



COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
CHICAGO CHAPTER

NAIOP Chicago 29th Annual Awards for Excellence

OFFICE DEVELOPMENT OF THE YEAR 2016 FINALISTS

NOMINATION CRITERIA

- Execution of non-contingent lease / non-contingent sale contract OR construction commencement for a third party user between July 1, 2015 and June 30, 2016.
- Project must be at least 50% leased.
- Economic Success
- Design and Functionality
- Scale and Scope
- Development Challenges

(1) 150 N. RIVERSIDE

150 N. Riverside Plaza
Chicago, IL 60606

Developer: **Riverside Investment & Development**

Total Project Cost: **\$543,000,000**

Total Project Square Footage: **1,227,000 s.f.**

150 North Riverside is a 54-story, 1,200,000 r.s.f. office tower in the West Loop, currently 80% pre-leased. Undeveloped for 70+ years, the 2-acre site now affords unparalleled transit access, unobstructed views down all branches of the Chicago river, stunning lake views, and 1.5 acres of park space. 150 North Riverside possesses the most advanced technology infrastructure in the market, and as a result is the only Chicago Class A+ trophy office building to be certified WiredScore Platinum. The sustainably-designed tower is also certified LEED-CS Gold. Architect: Goettsch Partners; General Contractor: Clark Construction.

(2) AMERICAN ACADEMY OF PEDIATRICS HEADQUARTERS

Park Boulevard & Pierce Road
Itasca, IL 60143

Developer: **American Academy of Pediatrics**

Total Project Cost: **\$50,000,000**

Total Project Square Footage: **183,000 s.f.**

In the largest suburban office build-to-suit transaction in 2016, The Opus Group is serving as the design-builder for the American Academy of Pediatrics' national headquarters in Itasca, IL. The 183,000 s.f. building will house approximately 480 employees with room to accommodate growth. The 5-story building sits on 11.15 acres and features 10-foot floor-to-ceiling windows, colored vertical exterior fins to reduce solar heat gain and a two-story dual entrance lobby serving as the main entrance and a central hub for AAP's conference center and visitor activity. The office will include educational training spaces, procedure recording studios, as well as a library. Eric Kunkel and Scott Ohlander of JLL served as brokers/consultants; Project Architect: VOA; Design Builder: Opus Design Build.

(3) FULTON WEST

1330 W. Fulton
Chicago, IL 60607

Developer: **Sterling Bay**

Total Project Cost: **\$120,000,000**

Total Project Square Footage: **293,000 s.f.**

In 2014, developer Sterling Bay (SB) purchased a city block of property on the west side of Fulton Market. Two existing buildings, a parking garage and the abandoned MarchFirst development site occupied the land. SB began working with Gensler to design a nine-story, 293,000 s.f. office/retail building with shared green space. SB's leasing team marketed the building as Fulton West and signed a 38,000 s.f. lease with Skender and a 52,000 s.f. deal with Glassdoor, while SB committed to leasing 40,000 s.f. Once city approvals were granted, SB awarded the project to GC Leopardo. The building will deliver in 2017.

(4) RIVER POINT

444 W. Lake Street
Chicago, IL 60606

Developer: **Hines/River Point LLC**

Total Project Cost: **\$504,000,000**

Total Project Square Footage: **1,081,702 s.f.**

River Point is a state-of-the art, 52-story office tower located in the West Loop submarket. The project will offer dramatic world-class architecture, efficient interior design and outstanding views from all of the office floors. The 1,080,000 s.f. building provides 26,000 s.f. floorplates allowing maximum space planning flexibility for a variety of tenants. Amenities include a beautifully landscaped 1.5 acre public park overlooking the river and 560 feet of new riverwalk. River Point will open in December 2016 and is 83% leased. Project Architect: Pickard Chilton; General Contractors: Lendlease (Tower) / Clark-McHugh (Overbuild); Developer: River Point LLC (Ivanhoe Cambridge/Hines/Levy Family Partners).

NAIOP Chicago 29th Annual Awards for Excellence

OFFICE REDEVELOPMENT OF THE YEAR 2016 FINALISTS

NOMINATION CRITERIA

- Renovated and partially or fully occupied between July 1, 2015 and June 30, 2016.
- Economic Success
- Architectural Significance
- Scale and Scope
- Redevelopment Challenges

(1) 1421 SHURE DRIVE AT NORTHWEST CROSSINGS

1421 Shure Drive
Arlington Heights, IL 60004

Developer: **Torburn Partners**

Total Project Cost: **Confidential**

Total Project Square Footage: **1,100,000 s.f.**

1421 Shure Drive at Northwest Crossings is Torburn Partner's latest undertaking within the larger Campus Repositioning venture at the old Nokia campus in Arlington Heights. The improvements that the team made to the complex included isolating the building from the previous shared infrastructure and systems, adding a highly efficient Mechanical Central Plant, creating a modernized exterior entry identity, shaping an engaging double height entry lobby with attractive and inviting materials and vertical circulation elements and providing the contemporary urban office amenities required in today's market of a Full Service Cafeteria and Fitness Center. These improvements, along with other site enhancements, allowed Torburn Partners' Northwest Crossings campus to secure one of the largest banking and financial services institutions in the world, HSBC, who relocated to the Campus earlier this year. Architect: OKW Architects; General Contractor: Power Construction.

(2) 222 S. RIVERSIDE PLAZA

222 S. Riverside Plaza
Chicago, IL 60606

Developer: **RAR2 – 222 South Riverside, LLC**

Total Project Cost: **\$40,000,000**

Total Project Square Footage: **1,179,399 s.f.**

The \$40,000,000 redevelopment of 222 is transforming common areas into Class A product. The lobby features new ceiling/walls/flooring, main entrance elements, upgraded destination-dispatch elevators with new interior finishes and rehabbed common corridors/restrooms on multi-tenant floors. A new 5,000 s.f. tenant lounge has a full-time concierge, game room, fireplace, giant-screen TVs, bar and state-of-the-art golf simulator in a sound-attenuated room. 222's entire mechanical system was overhauled with upgraded controls for enhanced operational efficiency, along with a complete roof replacement and fresh façade. A full \$20,000,000 structural renovation of 222's outdoor plaza is slated for spring 2017 delivery. Leased/managed/project managed by JLL.

(3) CONTINENTAL TOWERS

1701 Golf Road
Rolling Meadows, IL 60008

Developer: **GlenStar & Walton Street Capital**

Total Project Cost: **\$30,000,000**

Total Project Square Footage: **911,000 s.f.**

GlenStar and Walton Street Capital purchased the 911,000 s.f., 1970s era Continental Towers in 2013. Having seen little to no capital investment in almost a decade, the Class A asset was 55% leased at acquisition. The joint venture implemented an aggressive plan to lease the property to 86% in 48 months. To achieve its goal, the team immediately launched a \$30,000,000 renovation designed to modernize the outdated property. Within 29 months, Continental Towers exceeded the target, reaching 93% leased while achieving an accompanying rental rate increase of \$4.50 per s.f. To date, 360,404 s.f. of new leases, and 240,762 s.f. of renewals, have been signed. Project Architect: Archideas; General Contractor: Missner Construction.

(4) THE FRANKLIN

227 W. Monroe Street
Chicago, IL 60606

Developer: **Tishman Speyer**

Total Project Cost: **Over \$40,000,000**

Total Project Square Footage: **2,500,000 s.f.**

Built in 1989, The Franklin is a 2,500,000 s.f. office complex located in Chicago's West Loop. Since inception it has been an iconic, best in class building, with ornate detail spanning throughout the lobby. To retain its iconic status and move ahead of its competitors, the complex underwent a lobby revitalization, which included transforming the entrances, adding vibrant lighting, new flooring through-out and commissioning a dynamic art piece in the building's atrium. The impact of the transformation secures the complex's position in the Chicago market and solidifies the long-term value of The Franklin in the Tishman Speyer portfolio.

(5) theMART

222 W. Merchandise Mart Plaza
Chicago, IL 60654

Developer: **Vornado Realty Trust**

Total Project Cost: **\$40,000,000**

Total Project Square Footage: **4,200,000 s.f.**

TheMart's transformative renovation was designed to complement the creative energy and talent of its tenants and visitors, reflecting both the functionality and aesthetic of this historic, 86-year-old landmark. The \$40,000,000 renovation's centerpiece is The Grand Stair - a majestic 50'-wide timeless marble staircase connecting the first two levels, serving as a meeting place with stadium seating and projection wall. The renovation also features The Food Hall - a reinvigorated, modernized urban eatery; The Lounge - a multi-purpose space with spectacular views of the Chicago River and skyline; River Drive Park - a 5,000 s.f. outdoor green space along the riverfront; as well as a new Reception/Information Desk and 36 modernized elevator interiors. Architect: A+; General Contractor: J.C. Anderson.



COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
CHICAGO CHAPTER

NAIOP Chicago 29th Annual Awards for Excellence

INDUSTRIAL SPECULATIVE DEVELOPMENT OF THE YEAR 2016 FINALISTS

NOMINATION CRITERIA

- Execution of non-contingent lease / non-contingent sale contract OR construction commencement to a third party user between July 1, 2015 and June 30, 2016.
- Project must be at least 50% leased.
- Economic Success
- Design and Functionality
- Scale and Scope
- Development Challenges

(1) DCT O'HARE LOGISTICS CENTER

2200 Arthur Avenue
Elk Grove Village, IL 60007

Developer: **DCT Industrial**

Total Project Cost: **\$14,000,000**

Total Project Square Footage: **112,862 s.f.**

DCT demolished a functionally obsolete industrial building in Elk Grove and developed a 32' clear Class A, cross-dock with dedicated off-building trailer parking and secured truck courts. The building was pre-leased during shell construction to McNichols Company for a term of ten years. The 112,862 s.f. facility is complete with 19 exterior docks, 44 trailer parks, 2 grade level doors, 2 interior truck wells, 3 bridge cranes and 12,000 s.f. office to suit. This facility will act as the Regional Service and Distribution Center for McNichols' Midwest operations. Architect: Harris Architects; General Contractor: Morgan Harbour Construction; Developer: DCT Industrial.

(2) HERITAGE CROSSING

S. Gougar Road
Lockport, IL 60491

Developer: **ML Realty Partners**

Total Project Cost: **\$70,000,000**

Total Project Square Footage: **875,489 s.f.**

Just four days apart in March 2016, ML Realty Partners fully leased two newly-constructed industrial buildings at Heritage Crossing in Lockport, IL. RJW Logistics and LG Electronics leased a combined total of 875,489 s.f. in both buildings on South Gougar Road. The structures feature precast concrete construction, exceptional design flexibility, and 32' minimum clearance, and offer frontage along I-355 with immediate access at the 143rd Street interchange. Architect: Harris Architects; General Contractors: Krusinski Construction and Morgan/Harbour Construction.

(3) LARAWAY CROSSINGS

201 Emerald Drive
Joliet, IL 60433

Developer: **Hillwood**

Total Project Cost: **\$86,000,000**

Total Project Square Footage: **746,801 s.f.**

Laraway Crossings is a 746,801 s.f. distribution center in Joliet, IL. On 49 acres, this \$86,000,000 state-of-the-art facility has 36' clear height, LED light fixtures, a fully air-conditioned warehouse, Ductilcrete interior floor slab and exterior dock apron. Now fully leased, the building offers 300,000 s.f. of expansion capability to meet the needs of today's market. Development challenges included a 250,000 s.f. stand-alone structured mezzanine, not originally included in the design, which was completed in two months. Project Architect: Harris Architects, Inc.; General Contractor: Ryan Companies US, Inc.; Developer: Hillwood.

