



2009 Award Nomination for:

Broker Transaction of the Year - Office Investment

(1 of 3 in this category)

Property Information

135 S. LaSalle
135 S. LaSalle
Chicago, IL 60603

In 2008, when few deals culminated due to exceptional economic challenges, the Jones Lang LaSalle team of Bruce Miller, Jim Postweiler, Bruce Westwood-Booth, Peter Harwood and Jascint Vukelich leveraged their experience and market knowledge to close one of Chicago's most prominent transactions, 135 S. LaSalle. Tenacity and creative thinking proved crucial in completing the sale and partial leaseback to Bank of America for approximately \$190 million. This transaction represented multiple challenges including the sale of an asset inherited in the acquisition of LaSalle Bank and a leaseback structured to maximize space for Bank of America all while facing unprecedented financial headwinds.

Transaction Value: \$190,000,000

Square Footage: 1,250,000 s.f.

Developer / Broker Information

Broker
Jascint Vukelich
Jones Lang LaSalle

Broker
Peter Harwood
Jones Lang LaSalle

Broker
Bruce Westwood-Booth
Jones Lang LaSalle

Broker
Jim Postweiler
Jones Lang LaSalle

Broker
Bruce Miller
Jones Lang LaSalle



2009 Award Nomination for:

Broker Transaction of the Year - Office Investment

(2 of 3 in this category)

Property Information

**Amcol International
Headquarters**
2370 Forbs Avenue
Hoffman Estates, IL

In the highest price on a per s.f. basis ever paid for a suburban Chicago office building (\$532 per s.f.), CB Richard Ellis represented CRIC Capital in the sale of AMCOL International's 72,000-s.f. corporate HQ facility, 2370 Forbs Avenue, Hoffman Estates, for \$38.3 million. The complexity of the transaction was extremely high and faced many challenges including: difficult environment from the financial services meltdown in Sept/Oct; dramatically above market rents and a record high dollar/s.f. for suburban office.

Transaction Value: \$38,300,000

Square Footage: 72,000 s.f.

Developer / Broker Information

Broker

Andrew Sandquist
CB Richard Ellis, Inc.

Broker

Robert Brennan
CB Richard Ellis, Inc.

Broker

Jonathan Wolfe
CB Richard Ellis, Inc.

Broker

Scott Brandwein
CB Richard Ellis, Inc.



2009 Award Nomination for:

Broker Transaction of the Year - Office Investment

(3 of 3 in this category)

Property Information

FBI Headquarters

2111 W. Roosevelt Road
Chicago, IL

CB Richard Ellis represented FBI Partners LLC, a joint venture of USAA, Pritzker Realty Group and Higgins Development Partners, in the sale of the 430,000 s.f. Federal Bureau of Investigations Chicago Division Office Building at 2111 W. Roosevelt Road, Chicago. US Government Building Fund LLC purchased the building for \$170 million, which was developed by Higgins Development Partners as a build-to-suit for the FBI in 2006. The \$395 per s.f. sale price is on par with the highest historical per s.f. Class A building sale prices for downtown Chicago, a strong achievement in the current economic climate.

Transaction Value: \$170,000,000

Square Footage: 430,000 s.f.

Developer / Broker Information

Broker

Michael Vesper

CB Richard Ellis, Inc.

