



## 2008 Award Nomination for:

### *Green Development of the Year*

(1 of 6 in this category)

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#### **Property Information**

**300 N. LaSalle**  
300 N. LaSalle  
Chicago, IL 60610

*Designed by Pickard Chilton Architects and developed by Hines, 300 N. LaSalle continues the exemplary tradition of Chicago architecture to enhance the city skyline and reveal extraordinary views of the Chicago River, Lake Michigan and the downtown Central Business District. The 60-story, 1.3 million s.f. office building will provide efficient 25,000 rentable s.f. floor plates with full height glass to maximize views, natural lighting and layout flexibility. Innovative and pioneering, 300 N. LaSalle is LEED Silver pre-certified and includes an array of first class amenities to further compliment Chicago's premier 24/7 neighborhood. 300 N. LaSalle is currently 92% leased with occupancy slated for 1st quarter 2009. The general contractor is Clark Construction Company. J.F. McKinney Associates and Hines are the leasing representatives.*

**Total Cost:** \$400,000,000

**Square Footage:** 1,300,000 s.f.

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

Hines



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#### ***Property Information***

##### **HSBC North American Headquarters**

26525 N. Riverwoods  
Boulevard  
Mettawa, IL 60045

*The HSBC North American Headquarters, completed February 2008, consists of a six level building serving 3,000 occupants, with 2,400 parking spaces, (600 surface, 1800 deck), on 28 acres. Project team includes architect Wright Heerema Architects, engineer ESD, general contractor Pepper Construction Company, and broker/manager Jones Lang LaSalle. The project includes many green features, including underfloor air distribution, rain water capture, daylight harvesting, light dimming, Energy Star white roofs, a green roof, bicycle parking, preferred fuel efficient vehicle parking, and indoor air quality management. The tenant, HSBC, runs office waste recycling, food waste composting, green cleaning, and employee education programs.*

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

**Square Footage:** 576,000 s.f.

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

**Mike Rolfs**

Hamilton Partners



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#### ***Property Information***

**IDI Bolingbrook  
Corporate Center -  
Building 4**

175 E. Crossroads  
Parkway  
Bolingbrook, IL 60440

*Completed in December 2007 and certified (LEED-Silver) in June 2008, IDI developed the first speculative industrial building to receive LEED certification in the Chicago market. This 102,936sf multi-tenant building is 86% leased and incorporates energy-conserving features such as skylights and clerestory glass, T5 lighting with daylight controls, additional roof insulation, white TPO roofing, substantial green space and a rain garden to slow stormwater runoff and encourage aquifer recharge. The building expects to achieve a 25% savings in operating costs and save over 600,000 gallons of water annually. Developer: IDI Design Team: Sparks Architects, Inc. / Jacob & Hefner, Inc. General Contractor: KBD Construction Services, Inc. Brokers: Jeff Galante & David Pals of Lee & Associates*

**Total Cost:** \$7,700,000

**Square Footage:** 102,936 s.f.

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

**IDI, Inc.**



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#### ***Property Information***

**JohnsonDiversey, Inc.  
Distribution Center**  
901 Renaissance  
Boulevard  
Sturtevant, WI 53177

*When Liberty Property borke ground on the warehouse and distribution Center for JohnsonDiversey, Inc., the largest green distribution building in the United States was created. The 552,00 s.f. build-to-suit project was designed to attain LEED Silver Certification by the United States Green Building Council (USGBC). The project was completed in 2007, on time and on budget, achieved LEED Gold certification and continues to be a classroom for high performance warehouse construction to architects and distributors nationwide. With options to expand up to 830,0 s.f. during the 10-year lease, the building may become the largest warehouse in the nation to be certified by the USGBC. Riley Construction was the project contractor and the design team included Stephen Perry Smith Architects, Inc., ReVision Architecture, A. Epstein and Sons International, Inc. and Leonardo Academy.*

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

**Square Footage:** 552,000 s.f.

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

Liberty Property Trust



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#### ***Property Information***

##### **Kraft Foods**

4400 ProLogis Parkway  
Morris, IL 60450

*ProLogis completed the Kraft Foods distribution center in ProLogis Park 80, Morris, under the USGBC's LEED guidelines for commercial interiors (CI). The facility is currently the largest LEED-CI Gold certified facility in the world. Specific elements of environmental design include: energy-efficient florescent lighting with multi-level controls resulting in a 60% reduction in lighting power, HVAC system that reduces power consumption by 40%, use of recycled and locally sourced materials, 98% of construction debris diverted to recycling centers, and use of 77% certified wood. The ProLogis team included Ravi Maniktala of the ME Group as the LEED consultant, Heitman Architects and FCL Builders.*

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

**Square Footage:** 806,400 s.f.

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

**Doug Kiersey**

ProLogis



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#### ***Property Information***

**Liberty Mutual Regional Headquarters** *Developed by Duke Realty Corporation, the Liberty Mutual Regional Headquarters, a 148,000 s.f. office building, was designed and constructed to meet LEED Silver certification standards. Cutting-edge strategies were used to ensure environmentally sustainable construction and site development. Wright Heerema Architects was the architect for the shell design, and IA Interior Architects was the architect for the interior of the building. Duke Construction was the general contractor. Representing the client in the lease transaction was Mark Stables of Grubb & Ellis, while Scott Marshall represented Duke.*

**Total Cost:** \$28,500,000

**Square Footage:** 148,000 s.f.

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

Duke Realty Corporation

