

**NAIOP Chicago
2019 Awards for Excellence**

Office Redevelopment of the Year – Finalists

123 N. Wacker

123 N. Wacker, Chicago, IL

Developer: LaSalle Investment Management

Total Square Footage: 550,000 s.f.

Total Project Cost: \$30,000,000

Following LIM's acquisition of the 550,000 SF Class A office in 2017, they completed \$30 million in renovations, including: 1) main lobby and entrance with 3-story glass curtain wall and lighted feature wall 2) new bike storage and state-of-the-art fitness center with 20-foot ceilings, exercise studio and locker rooms 3) new top floor tenant amenity lounge featuring 10-foot NanaWalls, barista coffee bar, concierge, media screens and fireplaces 4) new top floor conference center featuring an executive boardroom and 75-seat classroom/training room, catering kitchen, and new technology 5) new 28th floor 2,345-square-foot private outdoor tenant deck, and 6) new infrastructure including elevator modernization, new HVAC systems, roofs, multi-tenant floor finishes, and pre-built tenant suites.

Presidents Plaza

8600-8700 W. Bryn Mawr Avenue, Chicago, IL

Developer: Angelo Gordon & Co and GlenStar Properties

Total Square Footage: 834,893 s.f.

Total Project Cost: \$20,000,000

Presidents Plaza offers a rare combination of suburban setting with a Chicago address. Located near O'Hare International Airport and steps from the CTA Blue Line, it appeals to a wide range of users. The property was transformed from its 1980's finishes to today's standards via a \$20 million renovation to all common areas, the addition of a 12,000 SF indoor/outdoor tenant lounge and new HVAC systems, all accomplished while the building was 97% leased. Due to the improvements, rents increased 25% over a 12-month period. GlenStar and Angelo Gordon worked with Wright Heerma Architects and J.C. Anderson on the redevelopment.

The Old Post Office

433 Van Buren Street, Chicago, IL

Developer: 601W Companies

Total Square Footage: 2,500,000 s.f.

Total Project Cost: \$850,000,000

The Post Office, located at 433 West Van Buren Street, is the singularly most unique site in the nation, comprised of a 12.3-acre site consisting of the iconic former Main Chicago Post Office centrally located in the heart of Chicago's West Loop Central Business District. With over 2 million square feet of leasing completed in the last 18 months, the redevelopment is one of the largest, most highly anticipated historic redevelopments in the country.

Willis Tower

233 S. Wacker Drive, Chicago IL

Developer: Blackstone, EQ Office

Total Square Footage: 500,000 s.f.

Total Project Cost: \$500,000,000

Willis Tower is currently undergoing a \$500 million plus renovation, the biggest restorative transformation project in its 46-year history. More than 300,000 square feet of restaurants, dining and entertainment is being completed at the base of the tower, branded as Catalog at Willis Tower. A 30,000 square-foot outdoor deck garden is nearing completion, in addition to the 150,000 square feet of new amenity spaces now available for tower tenants. When the project is complete in summer 2020, the iconic Willis Tower will be an all-season, urban destination that is the heart of downtown, delivering the best experiences of life and work to residents and visitors of Chicago.