

NAIOP Chicago 37th Annual Awards for Excellence Finalists Broker Transaction of the Year - Office Investment

150 North Michigan Avenue | 150 North Michigan Avenue, Chicago

- **Square Footage:** 654,508
- Eastdil Secured was engaged in late 2022 by CBREIM and MetLife to sell 150 North Michigan Avenue, the iconic "diamond" office building located across from Millennium Park. Designed by Epstein, 150 North Michigan Avenue offers spectacular views across the park and is home to a plethora of local Chicago businesses. Given the difficult capital market conditions, Eastdil marketed the property with stapled financing where the incumbent lender provides financing for what would otherwise be a unfinanceable transaction. Eastdil ultimately awarded the deal to a partnership between local operator R2 Companies and Lagfin (Campari's family office) at a final price of \$60,000,000, representing the highest priced Chicago office trade since 2022.
- **Brokers:** David Caprile & Bryan Rosenberg, *Eastdil Secured*



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333 West Wacker | 333 West Wacker Drive, Chicago

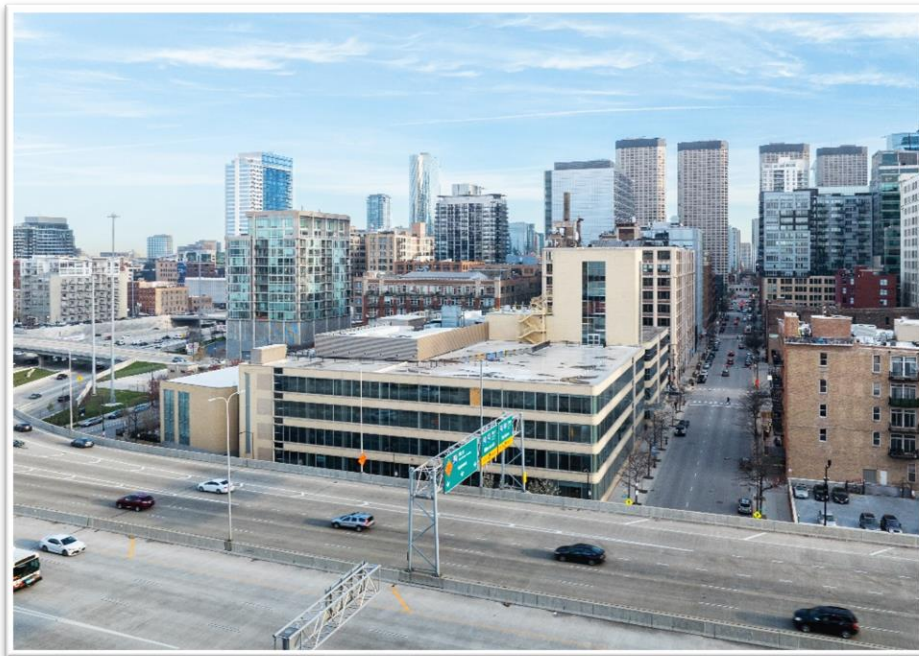
- **Square Footage:** 867,821
- Originally constructed in 1982, 333 West Wacker is widely considered to be one of Chicago's most iconic office towers due to the building's highly recognizable curved façade coupled with its' Wacker Drive address and prominent riverfront location at the "Y" in the Chicago River. The Class A, 36-story tower comprises 887,940 square feet of space and is currently undergoing an extensive \$36 million repositioning set to be completed by new ownership in 2025, including fully modernized common areas, amenities and base building components.
- **Brokers:** Dan Deuter, Cody Hundertmark & Thomas Sitz, *Cushman & Wakefield*



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400 South Jefferson | 400 South Jefferson St, Chicago

- **Square Footage:** 247,000 SF
- The 247,000-square-foot, 8-story mid-rise property, strategically located at Jefferson Street and Van Buren Street, boasts a rich history as it was originally constructed in 1946 for the Newman-Rudolph Lithographing Company. Through extensive renovations in 2013, the building was transformed into a modern office oasis featuring state-of-the-art amenities, including a town hall/event space, in-building parking with 80 car spaces, an outdoor roof deck, and lounge and locker rooms. This transformation positioned the property as a premier destination for today's discerning tenants. 400 South Jefferson was owned by Office Properties Income Trust (Nasdaq: OPI) and managed by The RMR Group (Nasdaq: RMR).
- **Brokers:** Craig Cassell & Jeff Skender, *Cushman & Wakefield*; Mark Baby & Patrick Russo, *Stream Realty Partners*



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939 West North Avenue | 939 West North Avenue, Chicago

- **Square Footage:** 199,683
- CBRE's Blake Johnson and David Knapp represented Principal Real Estate in the sale of 939 West North Avenue, an eight-story, 199,683 SF mixed-use Lincoln Park building. Encompassing office, retail, plus an attached 350-stall garage, investors appreciated the property's location, abundant parking, and value-add opportunities.
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- Developed in 2000 by Centrum Realty and Angelo Gordon, the project was approximately 50% leased at the time of sale. The loss of several national retailers required the creation of a complete asset repositioning business plan. The sale to Farpoint and Chicago Neighborhood Resources represented one of the largest completed in 2024 without seller financing.
- **Brokers:** Blake Johnson & David Knapp, *CBRE*



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Sears Headquarters, Hoffman Estates | 3333 Beverly Road, Hoffman Estates, IL

- **Square Footage:** 194 acres/2.5 million SF
- In one of the most noteworthy deals completed in the Chicago area in years, Colliers arranged the sale of Sears' former headquarters in Hoffman Estates.
- **Brokers:** Anne Dempsey, Bill Fausone, Dougal Jeppe, Suzanne Serino & Jason Simon, *Colliers*

