

NAIOP Chicago 35th Annual Awards for Excellence Finalists Broker Transaction of the Year- Office Investment

Illinois Science and Technology Park

- a. Address: 8025 Lamon Ave; 8045 Lamon Ave; 4901 Searle Parkway, Skokie, Illinois
- b. Square Footage: 648,362
- c. Total Project Cost: \$ 111,450,000
- d. The 22.6-acre master-planned infill campus was an exceptionally complex transaction, comprised of the following: - 10+ acres of un-developable land - Nearly 290,000 RSF of highly technical value-add R&D wet lab and life sciences manufacturing space - Approximately 130,000 RSF of under construction spec life sciences product - Nearly 230,000 RSF of office cross collateralized by seller and subject to the provisions of preexisting TIF and development agreements Strategically trifurcating the campus into three unique offerings intended to maximize appeal to institutional investors. The JLL team successfully transacted two of three phases of the portfolio disposition within 2021 that included The Life Sciences Portfolio at IS+TP as well as NorthShore University HealthSystem. 290,000 RSF + 130,000 RSF of spec development + 228,362 RSF of STNL Medical Office = 648,362 total RSF.