(4) RIDGEPORT LOGISTICS CENTER - BUILDING BRAVO

29700 S. Graaskamp Boulevard
Wilmington, IL 60481

Developer: **Ridge Development**

Total Project Cost: **Confidential**

Total Project Square Footage: **799,000 s.f.**

Ridge Development had the foresight to expand RidgePort Building Bravo from 504,000 s.f. to nearly 1,100,000 s.f., making 799,000 s.f. of 40' clear space available. Kicking off vertical construction on the expansion pad made the park well-positioned to secure the next big box requirement, as the development pipeline was significantly outpaced by the deep pool of tenant demand. An undisclosed food company, a new entrant to the market needing to take occupancy in Q3 2016, meant an accelerated construction schedule while accommodating expansion from another tenant, Consolidated Distribution Corp. With both tenants, Building Bravo was successfully pre-leased before completion.

NAIOP Chicago 29th Annual Awards for Excellence

INDUSTRIAL BUILD-TO-SUIT OF THE YEAR 2016 FINALISTS

NOMINATION CRITERIA

- Execution of non-contingent lease / non-contingent sale contract OR construction commencement to a third party user between July 1, 2015 and June 30, 2016.
- Project must be at least 50% leased.
- Economic Success
- Design and Functionality
- Scale and Scope
- Development Challenges

(1) 3M

1650 Macom Drive – Park 88
DeKalb, IL 60115

Developer: **Venture One Real Estate & Clayco**

Total Project Cost: **\$67,000,000**

Total Project Square Footage: **978,120 s.f.**

The 3M build-to-suit will serve as the largest logistics center for 3M in the United States. The facility is part of Park 88 in DeKalb, a 465-acre development located along Interstate 88. The developer worked with local government to provide incentives that both enticed 3M from relocating to another state and provided a significant positive impact to the community through job retention/creation and increased tax revenue. Given all obstacles, from material shortages, poor weather, securing of incentives, the construction of the facility will still take less than one year. Architect: Forum Studios; General Contractor: Clayco.

(2) BEST BUY

1500 Remington Boulevard
Bolingbrook, IL 60490

Developer: **Northern Builders, Inc.**

Total Project Cost: **Confidential**

Total Project Square Footage: **615,160 s.f.**

Best Buy is a 615,160 s.f. build-to-suit project by Northern Builders, Inc. at Carlow Corporate Center in Bolingbrook, IL. This regional distribution center includes over 550,000 s.f. of warehouse space, a 54,000 s.f. office area, a major-appliance repair facility, call center, and a retail sales center. The building has a 36' clear height and includes 562 cars, 104 dock positions, and 182 trailer stalls. This build-to-suit project is Northern's first new development of its 300-acre Carlow Corporate Center expansion. Architect: Harris Architects; General Contractor: Northern Builders, Inc.

(3) DCT NORTH AVENUE DISTRIBUTION CENTER

191 E. North Avenue
Carol Stream, IL 60188

Developer: **DCT Industrial**

Total Project Cost: **\$27,000,000**

Total Project Square Footage: **350,257 s.f.**

DCT demolished two functionally obsolete buildings on a 20-acre site in Carol Stream and developed a 32' clear Class A, rear loaded office and warehouse facility. The building is being developed as a build-to-suit for CoreCentric Solutions for a term of ten years. The 350,257 s.f. facility is complete with 35 exterior docks, 2 grade level doors, 21,600 s.f. office, 2,700 s.f. will-call, 10,600 s.f. engineering and 80,000 s.f. production area. This facility will act as the corporate headquarters, engineering, production and distribution center for CoreCentric Solutions. Architect: Cornerstone Architects Ltd.; General Contractor: FCL Builders.

(4) FEDEX GROUND DISTRIBUTION CENTER

1901 W. 29th Street
Chicago, IL 60608

Developer: **Scannell Properties**

Total Project Cost: **Confidential**

Total Project Square Footage: **219,858 s.f.**

Scannell Properties constructed a 219,858 s.f. package sortation and distribution center on a 41.38 acre redevelopment site with over 3,000 feet of expressway frontage on the north side of Interstate 55 at South Damen Avenue. Engineered ground improvements, including dynamic compaction, soil cement stabilization, and the installation of over 900 aggregate piers, were completed to prepare for site development. More than 6,800 tons of asphalt and concrete were recycled onsite and incorporated into the construction. The completed facility includes 61 loading docks, 156 interior van loading positions, 8,153 s.f. of office space, 452 auto parking stalls and 301 trailer stalls. Architect: Cornerstone Architects; General Contractor: Meridian Design Build.

(5) MARS/WRIGLEY

CenterPoint Intermodal Center
Joliet, IL 60410

Developer: **CenterPoint Properties**

Total Project Cost: **\$100,680,824**

Total Project Square Footage: **1,388,690 s.f.**

CenterPoint developed this 1,388,690 s.f. dedicated food-grade distribution facility within CenterPoint Intermodal Center, Joliet. The build-to-suit property features 38' clear heights, ample car and trailer parking, 8 inch floor slab, LED lighting and a temperature-controlled space. Located at a premiere location with access to the Union Pacific and BNSF intermodals, the expected LEED Gold-certified building is designed with the potential to be redeveloped into a traditional cross-dock facility. Architect: Cornerstone Architects; General Contractor: FCL Builders.

(6) PPG INDUSTRIES

2570 Orchard Gateway
Aurora, IL 60506

Developer: **Conor Commercial Real Estate**

Total Project Cost: **Confidential**

Total Project Square Footage: **304,560 s.f.**

Developed by Conor Commercial Real Estate, PPG Industries relocated to its new 304,560 s.f. headquarters, production and distribution facility in Aurora, IL. Conor Commercial instituted a fast-track development and construction program that provided a seven-month completion of this multi-use build-to-suit for this Fortune 50 company. The facility includes a 60,000 s.f. highly-specialized storage room classified as High-hazard Group H-3 and dedicated spaces to support its sizable recycling program, relabeling system, tinting operation and two office areas. Approximately 90 employees have relocated to the new facility that was completed on-schedule. Design/Build Team: McShane Construction Company and Ware Malcomb.

(7) PREFERRED FREEZER SERVICES III

2357 S. Wood Street
Chicago, IL 60608

Developer: **Clarius Partners, LLC**

Total Project Cost: **\$50,000,000**

Total Project Square Footage: **227,043 s.f.**

Preferred Freezer Services is a 227,043 s.f. state of the art 58' clear freezer building, located within Pilsen Park Chicago, a 22.7 acre master planned Class A industrial park, established to accommodate the City's burgeoning food-user market. This long term build-to-suit for lease represents Preferred Freezer's third such facility in Chicago. Architect: Ware Malcomb; Civil Engineer: SPACECO, Inc.; General Contractor: Keeley Construction, Inc.; Leasing Agent: NelsonHill.

(8) VICTORY PACKAGING

1405 Sequoia Drive
Aurora, IL 60506

Developer: **Seefried Properties**

Total Project Cost: **\$18,000,000**

Total Project Square Footage: **275,442 s.f.**

Seefried Properties was selected by Victory Packaging to develop and lease three distribution facilities across the country in Aurora, IL, Dallas, TX and Boston, MA totaling 800,000 s.f. The three projects are of similar design, scope and were completed within 16 months of each other. The Aurora, IL facility is 275,000 s.f. on a 20 acre site. Victory Packaging is represented by Avison Young and Colliers International. Transwestern Project Management provided construction management services. Principle Construction was the general contractor. Pross Design Group and Kimley-Horn rounded out the development team. On completion, the facilities were sold to Clarion Partners with a long-term lease in place.

(9) WOODWARD ROCK CUT CAMPUS

1 Woodward Way
Loves Park, IL 61111

Developer: **Woodward, Inc.**

Total Project Cost: **\$200,000,000**

Total Project Square Footage: **400,000 s.f.**

Woodward's 70-acre, 400,000 s.f. facility, which includes manufacturing spaces, office and cafeteria/meeting areas, is situated on an angle to maximize expansion and orient the office, cafeteria and entry components with the surrounding wooded areas. The building was designed to foster a collaborative workplace and optimize work flow. A one-story, L-shaped manufacturing plant is complemented by a two-story, L-shaped office component, which ultimately creates an interactive workplace environment. Master Planner, Architect & Engineer: Ghafari Associates, LLC; General Contractor: Ringland Johnson Construction; Developer: Woodward, Inc.



COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
CHICAGO CHAPTER

NAIOP Chicago 29th Annual Awards for Excellence

INDUSTRIAL REDEVELOPMENT OF THE YEAR 2016 FINALISTS

NOMINATION CRITERIA

- Renovated and partially or fully occupied between July 1, 2015 and June 30, 2016.
- Economic Success
- Architectural Significance
- Scale and Scope
- Redevelopment Challenges

(1) 2801 S. WESTERN AVENUE

2801 S. Western Avenue
Chicago, IL 60608

Developer: **Venture One Real Estate**

Total Project Cost: **\$19,000,000**

Total Project Square Footage: **277,523 s.f.**

Venture One Real Estate, in a joint venture with DRA Advisors, acquired 2801 S. Western Avenue. Venture One saw an opportunity to redevelop the 1970's, functionally obsolete property into a modern distribution facility on Chicago's south side. The speculative redevelopment included: the addition of 28 docks; new HVAC, lighting, and ESFR sprinklers; additional cold storage and parking; and rehabilitation of the office and building façade. Within 12 months of completion, The Chefs' Warehouse, a national food distributor, leased 127,000 s.f., and Amazon.com leased 150,000 s.f. as a "last-mile" distribution center. General Contractor: Keely Construction; Architect: Ware Malcomb.

(2) BWAY CORPORATION

4400 W. 35th Place & 3200 Kilbourn Avenue
Chicago, IL 60623

Developer: **CenterPoint Properties**

Total Project Cost: **\$24,000,000**

Total Project Square Footage: **402,860 s.f.**

CenterPoint redeveloped BWay's Chicago Manufacturing and Distribution Campus, comprised of an existing 247,420 s.f. production facility and 76,234 s.f. warehouse, which was expanded by 79,206 s.f. on 8.5 acres as part of the redevelopment. The redevelopment Class A addition has a pending LEED Silver designation. Significant elements of the redevelopment include a modern precast structure with new office space, additional loading docks along with the separation of auto and truck parking and improved truck entrance. The two buildings are connected by a conveyor belt allowing the company's finished goods to be transported from the production facility to its warehouse without the use of additional truck movements. In addition, the site is located with immediacy to I-55 and minutes from BNSF Corwith and Cicero Yards. Design Team: Cornerstone Architects & SPACECO, Inc.; General Contractor: ARCO Murray.

