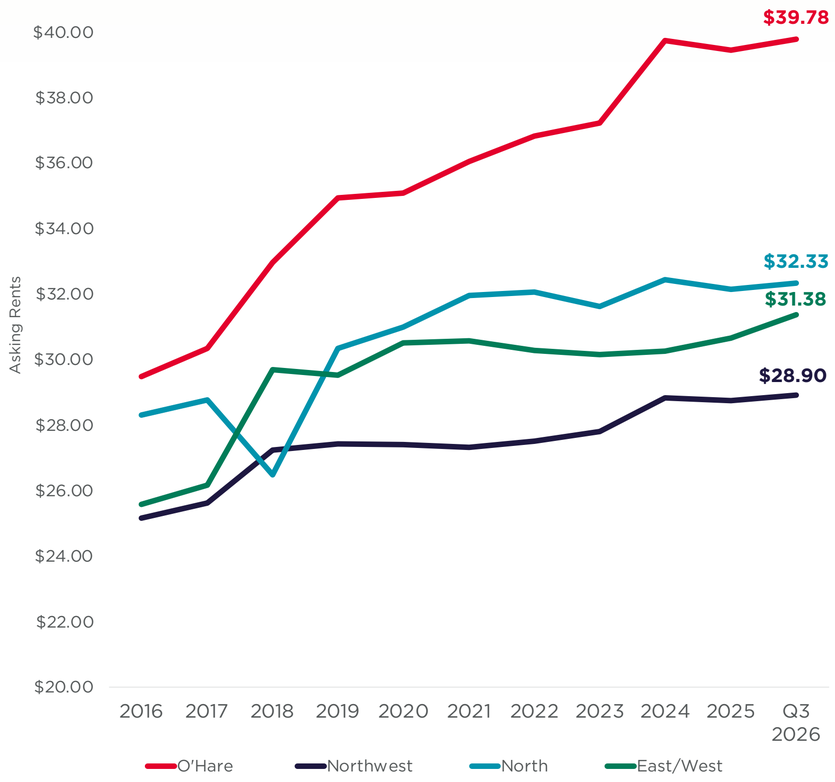
Office Fundamentals

Class A Office Inventory & Vacancy Q3 2026



O'Hare holds one of the largest concentrations of Class A office inventory among non-CBD submarkets (just under 7.0 msf), yet it has the lowest Class A vacancy rate among them, at **20.5%** as of Q3 2026. That is 550 bps below the market-wide Class A vacancy rate of **26.0%,** underscoring the submarket's relative strength amid broader leasing challenges.

Class A Office Overall Gross Asking Rents
Major Suburban Markets



O'Hare Class A office rents have historically commanded a premium to the surrounding markets average. At **$39.78 per square foot (psf)** as of Q3 2026, O'Hare recorded the highest Class A gross asking rent among area and inner suburban submarkets, 23.0% above the overall market Class A average of **$32.34 psf.**

Source: Cushman & Wakefield Research

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Industrial Fundamentals

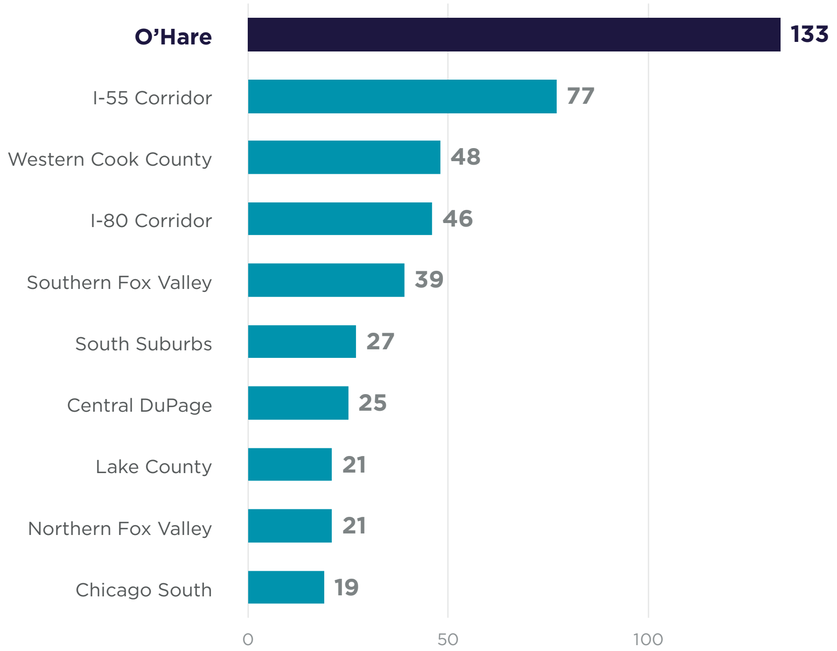
Since 2021, new leasing by transportation and warehousing tenants has totaled **10.3 msf** in the O'Hare submarket, the most of any industry. This activity reflects O'Hare's location next to one of the nation's busiest air cargo hubs, which gives users direct access to regional, national, and global distribution networks.

