

Board of Education of the City of Chicago at 1 N. Dearborn  
Chicago, IL 60602

**Property Description**

Cushman & Wakefield was honored to represent Chicago Public Schools in the acquisition of their new headquarters at One North Dearborn. One North Dearborn is a 900,000 s.f. class B building located in Chicago's Central Loop submarket. It was built in 1905 and renovated in 2000 with updates to the mechanical systems, elevator cabs/systems, electrical and technological access/capacity, new lobby, new bathrooms, improvements to building exterior, and new sidewalks/alley. The original architect and developer on the project was Holabird & Roche and The Beitler Company, respectively.

**Total Project Cost:** \$120,000,000

**Total Project Square Footage:** 207,000 s.f.

**Landlord Seller Broker (s)**

Gary Denenberg  
MB Real Estate

Kevin Purcell  
MB Real Estate

Jesse Slack  
MB Real Estate

**Tenant Buyer Broker (s)**

Chad Galayda  
Cushman & Wakefield

Kent Ilhardt  
Cushman & Wakefield

Debra Moritz  
Cushman & Wakefield

Dirk Riekse  
Cushman & Wakefield

Jeffrey Samaras  
Cushman & Wakefield

Digital Manufacturing & Design Innovation Institute on Goose Island  
930 W. Evergreen Avenue  
Chicago, IL 60642

**Property Description**

In a deal that promises to have significant positive effects on the local economy in the coming years, the publicly-funded Digital Manufacturing & Design Innovation Institute, signed a 94,000 s.f. lease on Chicago's Goose Island where it will establish a digital manufacturing lab. The new facility will also house UI Labs, the consortium of Midwest universities and companies that is leading the effort. The facility is being made possible by a \$70 million federal grant as well as more than \$25 million in state and local funding.

**Total Project Cost:** Confidential

**Total Project Square Footage:** 94,000 s.f.

**Landlord Seller Broker**

Mitch Adams  
CBRE

**Tenant Buyer Broker (s)**

Jack Keenan  
JLL

Meredith O'Connor  
JLL

Jim Plummer  
JLL

Rob Schmidt  
JLL

Pam Stamatakis  
JLL

DLA Piper at River Point  
444 W. Lake Street  
Chicago, IL 60606

**Property Description**

DLA Piper, one of Chicago's biggest and most prominent law firms, signed one of the largest and most significant new leases to be completed in Chicago this year when the firm agreed to co-anchor Hines' new River Point office development along the Chicago River. The 175,000 s.f. lease will move more than 200 DLA attorneys from their longtime home at 203 N. LaSalle once the lease commences in early 2017. A team of brokers from JLL and Cushman & Wakefield represented DLA Piper in the transaction.

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

**Total Project Square Footage:** 175,000 s.f.

**Landlord Seller Broker (s)**

Tom D'Arcy  
Hines

Greg Van Schaack  
Hines

Jim Walsh  
Hines

**Tenant Buyer Broker (s)**

Rob Copito  
JLL

Phil Leibow  
JLL

Mark Robbins  
Cushman & Wakefield

Bill Rogers  
JLL

Steve Stratton  
JLL

Gogo at 111 N. Canal  
Chicago, IL 60606

**Property Description**

The relocation of Gogo’s headquarters to 231,000 s.f. at 111 N. Canal was the largest Chicago deal completed in 2013, and was one of the largest suburban to downtown relocations since 2008. Some highlights of this resourceful downtown office building deal include: structuring a new transaction absorbing three outstanding lease obligations and a new \$110 million lease; relocating and consolidating a substantial data center, R&D lab, network operations center, and headquarters; accruing limited out of pocket expenses; assuring a redundant, round-the-clock, cooling and backup power system; acquiring building naming rights; obtaining exterior signage in six locations (including three building-top positions); assuming anchor space in a soon to be remodeled space; serving as the largest transaction in 2013 and one of the largest since 2008; and, assisting in establishing Chicago as a major technology hub.

**Total Project Cost:** \$110,000,000

**Total Project Square Footage:** 231,000 s.f.

**Landlord Seller Broker (s)**

Chris Cassata  
CBRE

Chloe Reaumont  
Sterling Bay Companies

**Tenant Buyer Broker (s)**

Chad Freese  
CBRE

Paul Reaumont  
CBRE

David Saad  
CBRE

William Blair & Co. at 150 N. Riverside  
Chicago, IL 60606

**Property Description**

In one of the largest and most significant lease transactions completed in the past several years, the team from JLL represented the Chicago-based investment firm William Blair & Co. in their 15-year, 318,000 s.f. headquarters lease at developer John O’Donnell’s 1.2 million s.f. 150 N. Riverside Plaza development. The lease was the anchor that allowed O’Donnell to secure financing for the project and to begin construction this past Summer. The deal also solidified the importance of the River Corridor submarket and created a “gravitational pull” that continues to attract other tenants to that part of the West Loop. Dan Stanciu of Consultants Plus is acting as project manager for William Blair. The building is being leased by Drew Nieman, U.S. Equities Realty.

**Total Project Cost:** \$320,000,000

**Total Project Square Footage:** 318,000 s.f.

**Landlord Seller Broker**

Drew Nieman  
U.S. Equities Realty

**Tenant Buyer Broker (s)**

Jack Keenan  
JLL

Rob Schmidt  
JLL

Pam Stamatakis  
JLL

Steve Stratton  
JLL

Michael Tirpak  
JLL