(3) ECOMMERCE FACILITY

401 E. Laraway Road
Joliet, IL 60533

Developer: **Global Logistic Properties**

Total Project Cost: **\$20,000,000**

Total Project Square Footage: **475,000 s.f.**

This redevelopment of a 475,000 s.f. warehouse into a Class A fulfillment center was completed for one of the most successful internet retailers in the world. The original 20-week construction schedule was compressed to 12 weeks to meet market demand. The project required 200 tradesmen working multiple shifts with zero reports of lost-time accidents. Tenant improvements consisted of 35,000 s.f. of office space, a new 7,000 amp electrical service, converting 44 existing mechanical dock levelers to hydraulic levelers, adding 40 dock doors with hydraulic levelers, installing over 500 tons of HVAC systems, and creating over 900 parking spots from a greenfield site.

(4) RICHELIEU FOODS RENOVATION

120 W. Palatine Road
Wheeling, IL 60090

Developer: **Richelieu Foods, Inc.**

Total Project Cost: **\$3,000,000**

Total Project Square Footage: **115,000 s.f.**

Meridian Design Build recently completed the design-build renovation of a 115,000 s.f. food manufacturing facility in Wheeling, IL for Richelieu Foods, a private label and contract package food company. The completed facility includes nine loading docks, 33,000 s.f. of refrigerated production space, a 20,500 s.f. refrigerated warehouse and a 3,250 s.f. freezer. Architect: Harris Architects, Inc.; General Contractor: Meridian Design Build.



COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
CHICAGO CHAPTER

NAIOP Chicago 29th Annual Awards for Excellence

RETAIL OR MIXED-USE DEVELOPMENT OF THE YEAR 2016 FINALISTS

NOMINATION CRITERIA

- Execution of non-contingent lease / non-contingent sale contract OR construction commencement for a third party user between July 1, 2015 and June 30, 2016.
- Project must be at least 50% leased.
- Economic Success
- Design and Functionality
- Scale and Scope
- Development Challenges

(1) ASHLAND BELMONT, LLC

3423 N. Drake Avenue
Chicago, IL 60618

Developer: **Ashland Belmont, LLC**

Total Project Cost: **\$29,000,000**

Total Project Square Footage: **77,000 s.f.**

Located in Chicago's historic Lakeview neighborhood, this new 2-story store with underground parking and a 4,000 s.f. mezzanine will feature a second-story balcony for outdoor dining, additional indoor street-level dining along Ashland, and a vibrant year-round green wall adjacent to a park setting on Melrose Avenue. When complete, it will serve as Whole Foods Market's new Midwest flagship store, bringing many customizations reflecting the local community and improving upon current stores' challenges - increased aisle space, additional grocery and prepared food choices, and more parking. This Gensler-designed, ground-up 75,000 s.f. retail development is expected to open Spring 2017. General Contactor: Novak Construction Company; Architect: Gensler

(2) KILDEER VILLAGE SQUARE

20393 N. Rand Road
Chicago, IL 60074

Developer: **Bond Companies**

Total Project Cost: **\$65,000,000**

Total Project Square Footage: **200,000 s.f.**

Kildeer Village Square, developed by Bond Companies, is a 200,000 s.f. retail center in Kildeer, IL. Bond Companies closed seven land acquisitions to assemble 13 land parcels totaling 26 acres. The Developer worked with the Village of Kildeer to annex two parcels into the Village, secured permits from or interfaced with IDOT, Army Corps of Engineers, Elmhurst Township, Lake County and worked with adjacent owners on Reciprocal Easement Agreements. The project is one of two shopping centers under construction in the Chicago metro area and is 80% pre-leased. Architect: Stewart-Nosky Architects; General Contractor: Power Construction.

(3) NEWCITY

1457 N. Halsted Street
Chicago, IL 60642

Developer: **Structured Development**

Total Project Cost: **Confidential**

Total Project Square Footage: **370,000 s.f.**

NEWCITY is one of the most remarkable demonstrations of an urban mixed-use project in Chicago taking 9 years and costing nearly \$300,000,000 from initial concept to grand opening. Located on a triangular 8.5 acre site at the intersection of Clybourn and Halsted, NEWCITY is a mixed-use development with over 360,000 s.f. of retail space. Composed of 4 separate but interconnected buildings, NEWCITY includes an 80,000 s.f. Mariano's, a 14-screen Arclight theater, a 60,000 s.f. Dick's Sporting Goods, a 19-story LEED Gold apartment building, 30,000 s.f. of medical office space, a 1,000-car parking garage, and 2 acres of landscaped open space.

(4) STONY CREEK PROMENADE

111th and Cicero Avenue
Oak Lawn, IL 60453

Developer: **Hamilton Partners**

Total Project Cost: **\$40,000,000**

Total Project Square Footage: **115,000 s.f.**

Stony Creek Promenade is a Mariano's-anchored development at the northwest corner of 111th and Cicero Avenue in Oak Lawn, IL. Hamilton Partners worked hand-in-hand with Oak Lawn in assembling five parcels including a failed K Mart. HP secured and built a 74,000 s.f. Mariano's grocery store, 27,000 s.f. of small-shop retail including Starbucks, Chipotle, Pie Five, Meatheads and others as well as a 10,000 s.f. Coopers Hawk restaurant and a Raising Cane's restaurant. This upscale development introduced greenspace setbacks along Cicero and a significant water feature on the corner as a gateway to Oak Lawn. The development is currently generating total gross sales revenue in excess of \$75 million per annum for Oak Lawn.

NAIOP Chicago 29th Annual Awards for Excellence

MULTIFAMILY DEVELOPMENT OF THE YEAR 2016 FINALISTS

NOMINATION CRITERIA

- The project has stabilized (80% occupancy or better) between July 1, 2015 – June 30, 2016.
- Demonstrated Economic Success
- Design and Functionality
- Scale and Scope
- Development Challenges

(1) E2 APARTMENTS

1890 Maple Avenue
Evanston, IL 60201

Developer: **Fifield Companies**

Total Project Cost: **\$150,000,000**

Total Project Square Footage: **481,000 s.f.**

E2 Apartments is a 353-unit luxury apartment project in downtown Evanston, IL. E2 comprises two towers and 12 rental townhomes along with 4,000 s.f. of ground-floor retail space. Apartment residences featuring premium finishes range in size from 500 to 1,400 s.f. and offer studio, one-, two- and three-bedroom layouts. Townhomes range in size from 1,750 to 1,875 s.f. and feature three bedrooms, 2½ baths and a third-floor roof deck. Architect-of-record: FitzGerald Associates; General Contractor: McHugh Construction.

(2) PARK 205

205 W. Touhy Avenue
Park Ridge, IL 60068

Developer: **Trammell Crow Company**

Total Project Cost: **Confidential**

Total Project Square Footage: **203,380 s.f.**

Park 205 is a 115-unit Class A, transit-oriented, amenity-rich, LEED Silver apartment community that is the first project of its caliber in Park Ridge, IL. The design and materials evoke the heritage of fine urban living. Amenities include a heated pool with retractable cover, sun deck with outdoor fire pit and grill station, a club room, Wi-Fi coffee lounge, fitness center, guest suite, conference room, dog spa, secured bicycle storage and covered/heated parking. Park 205 opened its doors in October 2015 at 25% pre-leased. At 42% leased by December 2015, Park 205 sold to L&B Realty Advisors for \$48,250,000, an all-time record price for a suburban multifamily asset.

(3) THE GATEWAY WEST LOOP

11 S. Green Street
Chicago, IL 60607

Developer: **Lennar Multifamily Communities, LLC**

Total Project Cost: **\$37,500,000**

Total Project Square Footage: **210,000 s.f.**

The Gateway West Loop, is a 210,000 s.f., 17-story mixed-use residential apartment tower and retail space located in Chicago's West Loop neighborhood. The developer, Lennar, wanted to create a modern community with finishes that speak for themselves. Antunovich Associates were tasked with designing the space, which created warm moods mixed with sleek stone, metal, concrete and glass creating an atmosphere that perfectly suits the Chicago West Loop lifestyle. The owner had both a tight budget and schedule expectations but, the team was able to work together to achieve their goals. During the final negotiations, Walsh, acting as general contractor, offered cost effective solutions that did not take away from the project quality and were still able to meet the owner's design program.

(4) WOODVIEW APARTMENTS

15 Parkway North
Deerfield, IL 60015

Developer: **Conor Commercial Real Estate and Ravine Park Partners**

Total Project Cost: **Confidential**

Total Project Square Footage: **432,000 s.f.**

In partnership with Ravine Park Partners, Conor Commercial Real Estate developed the new 248-unit LEED Certified Woodview Apartments. The luxury development is situated on a prominent infill parcel with frontage along Interstate 94. Woodview Apartments' ultimate success positioned it as the fastest leased-up development out of all competitive properties in the North Shore. The development was 90% leased within one year of the first turnover of units and within five months of final Certificate of Occupancy. Recently sold to LaSalle Investment Management for \$82 million, Woodview Apartments marks the highest per-unit price sale this year for a suburban apartment community.

NAIOP Chicago 29th Annual Awards for Excellence

BROKER TRANSACTION OF THE YEAR – DOWNTOWN OFFICE 2016 FINALISTS

NOMINATION CRITERIA

- Lease signed between July 1, 2015 and June 30, 2016, with the owner/developer having satisfied any and all financing contingencies under the lease during this qualifying time period.
- Size - Lease Square Footage
- Economic Value of Lease (gross lease value)
- Complexity

(1) CNA AT 151 N. FRANKLIN & 333 S. WABASH

151 N. Franklin & 333 S. Wabash
Chicago, IL 60606

Landlord Seller Broker (s): **Jon Cordell, Bill Rolander**, *Newmark Grubb Knight Frank (formerly with The John Buck Company)*

Tenant Buyer Broker (s): **Eric Feinberg, Savills Studley, Greg Gerber, Scott Merz**, *JLL (formerly with Savills Studley)*

Total Transaction Value: **\$683,258,277**

Total Project Square Footage: **1,135,500 s.f.**

The John Buck Company (JBC) engineered a transaction which included a 275,000 s.f. anchor tenant lease for JBC's newest office building at 151 N. Franklin. CNA required the winning developer to acquire its existing 1,125,708 s.f. headquarters at 333 S. Wabash. CNA did not have a lease in place so a 28-month lease-back for 759,494 r.s.f. negotiated was required for the "stub" period until the new building would be completed. A total of 3 documents simultaneously negotiated were required – 151 N. Franklin Lease, 333 S. Wabash Purchase and Sale Agreement and a 333 S. Wabash Lease. Additionally, in order to gain construction financing for 151 N. Franklin, an additional 101,006 s.f., 15-year lease with Hinshaw & Culbertson was signed. From actual award of the deal, all documents were completed in a stunning 98-day closing. Design Architect: John Ronan Architects; Architect of Record: Adamson Associates; General Contractor: Lend Lease; Developer: The John Buck Company.

(2) CONAGRA AT theMART

222 W. Merchandise Mart Plaza
Chicago, IL 60654

Landlord Seller Broker (s): **Wendy Katz, Chris McKinney, Andrea Saewitz, Cushman & Wakefield**

Tenant Buyer Broker (s): **Meredith O'Connor, Bill Rogers, Fred Schuler, JLL**

Total Transaction Value: **\$109,000,000**

Total Project Square Footage: **168,419 s.f.**

One of the largest corporate HQ moves to downtown Chicago, ConAgra is bringing 700+ employees from three states (Nebraska, Missouri, Illinois), including its entire C-suite. ConAgra occupies 168,419 s.f. on one floor of the MART, represented by Cushman & Wakefield. The many challenges in the complex transaction included: moving quickly (12 weeks); obtaining flexible expansion rights in a 97%-occupied building; and closing while the company was selling its private label operations.

