



2009 Award Nomination for:

Suburban Office Development of the Year

(1 of 3 in this category)

Property Information

**General Board of
Pension and Health
Benefits of The United
Methodist Church**

1901 Chestnut Avenue
Glenview, IL 60602

MB Real Estate was hired to study the cost of building on an already owned site versus relocating to an alternative property. MB Real Estate led a team of architects, engineers, and consultants in creating a cost/benefit analysis for over 70 sites. The final site chosen was not being actively marketed, with plans already in place for another project. This, and other challenges, including wetlands/floodplains issues influencing the use and potential value of the property made negotiations difficult. After negotiating the purchase, MB Real Estate Project Services oversaw all pre-construction, zoning, and bidding, and is now overseeing the construction of the LEED Silver headquarters building. Percent Leased: 100% owner-occupied

Total Cost: \$Undisclosed

Square Footage: 110,000 s.f.

Developer / Broker Information

David Graff

MB Real Estate



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Property Information

Highland Landmark V
3005 Highland Avenue
Downers Grove, IL 60515

Completed in September 2008, Highland Landmark V in Downers Grove is an eight-story multi-tenant office building and is the fifth and final building in Opus North Corporation's Highland Landmark Office Park. Located at the southeast corner of I-88 and Highland Avenue, the 42-acre parcel enjoys 2,500 lineal feet of frontage along the Tollway, and a five-acre nature preserve. In March, DeVry signed to become the first tenant in the building with a long-term lease for 171,000 s.f., or 66% of the building. The deal is likely to be one of the biggest new suburban leases of the year and adds to the already impressive list of tenants in the park. Percent Leased: 66%

Total Cost: \$55,000,000

Square Footage: 251,000 s.f.

Developer / Broker Information

Grady Hamilton
Opus North Corporation



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Rosemont Corporate Center

9501 W. Boilermaker
Boulevard
Rosemont, IL 60018

Rosemont Corporate Center will be a 119,000 s.f., Class A office building in Rosemont, Illinois. The computer networking company Cisco Systems will be the primary tenant. The new four-story building was designed and is being constructed to achieve LEED Gold certification. The project could exceed Gold-level requirements, making LEED Platinum certification a possibility. Elements contributing to the LEED certification are an Under Floor Air Distribution (UFAD) system, efficient mechanical and electrical systems and water conservation plumbing features. Team members include: Ryan Companies/The Harp Group, Ltd., Developer; Wright Heerema Architects, Project Architect; Ryan Companies, General Contractor; and Jones Lang LaSalle, Broker. Percent Leased: 85%

Total Cost: \$33,000,000

Square Footage: 119,000 s.f.

Developer / Broker Information

Tim Hennelly

Ryan Companies US, Inc.