O'Hare led all Chicago-area submarkets in transportation and warehousing leasing activity by deal count, with known third-party logistics (3PL) providers accounting for **53.4%** of those leases. Unlike peripheral industrial markets, where activity is often driven by a handful of large warehouse leases, O'Hare's diverse industrial building stock supports a higher volume of smaller to mid-sized transactions, with an average Q3 new lease size of 34,117 sf, 49.4% below the market average.

O'Hare New Leases by Industry 2021 - Present

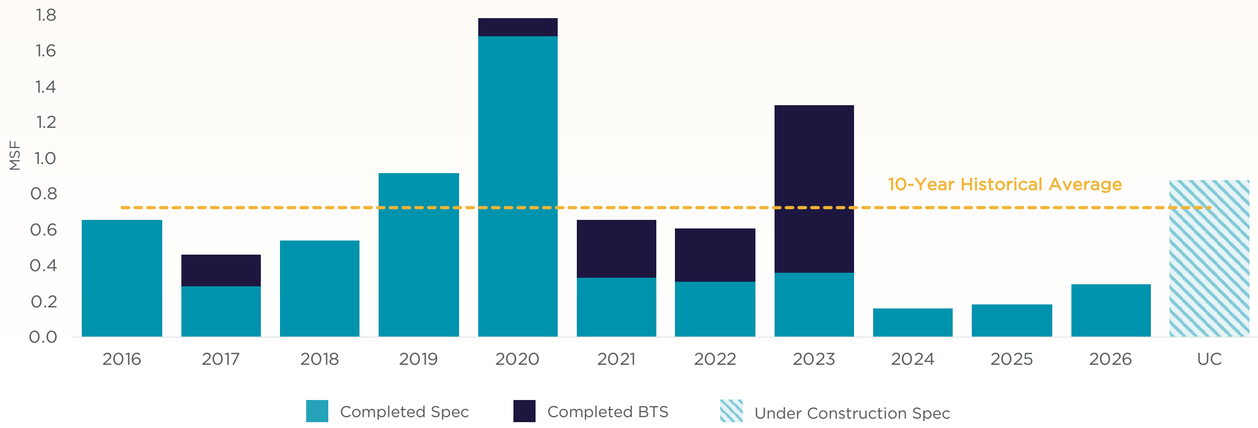


Transportation & Warehousing New Lease Count by Submarket 2021 - Present



O'Hare Industrial Construction Activity

The O'Hare submarket is expected to deliver nearly **900,000 sf** of speculative space in 2027, marking the highest level of construction activity since 2023 and exceeding the 10-year average of **723,852 sf.** Over the past decade, most new developments have been concentrated in the 100,000 to 150,000 sf size range, highlighting continued demand for mid-sized industrial facilities.