(3) ECHO GLOBAL LOGISTICS AT 600 W. CHICAGO AVENUE

600 W. Chicago Avenue
Chicago, IL 60654

Landlord Seller Broker (s): **Jack O'Brien, Matt Pistorio, Telos Group LLC**

Tenant Buyer Broker (s): **Todd Lippman, Paul Reaumont, Brad Serot, CBRE**

Total Transaction Value: **\$98,100,000**

Total Project Square Footage: **224,678 s.f.**

The CBRE team negotiated a 224,678 s.f. lease for Echo Global at 600 W. Chicago, which represented a 132,000 s.f. expansion for the firm. The deal was the result of Echo's acquisition of Command, a suburban-based transportation and logistics firm. This transaction moved Echo's newly acquired suburban assets to the city. After a thorough analysis of commuting patterns for the new employees, a detailed workplace assessment, a review of all options within Echo's current facility and relocation options in Chicago, the expansion at 600 W. Chicago was deemed to be the optimal solution for long-term growth and employee retention.

(4) MCDONALD'S AT 1045 W. RANDOLPH

1045 W. Randolph
Chicago, IL 60607

Landlord Seller Broker (s): **Russ Cora, Chloe Reaumont, Sterling Bay**

Tenant Buyer Broker (s): **Todd Lippman, David Tropp, James Whalen, CBRE**

Total Transaction Value: **Confidential**

Total Project Square Footage: **371,987 s.f.**

McDonald's Corp. engaged CBRE to evaluate relocation options for its headquarters, focusing on downtown Chicago. The company was looking for the best environment to match its vision for the future and to attract a diverse talent pool. After a search of several CBD and perimeter markets, the team determined the West Loop/Fulton Market neighborhood provided the image and location to meet its vision – with its dynamic mix of companies and diverse employee base. McDonald's selected a site controlled by Sterling Bay to construct a 372,000 s.f. headquarters, which will include best-in-class amenities and a cutting edge office environment.

(5) NAVIGANT AT 150 N. RIVERSIDE

150 N. Riverside Plaza
Chicago, IL 60606

Landlord Seller Broker (s): **Drew Nieman, CBRE**

Tenant Buyer Broker (s): **Craig Cassell, Kent Ilhardt, Ari Klein, Jeff Samaras, Cushman & Wakefield**

Total Transaction Value: **\$80,000,000**

Total Project Square Footage: **110,630 s.f.**

Cushman & Wakefield represented Navigant in its 110,000 s.f. future headquarters relocation to 150 N. Riverside, a ground-up, Class A trophy office development set to open in early 2017. The team advised the leading global consulting firm through an analysis of its workplace strategy and growth plans, and collaboratively determined the vision of its future headquarters. Lease flexibility and top-of-the-line amenities were key drivers in the decision-making process. Following an in-depth analysis, Cushman & Wakefield surveyed the market and together with Navigant, determined that 150 N. Riverside's modern design, open floorplates, amenities and location perfectly aligned with the firm's world-class brand.

(6) WEWORK AT 20 W. KINZIE

20 W. Kinzie
Chicago, IL 60654

Landlord Seller Broker (s): **Melissa Porcelli, Matt Ward, Newmark Grubb Knight Frank**

Total Transaction Value: **\$75,000,000**

Total Project Square Footage: **129,000 s.f.**

NGKF inked 129,000 s.f. to WeWork at 20 W. Kinzie for owner and developer, Alter Group. WeWork signed a 107,000 s.f., long-term lease within the property and later expanded to 129,000 s.f., marking the largest WeWork facility in Chicago. The transaction was part of a complex, phased, multi-building occupancy. NGKF negotiated WeWork's original lease at 111 W. Illinois, which culminated the flagship 20 W. Kinzie lease. NGKF also secured the phase II WeWork lease months before Google's departure, mitigating considerable risk for Alter. NGKF is the only Chicago brokerage team to complete multiple leases with WeWork in Chicago. Architect: DeStefano+Partners; General Contractor: McHugh Construction.



COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
CHICAGO CHAPTER

NAIOP Chicago 29th Annual Awards for Excellence

BROKER TRANSACTION OF THE YEAR – SUBURBAN OFFICE 2016 FINALISTS

NOMINATION CRITERIA

- Lease signed between July 1, 2015 and June 30, 2016, with the owner/developer having satisfied any and all financing contingencies under the lease during this qualifying time period.
- Size - Lease Square Footage
- Economic Value of Lease (gross lease value)
- Complexity

(1) HORIZON PHARMA AT LANDMARK OF LAKE FOREST II

150 S. Saunders Road
Lake Forest, IL 60045

Landlord Seller Broker (s): **Steve Kling**, *Colliers International*; **Chris Cummins**, *Cushman & Wakefield*
(formerly with *Colliers International*)

Tenant Buyer Broker (s): **Kyle Kamin**, **Dan Lyne**, **James Otto**, *CBRE*

Total Transaction Value: **\$16,339,463**

Total Project Square Footage: **133,218 s.f.**

This Class A, 133,218 s.f. office space was designed by Holabird, Root & Burgee. Located at a full four-way interchange at the Southeast corner of the Tri-State Tollway and Route 60 in Lake Forest, this property is adjacent to a 10-acre nature preserve and in close proximity to numerous amenities. The building was awarded an Energy Star label in 2012 for its operating efficiency as the site features state-of-the-art mechanical and electrical systems providing maximum tenant comfort and convenience. Landmark of Lake Forest II was developed by The Opus Group.

(2) HSBC AT NORTHWEST CROSSINGS

1421 Shure Drive
Arlington Heights, IL 60004

Landlord Seller Broker (s): **Kevin Clifton**, *Cushman & Wakefield* (formerly with *CBRE*);
Peter Clifton, *GlenStar Properties* (formerly with *CBRE*); **Mark Smith**, *CBRE*

Tenant Buyer Broker (s): **Benjamin Erskine**, **Dan McCarthy**, **John Musgjerd**, *JLL*

Total Transaction Value: **\$40,000,000**

Total Project Square Footage: **162,396 s.f.**

This deal represented a “bend to suit” on behalf of the tenant, HSBC. A former Motorola facility, the building was acquired and this lease represented a full redevelopment of the asset, including all new MEP systems, HVAC, elevators, etc. Given HSBC’s hard deadline of May 2016 occupancy, this comprehensive project proved unusually complex. Working on an unprecedented short timeframe utilizing overtime work and employing highly efficient leasing and build-out strategies, the development team, JLL tenant representatives and project managers and CBRE landlord representatives successfully met HSBC’s occupancy requirements and delivered the company’s new space on time and on budget.

(3) MEDLINE AT THREE LAKES DRIVE

3 Lakes Drive
Northfield, IL 60093

Landlord Seller Broker (s): **Ned Franke, Cushman & Wakefield**

Tenant Buyer Broker (s): **Joe Learner, Richard Plonsker, Robert Sevim, Savills Studley**

Total Transaction Value: **\$44,700,000**

Total Project Square Footage: **679,000 s.f.**

A growing medical supply manufacturer and distributor, Medline required new space to bolster its workforce and surpass competitors within the rapidly changing healthcare environment. When the recently renovated and commanding Three Lakes Drive campus become available, Savills Studley quickly executed a transaction on behalf of Medline to secure the flagship facility for \$44.7 million. Landlord W.P. Carey had purchased the facility for \$72 million from Kraft Foods Group in 2013, with Kraft Heinz agreeing to lease back the space for at least 10 years. As part of a three-party agreement in 2015, Kraft paid the landlord \$47.2 million to buy out the seven years that remained on its lease, which allowed Medline to purchase the space from W.P. Carey. With 679,000 s.f. of space, Three Lakes Drive more than doubles the size of the three office buildings Medline previously occupied in Mundelein, IL.

(4) PAYLOCITY AT 1400 AMERICAN LANE

1400 American Lane
Schaumburg, IL 60196

Landlord Seller Broker (s): **David Florent, Steve Kling, Colliers International**

Tenant Buyer Broker (s): **Jarrett Annenberg, Paul Diederich, Todd Lippman, James Whalen, CBRE**

Total Transaction Value: **\$150,000,000**

Total Project Square Footage: **309,000 s.f.**

The CBRE team negotiated a complex, multi-faceted deal for Paylocity in what was the largest office relocation in the suburbs in two years. Relocating from nearby Arlington Heights, the structure of the lease allows Paylocity to phase-in square-footage over time to reflect the growth plans for the company, offering convenience and flexibility. The negotiations on the common-area and amenities on behalf of Paylocity will transform the iconic tower into arguably the best Class A asset in suburban Chicago, significantly upgrading Paylocity's environment. The location serves as a convenient base for its labor force for current retention and future growth.

(5) ULTA BEAUTY AT TALLGRASS CORPORATE CENTER

500 Remington Boulevard
Bolingbrook, IL 60440

Landlord Seller Broker (s): **David Florent, Steve Kling, Francis Prock, Colliers International**

Tenant Buyer Broker (s): **Ryan Barr, Alain LeCoque, Fred Regnery, Colliers International**

Total Transaction Value: **\$65,000,000**

Total Project Square Footage: **205,298 s.f.**

Colliers International represented rapidly growing tenant ULTA Beauty and owner Equus Capital Partners in a 205,298 s.f. headquarters lease renewal and expansion at Bolingbrook's Tallgrass Corporate Center. ULTA nearly doubled its occupied space at Tallgrass through the expansion, and will now benefit from a complete retrofit of its existing workplace to achieve its culture and branding goals.

(6) US CELLULAR PLAZA
8410/8420 Bryn Mawr Avenue
Chicago, IL 60631

Landlord Seller Broker (s): **Steve Kling, Francis Prock, Jason Simon**, *Colliers International*

Tenant Buyer Broker (s): **Bob Chodos, Steve Levitas**, *Newmark Grubb Knight Frank (formerly with Colliers International)*; **Michael Adams**, *Colliers International*

Total Transaction Value: **\$100,000,000**
Total Project Square Footage: **331,797 s.f.**

In what was the largest suburban office lease transaction in two years at the time of execution, US Cellular signed a \$100,000,000, 331,797 s.f. headquarters lease renewal and expansion at US Cellular Plaza in Chicago. US Cellular increased its occupied space by more than 50% at its namesake property while consolidating two other locations. A \$10,000,000 renovation is underway, including the addition of a private amenity floor with fitness, conferencing and food service.



COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
CHICAGO CHAPTER

NAIOP Chicago 29th Annual Awards for Excellence

BROKER TRANSACTION OF THE YEAR - INDUSTRIAL 2016 FINALISTS

NOMINATION CRITERIA

- Lease signed between July 1, 2015 and June 30, 2016, with the owner/developer having satisfied any and all financing contingencies under the lease during this qualifying time period.
- Size - Lease Square Footage
- Economic Value of Lease (gross lease value)
- Complexity

(1) AMAZON.COM AT 201 EMERALD DRIVE

201 Emerald Drive
Joliet, IL 60433

Landlord Seller Broker (s): **Sean Henrick, Michael Magliano, Jason West**, *Cushman & Wakefield*

Tenant Buyer Broker (s): **Zachary Bode**, *Cushman & Wakefield Commerce*; **Jason West**, *Cushman & Wakefield*

Total Transaction Value: **\$30,000,000**

Total Project Square Footage: **746,801 s.f.**

201 Emerald is a 746,801 s.f. state-of-the-art distribution center in Laraway Crossings Business Park. Cushman & Wakefield represented the tenant, Amazon.com and landlord, Hillwood Investment Properties. The facility's world-class design, expansion opportunities and immediate access to I-80 and I-55 were key drivers in the selection process. Amazon.com has invested substantial funds for material handling, employee welfare and building-specific features. The team engaged IDOT and the City of Joliet to add a Route 53 stoplight to accommodate increased traffic generated by the facility. The distribution center has created 1,500 new jobs. The transaction's size and economic investment re-affirms Amazon.com's commitment to IL.

