



## 2009 Award Nomination for:

### *Office Redevelopment of the Year*

(1 of 5 in this category)

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

##### **55/65 E. Monroe**

55/65 E. Monroe Street  
Chicago, IL 60603

*This 1.6 million s.f. 49 story office building was transformed into a mixed use project. The top 9 floors of the office building (totalling approximately 500,000 s.f.) were redeveloped into high end residential condominiums overlooking Millennium Park, the Lake and the City. The building was completely separated so that each component has its own entrance, lobby, parking, and elevators. The top floor of the new condo project is the Park Monroe Club, and includes an indoor swimming pool, outdoor garden with hot tub, fitness center, community room, and media room. The developer was GlenStar Properties, LLC and the Owner is GlenStar Properties LLC and Walton Street Capital LLC. The architects were Pappageorge Haymes Architects and Goettsch Partners. The general contractor was Linn-Mathes, Inc.*

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

**Square Footage:** 1,600,000 s.f.

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

GlenStar Properties, LLC and Walton Street Capital, L.L.C.



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(2 of 5 in this category)

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

##### **East West Corporate Center**

1751 W. Diehl Road  
Naperville, IL 60563

*East West Corporate Center is comprised of two commercial office buildings built in 1983/1985. Located just off I-88 and Route 59 in Naperville, Illinois, this asset faced challenges including poor traffic flow and the absence of an identifiable entrance and lobby area. Keystone Property Group retained Risinger + Associates, whose vision included extensive site work, installation of three-story curtain walls, new low-e rated glass through-out and an interior redesign to accommodate an expansive central lobby. Graycor was awarded the construction and through the efforts of Jones Lang LaSalle, approximately 49,922 s.f. of new leases have been signed.*

**Total Cost:** \$7,800,000

**Square Footage:** 227,978 s.f.

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

**Brian Lauck**

Keystone Property Group



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

##### **Fornelli Hall**

55 E. Washington Street  
Chicago, IL 60601

*The Alter Group's entry into the student housing market is the redevelopment of Fornelli Hall, within the landmark 1927 Pittsfield Building. Fornelli Hall reached its key benchmark for success because all 400 beds on eight floors were 100 percent leased at the August 2008 delivery to such renowned schools as Roosevelt University and Robert Morris College. Our leasing broker maintains 100% occupancy through the 21st-century viral marketing campaign and interactive website. Matthew Ward and Bryan Farquhar represent The Alter Group; Tiffany Winne of Studley represented Roosevelt University. The architect was KLLM and the general contractor was Leopardo Company.*

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

**Square Footage:** 147,000 s.f.

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

##### **Richard Gatto**

The Alter Group



## 2009 Award Nomination for:

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

**Michigan Plaza**  
205/225 N. Michigan  
Avenue  
Chicago, IL 60657

*Michigan Plaza, 205/225 N. Michigan Avenue, is 2 million s.f. and located in Chicago's East Loop submarket. Michigan Plaza's redevelopment included plaza redesign with a signature red wave canopy, frameless glass entrance, renovated landscaping and a new signage monument. The redevelopment continues through the frameless glass revolvers with new retail storefronts, escalators, security desk, state of the art security system, turnstiles, upgraded fire life safety systems, and full elevator modernization. The redevelopment was led by MB Real Estate with FGM Architects and REED Construction. Michigan Plaza is leased by Mark A. Buth and Kathleen Bertrand of MB Real Estate.*

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

**Square Footage:** 2,000,000 s.f.

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

Loeb Partners Realty/MB Real Estate



## 2009 Award Nomination for:

### *Office Redevelopment of the Year*

(5 of 5 in this category)

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

##### **Presidents Plaza**

8600 & 8700 Bryn Mawr  
Avenue  
Chicago, IL 60631

*In December of 2006, a JV between Prudential Real Estate Investors and GlenStar Properties purchased the 4 building, 818,000 s.f. office complex in the O'Hare submarket. A major renovation & repositioning was completed in May of 2009 which has transformed the 1980s era office complex in a Class A facility. The extensive interior and exterior renovation, designed by Wright Heerema Architects, includes upgrades to the interior lobbies and connecting concourse, grounds and plaza, entrance canopies, parking deck, new landscaping and water features, new elevator cabs and significant improvements to the common area restrooms and corridors. The total project cost was just under \$10 million and came in on budget. During the redevelopment of the site both front entrances and the entire parking lot had to be replaced and thus taken out of service. It was imperative that the management staff and the development team ensure that the complex continued to operate smoothly considering that many of the major tenants' leases were expiring during the construction period. As a testament to the success of the project management, all major tenants renewed during the time of construction.*

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

**Square Footage:** 818,000 s.f.

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

##### **Michael Klein**

GlenStar Properties, LLC and Prudential Real Estate Investors