Source: Cushman & Wakefield Research

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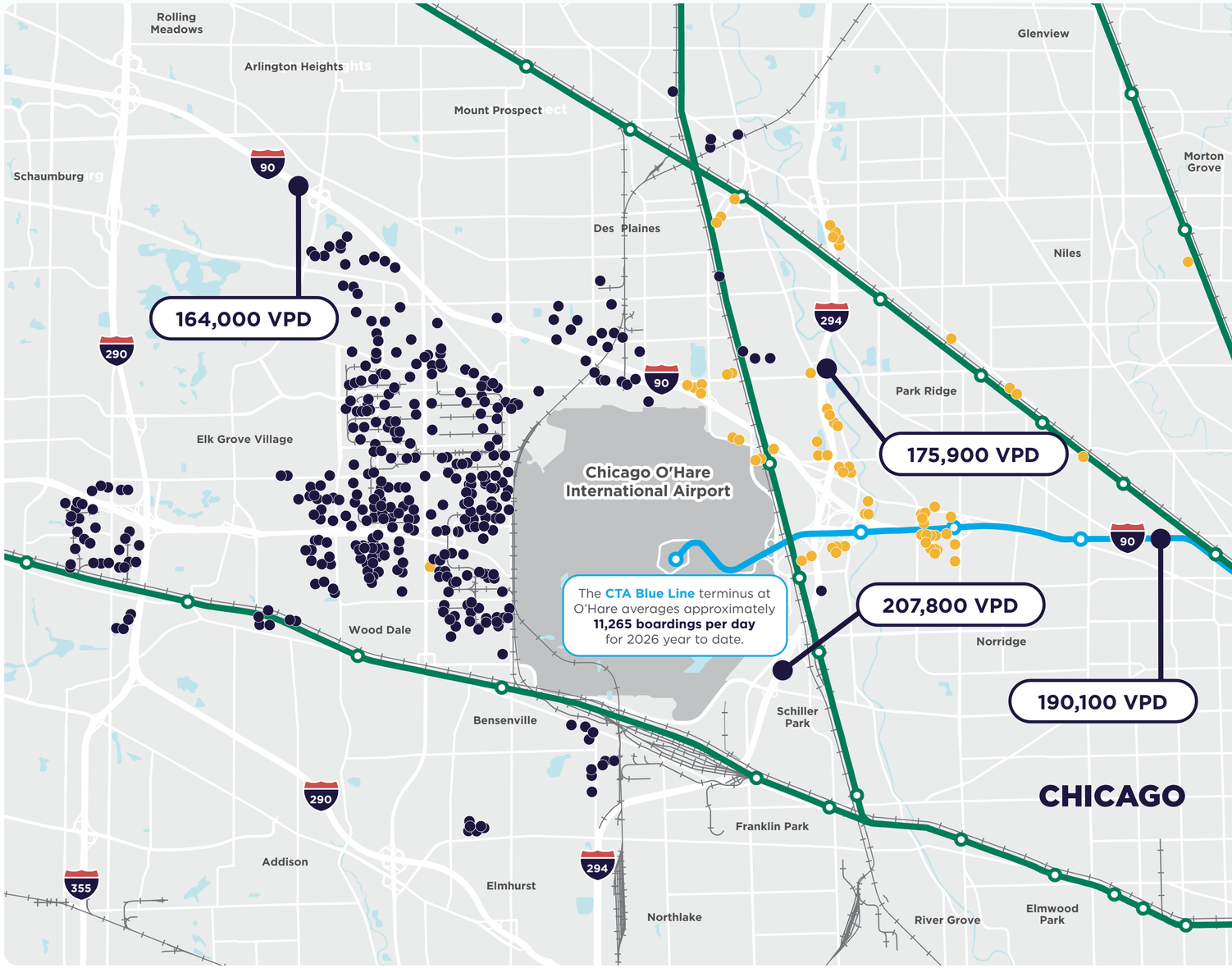
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New Leasing Since 2021

New office and industrial leasing activity since 2021 has largely clustered around O'Hare's extensive transportation network, reinforcing the connection between accessibility and market performance. Industrial tenants have leased **25.6 msf** and office tenants **3.4 msf** in that time, with most of it near the area's transportation assets. With direct access to global air travel, interstate highways, rail infrastructure, and public transit, the submarket offers companies efficient connections to labor, customers, and distribution channels. The resulting concentration of leasing activity, totaling roughly **29.0 msf** across both property types, underscores the economic advantage of connectivity and the role transportation infrastructure continues to play in shaping demand across the O'Hare market.



New Leasing Activity

- Office
- Industrial

Transit

- CTA Blue Line
- Metra Lines
- Freight Rail Lines

Vehicles Per Day (VPD)

2026 YTD

Source: Cushman & Wakefield Research, Illinois DOT

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Departures

CONCLUDING SUMMARY

O'Hare's combination of global connectivity, transportation infrastructure, and deep labor pool continues to set it apart from other suburban Chicago submarkets. With exceptional access to air, rail, and highway networks, the submarket is well positioned for long-term growth, supported by strong industrial leasing activity, resilient office fundamentals, and a diverse economic base. As businesses increasingly prioritize accessibility, workforce reach, and supply chain efficiency, O'Hare remains one of the region's most strategic and competitive locations for occupiers and investors alike.

FOR MORE INFORMATION:

OLIVIA STAPF
Research Analyst
Chicago Research
+1 312 819 1232
olivia.stapf@cushwake.com

GREGORY ROGALLA
Senior Research Manager
Midwest Region
+1 847 518 3200
gregory.rogalla@cushwake.com

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