



2009 Award Nomination for:

Broker Transaction of the Year - Suburban Office

(1 of 6 in this category)

Property Information

**Central States Funds at
Riverway II at 9377 W.
Higgins Road**

9377 W. Higgins Road
Rosemont, IL

Jones Lang LaSalle represented Central States Funds in the largest suburban lease completed since First Quarter 2008. Jones Lang LaSalle restructured and extended CSF's 174,000 s.f. headquarter location at Riverway II in Rosemont. After reviewing locations in multiple submarkets, the top three locations were analyzed with the help of OWP&P to determine layout efficiencies. After intense negotiations and leveraging current market conditions, Jones Lang LaSalle was able to negotiate the best economic deal possible including early rate and square footage reduction, abatement, and improvement allowance. Jones Lang LaSalle was able to help CSF re-stack eight floors into six with no work interruption and an improvement in operational efficiency.

Transaction Value: \$55,000,000

Square Footage: 174,000 s.f.

Developer / Broker Information

Tenant/Buyer's

Ben Erskine

Jones Lang LaSalle

Tenant/Buyer's

Tim Hart

Jones Lang LaSalle

Tenant/Buyer's

John Musgjerd

Jones Lang LaSalle

Landlord/Seller's

Ryan O'Leary

Duke Realty Corporation



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Property Information

**DeVry at Highland
Landmark V at 3005
Highland Parkway**
3005 Highland Parkway
Downers Grove, IL 60515

On behalf of DeVry, the Jones Lang LaSalle team negotiated two separate leases for two home offices, after evaluating 24 separate alternatives in 3 markets for both consolidated and split solutions. DeVry's home office is now located at the Highland Landmark V, designed by Opus Architects & Engineers, Inc., a Class A, 251,000 s.f., eight-story office building. A no-build zone fronting 31st Street and a five-acre nature preserve provide over 40% green space for the park. Built in 2008, Opus North Corporation was the developer and general contractor.

Transaction Value: \$80,000,000
Square Footage: 163,169 s.f.

Developer / Broker Information

Tenant/Buyer's
Jeff Shay
Jones Lang LaSalle

Tenant/Buyer's
Daniel McCarthy
Jones Lang LaSalle

Tenant/Buyer's
Meredith O'Connor
Jones Lang LaSalle

Tenant/Buyer's
Jeffrey Liljeberg
Jones Lang LaSalle

Tenant/Buyer's
Steve Steinmeyer
Jones Lang LaSalle

Landlord/Seller's
Grady Hamilton
Opus North Corporation

Landlord/Seller's
William Elwood
CB Richard Ellis, Inc.



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Property Information

**Delta Dental of Illinois
Corporate Headquarters
at 111 Shuman**

111 Shuman
Naperville, IL

CB Richard Ellis represented Delta Dental of Illinois (DDIL) in its 93,000 s.f. purchase of an office building to be built by Ryan Companies US, Inc. in Naperville. Relocating from Lisle, the new office building will serve as the new headquarters for DDIL and allow it to establish an enhanced corporate identity with visibility along I-88. Upon completion, the building will be four stories with DDIL occupying the first three floors and Ryan leasing the entire fourth floor. CB Richard Ellis also represented Ryan Companies US, Inc. in the transaction. This is one of the only office build-to-suits currently in suburban Chicago.

Transaction Value: \$Undisclosed

Square Footage: 93,000 s.f.

Developer / Broker Information

Tenant/Buyer's

Jon Springer

CB Richard Ellis, Inc.

Tenant/Buyer's

Gary Fazio

CB Richard Ellis, Inc.

Landlord/Seller's

David Justh

CB Richard Ellis, Inc.



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Property Information

**General Board of
Pension and Health
Benefits of The United
Methodist Church at
1901 Chestnut Avenue**
1901 Chestnut Avenue
Glenview, IL 60025

MB Real Estate was hired by the client to study the cost of building on their existing site versus relocating to an alternative property. After identifying over 70 sites, MB Real Estate conducted a cost/benefit analysis for each prospective site versus the client's current site. 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, which influenced the use and potential value of the property, made the negotiations increasingly complex. MB Real Estate orchestrated the successful closing of the Glenview site as well as obtaining buyers for their two existing Evanston sites.

Transaction Value: \$Undisclosed

Square Footage: 110,000 s.f.

Developer / Broker Information

Tenant/Buyer's
Jay Beadle
MB Real Estate

Tenant/Buyer's
Andrew Davidson
MB Real Estate

Landlord/Seller
Brian Kelly
Walton Street Capital, L.L.C.



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Property Information

McCain Foods USA at Corporate Lakes IV at 2275 Cabot Drive
2275 Cabot Drive
Lisle, IL

CB Richard Ellis represented McCain Foods USA in its long-term lease extension of its headquarters building at 2275 Cabot Drive in west suburban Lisle owned by Duke Realty Corporation. The 94,375 s.f. building, which is located in the Corporate Lakes Business Park along the I-88 corridor, serves as the frozen potato products supplier's U.S. headquarters. McCain Foods moved into the building in 2004 when Indianapolis-based Duke Realty Corporation acquired the suburban four-story Class A office building.

Transaction Value: \$Undisclosed

Square Footage: 94,375 s.f.

Developer / Broker Information

Tenant/Buyer's
Jon Springer
CB Richard Ellis, Inc.

Tenant/Buyer's
Vic Toft
CB Richard Ellis, Inc.

Tenant/Buyer's
Todd Lippman
CB Richard Ellis, Inc.

Landlord/Seller's
Ryan O'Leary
Duke Realty Corporation



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Property Information

Solo Cup Company at Opus Landmark of Lake Forest-II at 150 S. Saunders Road 150 S. Saunders Road Lake Forest, IL
To improve efficiency and its ability to collaborate, Solo Cup Company decided to consolidate from three office locations in Highland Park and Lincolnshire into a true corporate headquarters space of 133,441 s.f. at 150 S. Saunders Road in Lake Forest. Developed and owned by Opus North Corporation, Solo Cup Company will move 500 employees when they take occupancy in the second half of 2009.

Transaction Value: \$Undisclosed
Square Footage: 133,441 s.f.

Developer / Broker Information

Tenant/Buyer's

Brendan Kelly

Avison Young (formerly with Cushman & Wakefield of IL, Inc.)

Tenant/Buyer's

J. Frank Franzese

Cushman & Wakefield of IL, Inc.

Landlord/Seller's

Grady Hamilton

Opus North Corporation

Landlord/Seller's

Michael Whisler

CB Richard Ellis, Inc.

Landlord/Seller

William Elwood

CB Richard Ellis, Inc.