(2) BATORY FOODS AT RIDGEPORT LOGISTICS CENTER

RidgePort Logistics Center
Wilmington, IL 60481

Landlord Seller Broker (s): **Dominic Carbonari, Steve Ostrowski, Matt Rakowich, Keith Stauber, JLL**

Tenant Buyer Broker (s): **Paul Buckingham, Brian Carroll, Brian Reaney, Newmark Grubb Knight Frank**

Total Transaction Value: **\$50,000,000**

Total Project Square Footage: **678,000 s.f.**

NGKF represented Batory Foods in its strategic decision to own a 678,000 s.f., 36' clear, cooler-capacity, C-TPAT certified build-to-suit facility at RidgePort Logistics Center, Wilmington. Batory chose NGKF's Brian Reaney, Paul Buckingham and Brian Carroll to represent them in an extensive 18-month, multiple-market search along the I-55, I-355, and I-80 corridors for existing buildings and land sites to launch a new line of business providing third-party logistics service to Fonterra. After multiple proposals and site evaluations, Batory purchased 40 acres in RidgePort with an option for 11 additional acres. Architect: Harris Architects, Inc.; General Contractor: Alston Construction; Developer: Ridge Development.

(3) CHAVEZ PROPERTIES AT MIDWAY BUSINESS CENTER

5555 S. Archer Avenue
Chicago, IL 60638

Tenant Buyer Broker (s): **Larry Goldwasser, Colin Green, Kathleen Nelson, Cushman & Wakefield**

Total Transaction Value: **\$50,000,000**

Total Project Square Footage: **1,250,000 s.f.**

Cushman & Wakefield represented the buyer, Chavez Properties, with the purchase of Midway Business Center, a 1,250,000 s.f. warehouse and office site situated on 55 acres of land neighboring Midway International Airport. The Cushman & Wakefield team tactically identified the off-market opportunity and negotiated the \$50,000,000 transaction – the largest, single-building industrial sale in Chicago in the past 15 years. The buyer has transformative renovation plans that include a 1,600-space, off-airport parking facility (owner-operated) and a retail component planned for the next year. To meet these needs, the team strategically realigned the existing tenants to accommodate the buyer's future vision of the site.

(4) MARS/WRIGLEY AT 4005 CEDAR CREEK DRIVE

4005 Cedar Creek Drive
Joliet, IL 60586

Landlord Seller Broker (s): **Dan Leahy, Adam Roth, NAI Hiffman**

Tenant Buyer Broker (s): **Traci Buckingham Payette, Michael Mullady, CBRE**

Total Transaction Value: **\$70,000,000**

Total Project Square Footage: **1,388,690 s.f.**

This large and complex transaction was the result of Mars/Wrigley's efforts to consolidate warehouse operations nationally to improve efficiency and distribution capabilities. CBRE performed a regional search of existing and built-to-suit options and was able to determine quickly that Chicago provided the best location for the combined warehouse and that a built-to-suit facility would offer the best efficiency. The eventual site at CenterPoint's intermodal park was chosen for its access to rail lines, proximity to skilled labor and high-quality, established infrastructure. The 1,380,000 s.f., state-of-the-art warehouse facility is currently under construction and set to deliver in early 2017.

(5) MC MACHINERY SYSTEMS AT NORTHWEST POINT

85 Northwest Point Boulevard
Elk Grove Village, IL 60007

Landlord Seller Broker (s): **David Kahnweiler, Steve Kling, Francis Prock, Colliers International**

Tenant Buyer Broker (s): **Brian Carroll, Thomas Gath, Newmark Grubb Knight Frank**

Total Transaction Value: **\$30,000,000**

Total Project Square Footage: **175,000 s.f.**

NGKF represented MC Machinery Systems, a division of global Mitsubishi, in its strategic decision to build a 175,000 s.f. U.S. headquarters on 11.9 acres in the Northwest Point Business Park, Elk Grove Village. During the 20-month extensive effort, buildings, land sites, municipal meetings and build-to-suit proposals were evaluated. Northwest Point was selected for MC due to the proximity to O'Hare Airport and fronting I-90. NGKF's Program Management is also providing construction advisory services. The facility consists of 100,000 s.f. of office-showroom space and 75,000 s.f. of production, call center, 3D imaging and warehouse space. Architect: Heitman; General Contractor: Opus Design Build.

(6) PREFERRED FREEZER SERVICES III AT PILSEN PARK

2537 S. Wood Street
Chicago, IL 60608

Landlord Seller Broker (s): **Doug Hayes, Mark Nelson, NelsonHill**

Total Transaction Value: **\$110,000,000**

Total Project Square Footage: **227,043 s.f.**

Preferred Freezer Services is a 227,043 s.f. state of the art 58' clear freezer building, located within Pilsen Park Chicago, a 22.7 acre master planned, Class A industrial park, established to accommodate the City's burgeoning food-user market. This long term build-to-suit for lease represents Preferred Freezer's third such facility in Chicago. Developer: Clarius Partners; Architect: Ware Malcomb; Civil Engineer: SPACECO, Inc.; General Contractor: Keeley Construction, Inc.; Leasing Agent: NelsonHill.

(7) REVIVA LOGISTICS AT 25850 S. RIDGELAND AVENUE

25850 S. Ridgeland Avenue
Monee, IL 60449

Landlord Seller Broker (s): **Traci Buckingham Payette, John Suerth, CBRE**

Tenant Buyer Broker (s): **Trevor Ragsdale, JLL**

Total Transaction Value: **\$17,773,718.22**

Total Project Square Footage: **718,709 s.f.**

Reviva Logistics, a third party logistics provider, was looking to expand their Hankook Tire account in the Chicagoland market. The company was seeking a building that could accommodate 700,000 s.f. for tire distribution. Centrally located in the I-57 corridor in Monee, IL, the 25850 S. Ridgeland property had a significant number of the features Reviva was looking for as Michelin had previously occupied the property. Built in 2004, the property sits on 44 acres and includes 5,760 s.f. of office space with T-5 interior lighting and motion sensors. Traci Buckingham Payette & John Suerth with CBRE represented Venture One. Trevor Ragsdale with JLL represented Reviva Logistics.

(8) RIDGEPORT LOGISTICS CENTER – BUILDING BRAVO

29700 S. Graaskamp Boulevard
Wilmington, IL 60481

Landlord Seller Broker (s): **Dominic Carbonari, Steve Ostrowski, Matt Rakowich, Keith Stauber, JLL**

Tenant Buyer Broker (s): **Gary Bender, Corporate Realty Advisors**

Total Transaction Value: **Confidential**

Total Project Square Footage: **799,000 s.f.**

Ridge Development had the foresight to expand RidgePort Building Bravo from 504,000 s.f. to nearly 1,100,000 s.f., making 799,000 s.f. of 40' clear space available. Kicking off vertical construction on the expansion pad made the park well-positioned to secure the next big box requirement, as the development pipeline was significantly outpaced by the deep pool of tenant demand. An undisclosed food company, a new entrant to the market needing to take occupancy in Q3 2016, meant an accelerated construction schedule while accommodating expansion from another tenant, Consolidated Distribution Corp. With both tenants, Building Bravo was successfully pre-leased before completion.

(9) THE ROOM PLACE AT WINDHAM INDUSTRIAL CENTER VI

1120-1140 Remington Boulevard
Romeoville, IL 60446

Landlord Seller Broker (s): **Ron Behm, David Bercu, Charles Canale, Brian Kling, Colliers International**

Tenant Buyer Broker (s): **Bill Mass, Mass Realty**

Total Transaction Value: **\$19,760,000**

Total Project Square Footage: **453,568 s.f.**

Colliers International completed a new long-term, 453,568 s.f. lease to The Room Place at Windham Industrial Center VI on behalf of owner James Campbell Company. The Room Place was creatively identified as an ideal fit and approached following a fire at its Woodridge facility. The \$19,800,000 lease was executed just 14 days following the departure of the prior tenant, Sports Authority.



COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
CHICAGO CHAPTER

NAIOP Chicago 29th Annual Awards for Excellence

BROKER TRANSACTION OF THE YEAR – OFFICE INVESTMENT 2016 FINALISTS

NOMINATION CRITERIA

- Sale must have closed between July 1, 2015 and June 30, 2016.
- Size - Building Square Footage
- Economic Value of Sale
- Complexity

(1) AON CENTER

200 E. Randolph Street
Chicago, IL 60601

Broker (s): **Nooshin Felsenthal, Keith Largay, Bruce Miller, JLL**

Total Transaction Value: **\$712,000,000**

Total Project Square Footage: **2,800,000 s.f.**

The sale of Chicago's third-tallest building represented an impressive exit for Piedmont Office Realty Trust, which purchased it for \$462,500,000 in 2003. An innovative marketing strategy by JLL with Piedmont, generated much interest in the asset's value creation opportunities from both foreign and domestic players, resulting in 86 tours and 18 first-round offers. The winning bid came from 601W Cos., which tapped a JLL finance team to structure a \$630,000,000 financing package from Bank of China and Blackstone for the acquisition and property improvements.

(2) HARRIS BANK BUILDING

115 S. LaSalle & 111 W. Monroe
Chicago, IL 60603

Broker (s): **Kenneth Glomb, Matthew Graham, David Knapp, Stephen Livaditis, Ryan Walsh, Eastdil Secured**

Total Transaction Value: **\$314,350,000**

Total Project Square Footage: **1,202,605 s.f.**

Eastdil Secured sold the BMO Harris Bank Building to Samsung SRA Asset Management and Hines, in Samsug's first acquisition in Chicago. The property, located at 115 S. LaSalle and 111 W. Monroe, is a 1,200,000 s.f. complex that has served as BMO Harris's US headquarters since 1910. The Complex was built across three phases: 1910, 1958, and 1974, growing as the Bank expanded. The Central building was developed by Harris as Harris's historic headquarters and was designed by Shepley, Rutan & Coolidge, while the East and West buildings were designed by Skidmore, Owings & Merrill.

(3) OLD MAIN POST OFFICE

433 W. Van Buren
Chicago, IL 60607

Broker (s): **Jeff Bramson, Jaime Fink, Mark Katz, Bryan Rosenberg, Patrick Shields, HFF
Lisa Davidson, Richard Sykes, Tiffany Winne, Savills Studley**

Total Transaction Value: **\$130,000,000**
Total Project Square Footage: **2,700,000 s.f.**

The Old Post Office Building is a 2,700,000 s.f. riverfront development site in the West Loop. The Old Post Office property consists of the former art deco-style Post Office Building and adjacent sites. Detailed planning entitlements incorporating an additional 7,500,000 s.f. were designed by the Chicago architects Antunovich Associates. Situated at 433 W. Van Buren, the property is adjacent to the Eisenhower Expressway, within walking distance of Union Station and located above connections to the CTA Blue Line Station, Metra, Amtrak and the future high-speed rail terminal platforms.

