



**Chicago Chapter**  
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## 2007 Award Winner for:

### Office Redevelopment of the Year

(1 of 1 in this category)

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#### **Property Information**

##### **Tallgrass Corporate Center**

1000 Remington Boulevard  
Bolingbrook, IL

*BPG Properties Ltd. purchased Tallgrass Corporate Center, the 550,000 s.f. former Tellabs engineering campus, completely vacant in late-2004. With marketing agents Colliers Bennett & Kahnweiler Inc., BPG undertook the highly complex task of repositioning Tallgrass, which was primarily designed for a single-tenant engineering/office use, into a thriving multi-tenant office building. Today, 36 months after its acquisition, nearly two-thirds of the building has been leased. Approximately \$10 million has been reinvested into the property for tenant improvement work with a high bay conversion and partial dock removal underway. In just the past 12 months, five leases totaling almost 368,000 s.f. of space have been completed.*

**Total Cost:** \$10 million

**Square Footage:** 368,000 s.f.

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#### **Developer / Broker Information**

**Joseph Neverauskas, Timothy Scannell**

BPG Properties, Ltd.