(4) ONE O'HARE CENTER

6250 River Road
Rosemont, IL 60018

Broker (s): **Dan Deuter, Cody Hundertmark, Paul Lundstedt, Tom Sitz, CBRE**

Total Transaction Value: **\$83,000,000**
Total Project Square Footage: **380,360 s.f.**

CBRE successfully marketed the premier suburban office building, yielding multiple bids in the process, and eventually bringing a new foreign buyer to the market in Canadian-based MDC Realty Advisors. Built in 1986, the 12-story, Class A property was 96% leased at the time of sale. The sale demonstrated strong investor confidence in well-located, well-leased suburban office product. Located in the O'Hare market, the property offers tenants immediate access to O'Hare International Airport and a centralized location in the Chicago region, with direct connections to major interstates in all directions, as well as public transportation access to the CTA Blue Line.

NAIOP Chicago 29th Annual Awards for Excellence

BROKER TRANSACTION OF THE YEAR – INDUSTRIAL INVESTMENT 2016 FINALISTS

NOMINATION CRITERIA

- Sale must have closed between July 1, 2015 and June 30, 2016.
- Size - Building Square Footage
- Economic Value of Sale
- Complexity

(1) CHICAGO BULK WAREHOUSE PORTFOLIO

Waukegan, Des Plaines, Melrose Park, Bolingbrook, Bridgeview & Alsip, IL

Broker (s): **Jim Carpenter, Michael Tenteris, Cushman & Wakefield**

Total Transaction Value: **\$72,000,000**

Total Project Square Footage: **1,750,000 s.f.**

Cushman & Wakefield was tasked to secure a buyer(s) for the 1,750,000 s.f. Chicago Bulk Warehouse portfolio which included six industrial assets spread across four Chicago submarkets. Despite the challenge of finding a regional buyer interested in investing in one market, the team successfully secured two buyers for the portfolio. TA Associates purchased a 320,722 s.f. facility in Bolingbrook and Transwestern Investment Group acquired the remaining five assets totaling 1,428,693 s.f. located in Waukegan, Des Plaines, Melrose Park, Bridgeview and Alsip.

(2) PPG DISTRIBUTION CENTER

Orchard Gateway Boulevard & Deerpath Road
Aurora, IL 60506

Broker (s): **Sean Devaney, Ed Halaburt, John Huguenard, Trevor Ragsdale, JLL**

Total Transaction Value: **\$27,700,000**

Total Project Square Footage: **304,560 s.f.**

The PPG build-to-suit was a forward sale executed by JLL on behalf of Conor Commercial. PPG Industries strategically chose Conor Commercial's site for a build-to-suit due to its proximity to the company's nearby paint manufacturing facility. JLL negotiated the forward sale disposition between Conor Commercial and LaSalle Investment Management roughly six months prior to completion and delivery of the building's certificate of occupancy. The offering was a competitive bidding process with several rounds due to investors' interest in the mission-critical nature of the facility and the superb credit of the tenancy.

(3) PRIME INDUSTRIAL PORTFOLIO

Franklin Park, Schaumburg, Melrose Park, Hillside & Berkley, IL

Broker (s): **Michael Caprile, Jason Lev, Stephanie Park, Ted Staszak, John Suerth, CBRE**

Total Transaction Value: **\$98,900,000**

Total Project Square Footage: **1,995,150 s.f.**

The Prime Industrial Portfolio was the largest Class B portfolio transaction in Chicago in several years. The CBRE team was tasked with marketing an eight-property portfolio, totaling 1,990,000 s.f. in primary submarkets in Northwest Cook County and the near West Suburbs. At the time, the properties were 99% leased to 12 tenants. CBRE was able to position the portfolio as a strong investment in core Chicago markets with tenants in long-term commitments. Five of the tenants use their facilities as a headquarters. The portfolio yielded multiple interested parties and eventually closed to a core fund at a value of more than \$98,000,000.

(4) TURNBERRY LAKES INDUSTRIAL PORTFOLIO

Turnberry Lakes Industrial Park

Roselle, IL 60172

Broker (s): **Jeff Devine, Steve Disse, Colliers International**

Total Transaction Value: **\$83,500,000**

Total Project Square Footage: **710,523 s.f.**

Colliers International's Investment Services Group represented a joint venture partnership between Panattoni and LaSalle Investment Management in the sale of a five-building, 713,523 s.f. portfolio in the Turnberry Lakes Business Park located in Roselle, IL. The portfolio was composed of three buildings constructed between 2012 and 2014 and two new construction facilities just completed in December 2015. The portfolio was 100% leased to 12 tenants at the time of sale. A 2.2-acre land site was also included in the sale. The portfolio was purchased by RREEF at a sub 5.0% capitalization rate.



COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
CHICAGO CHAPTER

NAIOP Chicago 29th Annual Awards for Excellence

DESIGN FIRM OF THE YEAR 2016 FINALISTS

NOMINATION CRITERIA

- Site/Infrastructure, Civil, Base Building or Interior architecture eligible
- Constructed between July 1, 2015 and June 30, 2016.
- Creativity/Aesthetic Achievement
- Design Process Innovation
- Scale and Scope
- Project Challenges

(1) ERIKSSON ENGINEERING ASSOCIATES, LTD.

2016 Projects include:

4 East Elm Chicago, IL

Total Project Cost: **\$80,000,000**
Total Project Square Footage: **207,000 s.f.**

Kenect Chicago Chicago, IL

Total Project Cost: **\$72,000,000**
Total Project Square Footage: **273,600 s.f.**

Yorktown Center Lombard, IL

Total Project Cost: **\$4,500,000**
Total Project Square Footage: **1,400,000 s.f.**

Eriksson Engineering Associates (EEA) is a leading civil engineering, traffic and parking engineering, and landscape architecture firm in the Chicago market. EEA's expertise is showcased in our extensive Chicago portfolio of urban redevelopment work and large-scale multi-phase projects such as Yorktown Center; which included entrance improvements and rehabilitation of 50 acres of parking and roadway infrastructure. Our work spans a broad range of markets and our design professionals have successfully completed multi-family developments in Elmhurst, Wheeling, and Indianapolis; industrial projects in Bartlett, Woodridge and Naperville; redevelopment of an existing healthcare campus in Orland Park; and multiple retail complexes throughout Chicagoland.

(2) HEITMAN ARCHITECTS

2016 Projects include:

AAR

Wood Dale, IL

Total Project Cost: **\$7,650,000**

Total Project Square Footage: **90,000 s.f.**

MC Machinery

Elk Grove Village, IL

Total Project Cost: **\$25,000,000**

Total Project Square Footage: **175,000 s.f.**

Napleton

Oakbrook Terrace, IL

Total Project Cost: **\$1,500,000**

Total Project Square Footage: **25,000 s.f.**

Heitman Architects is thinking "inside the box" by repositioning the corporate workplace and creative in-fill development along I-90 corridor. AAR's 30+ year old world headquarter was revitalized inside existing walls for today's agile workforce (90,000 s.f. corporate office revitalization); Napleton's new 6th floor corporate office conversion sets them apart as "Captains of the Auto Industry" (25,000 s.f. office conversion); Mitsubishi's MC Machinery showroom and headquarters emerges from an isolated and previously undevelopable wooded lot along I-90, through creative planning and high image design (175,000 s.f. North American headquarters and showroom facility).

(3) MANHARD CONSULTING, LTD.

2016 Projects include:

Bridge Point North

Waukegan, IL

Total Project Cost: **Confidential**

Total Project Square Footage: **620,000 s.f.**

CDC Supply Frozen/Refrigerated Building

Wilmington, IL

Total Project Cost: **\$12,000,000**

Total Project Square Footage: **100,000 s.f.**

Heartland Corporate Center Building A

Shorewood, IL

Total Project Cost: **\$11,000,000**

Total Project Square Footage: **320,000 s.f.**

Manhard Consulting, Ltd. provides innovative civil engineering design solutions for commercial, industrial and mixed-use developments. The teams at Manhard Consulting, Ltd. work in partnership with you to address onsite challenges including site access, parking, traffic flows, utilities, landscaping, site layout, drainage, flood control, service delivery, truck maneuverability, neighborhood integration and more. We look at the site from every angle and help you make informed decisions. Headquartered in Vernon Hills, we have successfully served the Chicagoland market for more than 40 years.

(4) PINNACLE ENGINEERING GROUP

2016 Projects include:

3900 Brandon

Joliet, IL

Total Project Cost: **Confidential**

Total Project Square Footage: **751,769 s.f.**

ULINE Corporate Campus

Pleasant Prairie, WI

Total Project Cost: **Confidential**

Total Project Square Footage: **1,200,000 s.f.**

Z1 Elgin

Elgin, IL

Total Project Cost: **Confidential**

Total Project Square Footage: **257,000 s.f.**

Pinnacle Engineering Group provides infrastructure design services for some of the largest developments in the Midwest. While our technical expertise plays a large roll, we also seek to connect our clients with project opportunities. Our unique approach and ability to interject creative ideas have fueled our success. We understand the better our clients perform, the more opportunities we have as a team. We don't measure success by the number of offices, rather by the number of relationships we have fostered. We invest in today's projects to be invited back for tomorrow's opportunities.

(5) WARE MALCOMB

2016 Projects include:

NAI Hiffman Corporate Headquarters

Oakbrook Terrace, IL

Total Project Cost: **\$755,207**

Total Project Square Footage: **20,411 s.f.**

PPG

Aurora, IL

Total Project Cost: **Confidential**

Total Project Square Footage: **305,560 s.f.**

Romeoville Freezer Build-to-Suit

Romeoville, IL

Total Project Cost: **\$35,000,000**

Total Project Square Footage: **229,870 s.f.**

Established in 1972, Ware Malcomb is a leading design firm, providing architecture, planning, interior design, branding, and civil engineering services to clients throughout the world. With 18 offices throughout North America, our expertise includes commercial office, industrial, distribution, healthcare, technology, retail, public, education, auto, and renovation projects. In the past year our Chicago office designed over 62,000,000 s.f. of industrial property, and excels at designing buildings that ensure long term viability and value for our clients, as well as future marketability.

(6) WRIGHT HEEREMA ARCHITECTS

2016 Projects include:

222 South Riverside Plaza

Chicago, IL

Total Project Cost: **Confidential**

Total Project Square Footage: **1,125,375 s.f.**

Oak Brook 22

Oak Brook, IL

Total Project Cost: **\$2,434,000**

Total Project Square Footage: **15,413 s.f.**

The Salvation Army Central Territorial Headquarters

Hoffman Estates, IL

Total Project Cost: **Confidential**

Total Project Square Footage: **193,000 s.f.**

Wright Heerema Architects (WHA) is an architectural firm that provides integrated master planning, programming, architecture and interior design services. WHA has worked with building owners to help create a higher performing asset to attract and retain quality tenants, enhance rental rates, and restore their property to its rightful place in the market. Among other projects, the Salvation Army had outgrown their Des Plaines, IL location and was in need of space to support their growing team and provide an open environment that promoted a collaborative and interactive setting. WHA transformed a 193,000 s.f. multi-tenant building in Hoffman Estates into a highly individualized facility.



COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
CHICAGO CHAPTER

NAIOP Chicago 29th Annual Awards for Excellence

CONTRACTOR OF THE YEAR 2016 FINALISTS

NOMINATION CRITERIA

- Projects must have signed non-contingent construction contract or construction commencement between July 1, 2015 and June 30, 2016.
- Scale and Scope
- Construction Challenges
- Eligible projects include base building and/or interior tenant improvement construction

(1) ARCO/MURRAY NATIONAL CONSTRUCTION COMPANY

2016 Projects include:

990 Veterans Parkway Bolingbrook, IL

Total Project Cost: **\$8,800,000**
Total Project Square Footage: **182,700 s.f.**

L- Logan Square Chicago, IL

Total Project Cost: **\$23,000,000**
Total Project Square Footage: **120,000 s.f.**

Topgolf Naperville Naperville, IL

Total Project Cost: **\$15,000,000**
Total Project Square Footage: **65,000 s.f.**

Founded in 1992, ARCO has grown to become a leader in the design/build industry with offices in 10 major markets and hundreds of employees nationwide. As the 34th largest design/build general contractor in the United States, ARCO offers the strength and presence of a national builder with the personalized attention of a small company. Having constructed more than 2,500 projects in more than 45 states and Canada, we have developed a wealth of knowledge and industry specific expertise to provide innovative design, creative solutions and uncompromising quality.

(2) FCL BUILDERS

2016 Projects include:

American Crystal Montgomery, IL

Total Project Cost: **\$17,000,000**
Total Project Square Footage: **24,000 s.f.**

NE Cargo Chicago, IL

Total Project Cost: **\$127,000,000**
Total Project Square Footage: **782,000 s.f.**

Project Osprey Joliet, IL

Total Project Cost: **\$73,000,000**
Total Project Square Footage: **1,400,000 s.f.**

In 2016, FCL Builders is celebrating its 40th year serving industrial and commercial developers and owners. As the Chicagoland region's preeminent leader in industrial construction, FCL remains the top contractor in the delivery of warehousing/distribution and cold storage/food processing facilities ranging from 100,000 s.f. to 3,000,000 s.f. in NE IL and throughout the Midwest. Now, FCL is serving its customers throughout Texas and the Southeast from its offices in Dallas and Atlanta where it continues to serve many of the nation's most discriminating developers.

(3) MCSHANE CONSTRUCTION COMPANY

2016 Projects include:

Clybourn 1200 Chicago, IL

Total Project Cost: **Confidential**
Total Project Square Footage: **156,928 s.f.**

Fitness Formula Clubs - Park Ridge Park Ridge, IL

Total Project Cost: **Confidential**
Total Project Square Footage: **67,000 s.f.**

Trumpf Technology Center Hoffman Estates, IL

Total Project Cost: **Confidential**
Total Project Square Footage: **56,297 s.f.**

For over 30 years, McShane Construction Company has been serving clients on a national, regional and local basis. Headquartered in Rosemont, IL, the firm offers an accomplished track record and project portfolio spanning a variety of markets including the industrial, multi-family, office, and institutional sectors. Today, the firm is recognized as one of the Chicago area's most diversified and active contracting organizations with a reputation built on honesty, integrity and dependability. Its leadership in the construction industry is evidenced by its dedication to its employees, industry associates and most importantly, its clients.

(4) MERIDIAN DESIGN BUILD

2016 Projects include:

1881 Normantown Road
Romeoville, IL

Total Project Cost: **\$10,500,000**
Total Project Square Footage: **226,102 s.f.**

FedEx Ground Distribution Center - Chicago
Chicago, IL

Total Project Cost: **Confidential**
Total Project Square Footage: **219,858 s.f.**

Romeoville Freezer
Romeoville, IL

Total Project Cost: **\$35,000,000**
Total Project Square Footage: **188,166 s.f.**

Meridian Design Build, a privately held, locally-owned third party construction firm, celebrated its 10 year anniversary in 2015. Since its formation in 2005, the company has successfully completed more than 15,000,000 s.f. of construction for Fortune 500 companies, privately held firms, and national developers. Meridian's ability to deliver positive results is highlighted by the fact that more than 85 percent of their projects are the result of repeat business.

(5) MORGAN/HARBOUR CONSTRUCTION, LLC

2016 Projects include:

California Multimodal, LLC
Joliet, IL

Total Project Cost: **\$8,696,857**
Total Project Square Footage: **121,680 s.f.**

DCT O'Hare Logistics Center
Elk Grove Village, IL

Total Project Cost: **\$8,028,640**
Total Project Square Footage: **112,862 s.f.**

Heritage Crossing #7
Lockport, IL

Total Project Cost: **\$12,618,879**
Total Project Square Footage: **363,224 s.f.**

Morgan/Harbour's project list includes DCT O'Hare Logistics Center a 112,862 s.f. cross-docked facility, on 6.9 acres which feature 32' clear height, 22 docks, 44 trailer stalls in a fully-secured truck court. MHC also completed the office and warehouse build-out for the new full-building tenant. ML Realty's Heritage Crossing #7 in Lockport, is a 363,224 s.f. freestanding distribution facility. The pre-leased building is the first 36' clear facility along Interstate 355. California Multimodal, LLC is a 121,680 s.f. build-to-suit with CenterPoint Properties in Joliet. The new facility situated on 10.5 acres features Geopier aggregate pier systems along with 14" concrete floors.

(6) PEAK CONSTRUCTION CORPORATION

2016 Projects include:

Bolingbrook Marriott Residence Inn

Bolingbrook, IL

Total Project Cost: **Confidential**

Total Project Square Footage: **77,000 s.f.**

IDI Bloomingdale Corporate Center

Bloomington, IL

Total Project Cost: **Confidential**

Total Project Square Footage: **276,250 s.f.**

Santa Fe Distribution Center

Hodgkins, IL

Total Project Cost: **Confidential**

Total Project Square Footage: **283,000 s.f.**

Peak Construction Corporation's 2016 highlighted projects include the following: The four-story, 77,000 s.f. Bolingbrook Marriott Residence Inn includes 103 guestrooms with amenities such as fully equipped in-room kitchens, an enclosed pool, outdoor patio with BBQ/fire pit and multi-purpose sport court. The Bloomingdale Corporate Center project encompasses three speculative buildings totaling 276,250 s.f. built simultaneously. The Santa Fe Distribution Center in Hodgkins is a 283,000 s.f. speculative facility featuring 32' clear height, ESFR Sprinklers, T-5 lighting, LED site lighting, 36 dock doors, 35 trailer positions, 131 parking spaces and four future rail docks.

(7) PEPPER CONSTRUCTION COMPANY

2016 Projects include:

150 N. Wacker Lobby

Chicago, IL

Total Project Cost: **\$3,200,000**

Total Project Square Footage: **6,000 s.f.**

Fox Rothschild Renovation

Chicago, IL

Total Project Cost: **\$750,000**

Total Project Square Footage: **13,000 s.f.**

CDW Headquarters

Lincolnshire, IL

Total Project Cost: **\$18,000,000**

Total Project Square Footage: **210,000 s.f.**

Pepper has completed hundreds of tenant build-outs and renovations ranging from 500 to 750,000 s.f. In addition to focusing on breaking ground with innovative solutions in our work, we also focus on our people. Our comprehensive safety program provides industry leading metrics, tracking every person on every site. By doing so, we're protecting and supporting the communities in which we work and live. We approach each project through a customer-focused framework, tailoring them to the clients' needs, helping to achieve their goals while minimizing the impact of construction work on their day-to-day business operations.

(8) PREMIER DESIGN + BUILD GROUP, LLC

2016 Projects include:

ECHO North American Corporate Headquarters

Lake Zurich, IL

Total Project Cost: **\$9,000,000**

Total Project Square Footage: **49,835 s.f.**

Northlake Redevelopment

Northlake, IL

Total Project Cost: **\$32,551,321**

Total Project Square Footage: **692,384 s.f.**

Plaza 173

Brookfield, WI

Total Project Cost: **\$10,158,146**

Total Project Square Footage: **118,105 s.f.**

PREMIER Design + Build Group, LLC is your full-service design build firm specializing in industrial, medical, commercial and adaptive re-use projects. PREMIER handles small tenant improvements to large-scale new construction developments and provides due diligence, full construction and out-sourced design services. PREMIER has completed LEED Gold and Silver projects, and is a member of the U.S. Green Building Council.

(9) RILEY CONSTRUCTION COMPANY, INC.

2016 Projects include:

AbbVie A1 Facade Renovation

Abbott Park, IL

Total Project Cost: **\$5,088,576**

Total Project Square Footage: **69,888 s.f.**

Cancer Treatment Centers of America

Zion, IL

Total Project Cost: **\$70,800,000**

Total Project Square Footage: **168,000 s.f.**

Northwestern University Scott Hall Renovations

Evanston, IL

Total Project Cost: **\$1,322,573**

Total Project Square Footage: **10,000 s.f.**

As one of the largest construction firms in Illinois and Wisconsin, Riley Construction provides a complete range of construction services, including preconstruction, construction management, general contracting and design/build for new, expansion, renovation and restoration projects. The company specializes in healthcare, industrial/manufacturing, corporate/commercial, education, infrastructure and municipal markets. Today, second generation family owners continue to maintain the strong family culture from which they were raised through the company's 51-year history.

(10) THE WALSH GROUP

2016 Projects include:

Chicago Riverwalk

Chicago, IL

Total Project Cost: **\$95,000,000**

Total Project Square Footage: **0.69 s.f.**

Maggie Daley Park

Chicago, IL

Total Project Cost: **\$45,000,000**

Total Project Square Footage: **871,200 s.f.**

The Gateway West Loop

Chicago, IL

Total Project Cost: **\$37,000,000**

Total Project Square Footage: **210,000 s.f.**

The Walsh Group is a 118-year old, family-owned business in its fourth generation of leadership providing design, build, finance and operation services. Walsh has a national reputation in delivering the highest quality building projects, with broad and varied sector experience and this year was no exception. The Walsh Group has continued to make a profound impact on the Chicagoland area and beyond. With the openings of such significant projects including: The Chicago Riverwalk, The 606 and Maggie Daley Park, to our work with multi-family residential and hotel projects in the downtown environment, Walsh continues to strive to make strong, meaningful and innovative buildings and urban public spaces which serve the Chicagoland community.

NAIOP Chicago 29th Annual Awards for Excellence

PROPERTY MANAGEMENT FIRM OF THE YEAR 2016 FINALISTS

NOMINATION CRITERIA

- New business won between July 1, 2015 and June 30, 2016
- Portfolio Square Footage per Property Type
- Square Footage Added per Property Type

(1) CBRE

Company Total Square Footage as of June 30, 2015: **59,719,735**

Company Total Square Footage as of June 30, 2016: **52,746,402**

CBRE Group, Inc., a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services and investment firm (in terms of 2015 revenue). The Asset Services group in the Chicago office of CBRE leads the property management efforts at some of the most notable buildings in the Chicagoland area including The Harold Washington Library, Harris Theater, 300 East Randolph (Health Care Services/Blue Cross Blue Shield) and Park Concessions Management. In the Chicago suburbs, Asset Services manages various properties including a 752,000 s.f. portfolio across four cities for Federal Realty Investment Trust and Founders Properties LLC/Laser Precision's 128,538 s.f. industrial building.

(2) COLLIERS INTERNATIONAL

Company Total Square Footage as of June 30, 2015: **39,605,248**

Company Total Square Footage as of June 30, 2016: **50,768,032**

Colliers International's managed portfolio grew by an impressive 11.2 million square feet over the past year to total nearly 50.8 million square feet. Thirty-one new industrial buildings were added (including the 12-building, 2,300,000 s.f. IPT portfolio) from clients such as Heitman, Prudential, Panattoni, Met Life, Kaufman, LNR, C-III, Pacific Coast Capital and Clarion Partners. Twelve new office assets were secured (including 3, 6, and 9 Parkway North in Deerfield, IL) from clients including Hudson Advisors, Steelbridge and Fulcrum Asset Advisors. Eleven retail assets were added from VEREIT, including Chicago's renowned former Esquire Theatre building at 58-104 E. Oak Street.

(3) JLL

Company Total Square Footage as of June 30, 2015: **92,400,000**

Company Total Square Footage as of June 30, 2016: **96,580,847**

The award-winning JLL Chicago Property Management team delivered another banner year in 2016, reaching a company milestone of more than 30 buildings under management in downtown Chicago, totaling nearly 25,000,000 s.f. In addition to renewing management agreements at a variety of high-profile buildings, the team has added to its portfolio some of Chicago's biggest and best known office buildings: 101 N. Wacker (599,503 s.f.), the Old Post Office (2,500,000 s.f.) and 200 W. Adams (683,129 s.f.).

(4) MB REAL ESTATE SERVICES INC.

Company Total Square Footage as of June 30, 2015: **18,128,756**

Company Total Square Footage as of June 30, 2016: **22,876,703**

MBRE has enjoyed an extremely successful year with more than a 22% increase in square footage across the firm's property management portfolio since June 2015. Several highly visible assignments in downtown Chicago have contributed to this success, including a new contract for management services at 440 S. LaSalle, a 1,000,000 s.f. modern office building; two management contracts retained through ownership changes at historic buildings 1 N. LaSalle and 1 N. Dearborn, together representing nearly 1,500,000 s.f.; and a contract renewal for the management of the 24.5-acre Millennium Park. In addition, MBRE Healthcare's portfolio of medical office buildings increased by approximately 5,000,000 s.f.

(5) NAI HIFFMAN

Company Total Square Footage as of June 30, 2015: **47,000,000**

Company Total Square Footage as of June 30, 2016: **54,400,000**

NAI Hiffman's Management Services group's third party assignments have grown from 6,400,000 s.f. in 2006 to 54,400,000 s.f. today. In just the first 6 months of 2016, NAI Hiffman has taken over management of 100 assets totaling over 17,000,000 s.f., stemming from a combination of new clients as well as repeat business from long-time clients. Their team has rapidly expanded its industrial portfolio with firms including ML Realty, UBS, Stockbridge, TIAA, Transwestern Investment Group, and High Street as well as its office assignments with Dougherty Real Estate Equity Advisors, Sun Life, and 90 North, among many others.



COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
CHICAGO CHAPTER

NAIOP Chicago 29th Annual Awards for Excellence

DEVELOPER OF THE YEAR 2016 FINALISTS

NOMINATION CRITERIA

- Submissions will be accepted for any development started* between July 1, 2015 and June 30, 2016.
*Construction started and/or non-contingent lease or non-contingent sale contract executed.
- Economic Success
- Design and Functionality
- Scale and Scope
- Development Challenges

(1) BOND COMPANIES

2016 Projects include:

1001 Chicago Apartments

Chicago, IL

Total Project Cost: **\$150,000,000**

Total Project Square Footage: **500,000 s.f.**

Kildeer Village Square

Kildeer, IL

Total Project Cost: **\$65,000,000**

Total Project Square Footage: **200,000 s.f.**

Touhy Plaza

Skokie, IL

Total Project Cost: **\$10,000,000**

Total Project Square Footage: **40,000 s.f.**

Bond Companies is a full service real estate development and investment firm with over \$2 billion in completed transactions. In the spring of 2016, Bond Companies broke ground on two developments and one redevelopment in the Chicagoland area, totaling over \$225 million in construction value. These three multifaceted projects consist of a 200,000 s.f. ground-up retail development in Kildeer, IL, a 40,000 s.f. retail redevelopment in Skokie, IL and a 500,000 s.f. mixed-use development in downtown Chicago. Along with acquiring and assembling the land, Bond Companies successfully closed on construction financings with all three capitalizations closing in the month of June.

(2) CENTERPOINT PROPERTIES

2016 Projects include:

Joliet Distribution Center

Joliet, IL

Total Project Cost: **\$37,588,450**

Total Project Square Footage: **751,769 s.f.**

Mars Wrigley

Joliet, IL

Total Project Cost: **\$100,680,824**

Total Project Square Footage: **1,388,690 s.f.**

Saddle Creek Logistics

Joliet, IL

Total Project Cost: **\$47,120,972**

Total Project Square Footage: **1,114,575 s.f.**

CenterPoint Properties develops, acquires and manages transportation-advantaged industrial real estate that enhances supply chain efficiency. The company invests in major coastal and inland port logistics markets anchoring North America's principal freight lanes. For more than 20 years, CenterPoint's forward-thinking solutions have added value to its customers.

(3) CONOR COMMERCIAL REAL ESTATE

2016 Projects include:

AMS Mechanical Systems, Inc. Build-to-Suit

Woodridge, IL

Total Project Cost: **Confidential**

Total Project Square Footage: **145,200 s.f.**

PPG Industries Build-to-Suit

Aurora, IL

Total Project Cost: **Confidential**

Total Project Square Footage: **304,560 s.f.**

Woodview Apartments

Deerfield, IL

Total Project Cost: **Confidential**

Total Project Square Footage: **432,000 s.f.**

Conor Commercial Real Estate, a member of The McShane Companies, continues its emphasis on developing Class A, investment-grade properties for the industrial, office and multi-family markets. Maximizing the advantages of its national platform, Conor Commercial's commitment to providing the most competitive commercial and multi-family real estate property types has yielded a prestigious reputation throughout the marketplace. The recent delivery of PPG Industries' 304,560 s.f. build-to-suit in Aurora, the launch of the AMS Mechanical Systems, Inc. build-to-suit within the firm's highly successful Union Pointe business park in Woodridge, and the delivery of Woodview Apartments in Deerfield reflects Conor's commitment to providing well-located, best-in-class developments throughout the Chicagoland market.

(4) HINES

2016 Projects include:

Lincoln Common

Chicago, IL

Total Project Cost: **\$330,000,000**

Total Project Square Footage: **600,000 s.f.**

River Point

Chicago, IL

Total Project Cost: **\$504,000,000**

Total Project Square Footage: **1,080,720 s.f.**

Wolf Point West

Chicago, IL

Total Project Cost: **\$160,000,000**

Total Project Square Footage: **460,000 s.f.**

The Hines Chicago office has seen unprecedented activity this year. Construction of River Point, a 1,000,000 s.f. Class A office tower continued. The project achieved 75% leased status with legal, financial and professional services firms. Wolf Point West, a 509-unit luxury apartment building (co-developed with Magellan Development) was substantially completed. The first tenants moved in starting in January 2016. Hines, with co-developer McCaffery Interests, closed on the sale of the former Children's Memorial Hospital site in Lincoln Park and initiated plans for a 600,000 s.f. mixed-used development that will include apartments, retail and office components.

(5) MOLTO PROPERTIES

2016 Projects include:

7720 N. Lehigh Avenue

Niles, IL

Total Project Cost: **\$14,200,000**

Total Project Square Footage: **135,650 s.f.**

O'Hare Crossings

Franklin Park, IL

Total Project Cost: **Confidential**

Total Project Square Footage: **367,389 s.f.**

Windham Lakes Southwest Business Park

Romeoville, IL

Total Project Cost: **\$15,700,000**

Total Project Square Footage: **226,090 s.f.**

Molto Properties is a privately held real estate investment and management company specializing in the acquisition and development of industrial properties in the Chicagoland and Midwest areas. Molto has built a strong team of professionals with extensive backgrounds in operating, acquiring and developing industrial real estate, enabling them to pursue a broad investment strategy.

(6) OPUS DEVELOPMENT COMPANY, L.L.C.

2016 Projects include:

American Academy of Pediatrics Headquarters Itasca, IL

Total Project Cost: **\$50,000,000**
Total Project Square Footage: **183,000 s.f.**

MC Machinery Systems, Inc. Headquarters Elk Grove Village, IL

Total Project Cost: **\$30,000,000**
Total Project Square Footage: **175,000 s.f.**

Uptown La Grange La Grange, IL

Total Project Cost: **\$92,025,000**
Total Project Square Footage: **445,000 s.f.**

In 2015-2016, the Opus Chicago team exemplified development diversification through project starts in multifamily, student housing, office and both BTS and speculative industrial developments. The Opus Group Chicago projects from the past year include: the American Academy of Pediatrics, a 183,000 s.f., 5-story national headquarters; ArborBLU, a 13-story, sustainable student housing development; Uptown La Grange, a 254-unit, luxury apartment complex; Renishaw, a 133,000 s.f., highly-customized industrial warehouse and office facility; MC Machinery, a 175,000 s.f. office, warehouse, and showroom facility; and over 1,500,000 s.f. of speculative warehouse starts throughout the Chicago metro area.

(7) RIVERSIDE INVESTMENT & DEVELOPMENT

2016 Projects include:

150 N. Riverside Plaza Chicago, IL

Total Project Cost: **\$540,000,000**
Total Project Square Footage: **1,227,000 s.f.**

The Main Evanston, IL

Total Project Cost: **\$47,000,000**
Total Project Square Footage: **130,000 s.f.**

Riverside Investment & Development Company is a strategic and multi-functional real estate company, with capabilities across a variety of market sectors and asset classes. Founded in 2010 by John O'Donnell, our firm's core objective is to pursue development and investment opportunities of significant complexity and scale, and deliver exceptional results for our project stakeholders. In 2016, Riverside is delivering 2 commercial properties totaling nearly \$600 million in cost, representing arguably the most advanced and highest quality buildings of their kind in their respective markets.

(8) VENTURE ONE REAL ESTATE

2016 Projects include:

AJR Filtration BTS

St. Charles, IL

Total Project Cost: **\$13,750,000**

Total Project Square Footage: **180,121 s.f.**

3M BTS

DeKalb, IL

Total Project Cost: **\$67,000,000**

Total Project Square Footage: **978,120 s.f.**

Undisclosed 1M S.F. BTS

University Park, IL

Total Project Cost: **\$50,000,000**

Total Project Square Footage: **1,000,560 s.f.**

During 2015-2016, Venture One Real Estate executed 5 industrial build-to-suits and 1 speculative development totaling 2,750,000 s.f. worth over \$180 million. Venture One Real Estate is a real estate private equity fund manager, developer and operating company specializing in the industrial property sector. Headquartered in Chicago, Venture One manages a series of discretionary value-add investment funds that target opportunities throughout the Midwest, owns and manages over 7,000,000 s.f. and controls over 1,100 acres of land in corporate business parks in the greater Chicagoland area. Principals of Venture One have over \$6 billion of transactional experience.